

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

**MARION MEADOWS FINAL PLOT PLAN PHASE II**

Ellsworth Road and Van Buren Road Tax Map ID# 031-02-03, 031-02-04.1 & 031-02-06.2

Mr. Mario D’Arrigo was present to address the Board.

Mr. D’Arrigo stated we are here to tonight to present section II of Marion Meadows which is 16 lots.

Mr. D’Arrigo stated the problem is when I put this on I thought we would have pavement today but unfortunately it has not been.

Mr. D’Arrigo asked Mr. Hoy where he stood as far as paving.

Mr. Hoy stated within the next couple of weeks they should be able to get the pavement done.

Mr. D’Arrigo stated what I would propose to the Board is that you could have this as a condition to approve this tonight.

Mr. Geiss stated what we are looking at a condition on the Town Engineers approval, the Town Attorneys approval and the Town Board as you have some bonds and securities that need to be submitted.

Mr. D’Arrigo stated that is correct.

Mr. Geiss asked you are looking for phase II correct?

Mr. D'Arrigo stated correct.

Mr. D'Arrigo stated most of the land has been seeded.

Mr. D'Arrigo stated it is our hope that by the end of this year Milan Way all the way out to Ellsworth will be paved.

Mr. Geiss stated I believe the Code Officer stated from a fire review that Milan Way that goes out to Ellsworth as part of our approval has to be constructed and maintained for emergency and fire access.

Mr. D'Arrigo stated I was not aware of that.

Mr. Geiss stated it does not have to be paved but it has to be accessible.

Mr. D'Arrigo stated I don't believe they have connected Milan to Ellsworth Road.

Mr. Hoy stated there is a hole about 10 feet off of Ellsworth that is collecting water in.

Mr. D'Arrigo stated I know that we are planning to have Milan Way paved all the way to Ellsworth by Thanksgiving.

Mr. D'Arrigo stated we will meet the requirements necessary for this approval.

Mr. D'Arrigo asked is there a minimum number of houses in section II that makes the threshold of having the second entrance?

Mr. Pringle stated I believe it is 50% buildout.

Mr. D'Arrigo stated then we don't have any worries.

**Motion** Mr. Geiss asked the Board to entertain a motion that the Planning Board ratifies and reaffirms the Board's prior State Environmental Quality Review Act finding the proposed Subdivision will not have a significant effect on the environment and further resolved with Section 276 of the Town Law and the Subdivision Regulations with the Town of Van Buren, the requirement for a public hearing on the proposed Final plat plan and is hereby waived and is further resolved that the Planning Board of the Town of Van Buren hereby grants Final Plat Plan approval for the subdivision known as Marion Meadows Phase II based on a prepared map by Ianuzi and Romans Land Surveying date June 15, 2016 and the following contract drawings sheet 1 of 2 and 2 of 2. Subject to the following conditions:

Submission and approval of appropriate stormwater permits and agreements. This shall include the obligation to submit the Stormwater Pollution Prevention Plan to the Town Engineer, New York State Department of Transportation and County Department of Transportation.

Payment to the Town of appropriate monies-in-lieu of park land dedication in accordance with the recommendations of the Town Planning Board and the Town's schedule of park fees.

Reimbursement to the Town by the applicant of any development fees incurred in the connection with the review, approval and development of this project.

This approval is subject to the review of the Town Engineer, Town Attorney and the Town Board for proper securities that need to be submitted for the project and the applicant will construct and maintain Milan Way to Ellsworth Road as needed for emergency and fire vehicles use. For the maintenance of the Road this will commence once 50% buildout of section II is constructed. The applicant will review the road layout with the Highway Superintendent in regards to the need of hammer heads in section II. Mr. Ruddock moved to accept the motion seconded by Mr. Schanzenbach. Motion carried unanimously.

**Mr. Geiss stated I would like to recess the meeting to call a public hearing for William Kimball Special Use Permit Section 200-21 at 6429 Bennetts Corners Road Tax Map ID # 048-05-12.1.**

Mr. William Kimball was present to address the Board.

Mr. Kimball stated there are two buildings here, the church facility is a one story building.

Mr. Kimball stated I am proposing to leave the property the way it is.

Mr. Kimball stated I would like to get some users in there and put it to use.

Mr. Kimball stated I would like the one and ½ story to be used as general office and the church building to be used as a studio or any type of general office.

Mr. Kimball stated there is nothing there at the moment and I would like to get this off the ground.

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

Ms. Sue Green, neighbor spoke.

Ms. Green stated I am concerned with the fact that if we change the zoning and he has nice ideas, will this be an opening for other businesses to come in.

Ms. Green stated I am concerned about the traffic as well.

Mrs. Nadine Bell stated just for clarification what is being requested tonight is not a zone change it is a special use permit. The Town's zoning code contemplates the uses that are being suggested tonight as long as he meets the criteria.

No one else spoke.

**Mr. Geiss closed the public hearing.**

**Mr. Geiss stated we are now back in regular session.**

### **WILLIAM KIMBALL SITE PLAN**

6429 Bennetts Corners Road Tax Map ID# 048-05-12.1

Mr. William Kimball was present to address the Board.

Mr. Geiss stated this was before us a while ago, and no one ever came back.

Mr. Geiss stated there was several questions that were unanswered.

Mr. Geiss stated one of the questions was what are you doing for septic and water, and the parking.

Mr. Kimball stated I feel the building is adequate the use.

Mr. Kimball stated there is 47 parking spaces.

Mr. Geiss stated it looks here that we will need more information that you need to supply to us.

Mr. Virginia stated on your studio building, it says bathrooms I feel your plan needs to detail what those bathrooms will look like.

Mr. Pringle stated you may want to think about some signage as well, out front by the road and a sign on the building.

Mr. Geiss stated we will need to verify the square footage as well.

Mr. Geiss stated you have a lot of questions to answer for us before we can make a decision.

Mr. Geiss stated we will wait to hear from you and you can also work with the Code Officer.

## **INFORMATION ONLY**

## **OTHER BUSINESS**

Mr. Geiss stated we will be having our meeting next month on November 9, 2016 due to Election Day.

## **ADJOURNMENT**

**Motion** Mr. Geiss made the motion to close the meeting. Mr. Ruddock moved to accept the motion, seconded by Mr. Schanzenbach. There was no further discussion. Motion carried unanimously. The meeting was adjourned at 8:15 p.m.

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