TOWN OF VAN BUREN
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Zoning/Planning Board	Regular Meeting	December 14, 2021	6:00 p.m.

6:00 p.m. Call to Order
Pledge of Allegiance
Roll Call
Approval of the October minutes

- **PUBLIC HEARING-SENECA NEIGHBORHOOD-(TREYBROOK)-SUBDIVISION TO MERGE 2 LOTS (137/138)-7360 STATE FAIR BLVD.-BALDWINSVILLE-TAX MAP ID #064-03-1.1 (PUD)**

  Open Public Hearing
  Close Public Hearing

- **SENECA NEIGHBORHOOD-(TREYBROOK)-SUBDIVISION TO MERGE 2 LOTS (137/138)-7360 STATE FAIR BLVD.-BALDWINSVILLE-TAX MAP ID #064-03-1.1 (PUD)**

  Reaffirm SEQR
  Discussion
  Decision

- **PUBLIC HEARING-MARK SWIMM- SUBDIVISION/LOT LINE ADJUSTMENT-1474 DABOLL RD.-MEMPHIS-TAX MAP ID #046.-06-01.1/01.2**

  Open Public Hearing
  Close Public Hearing

- **MARK SWIMM- SUBDIVISION/LOT LINE ADJUSTMENT-1474 DABOLL RD.-MEMPHIS-TAX MAP ID #046.-06-01.1/01.2**

  SEQR
  Discussion
  Decision

***Annual Training March 10, 2022 at the Marriot.**

The December meeting of the Zoning/Planning Board of the Town of Van Buren, held at the Town building, 7575 Van Buren Rd, Baldwinsville, New York, was called to order at 6:00 p.m.

Those present joined in the Pledge Allegiance to the Flag.

Roll Call:	James Virginia	present
	Mark Budosh	present
	Jamie Bowes	present
	Roger Roman	present
	Greg Boltus	present
	Jim Schanzenbach	present
	Tony Geiss	present

Also Present: Jason Hoy, Town Engineer
Nadine Bell, Attorney
Casey Palmer, Codes Enforcement Officer
January Baker, Zoning Planning Board Secretary

MINUTES

Motion by Mr. Budosh to approve the October meeting minutes as amended. Seconded by Mr. Roman. Motion Carried.

Motion by Mr. Budosh, seconded by Mr. Roman to open public hearing for Seneca Neighborhood/ Treybrook subdivision to merge two lots. Motion carried.

PUBLIC HEARING-SENECA NEIGHBORHOOD-(TREYBROOK)-SUBDIVISION TO MERGE 2 LOTS (137/138)-7360 STATE FAIR BLVD.-TAX MAP ID#064-03-1.1 (PUD)

Mr. Brandon Jacobson of Brolex Properties was present to speak on plans to merge two lots (137 & 138) that a customer purchased to build a bigger house on the cul-de-sac. Each lot is 80ft. wide so combined will be 160ft in width. House is too big for just one lot. Chairman asked for any comments. No comments made.

Motion by Mr. Roman to close public hearing seconded by Mr. Schanzenbach. Motion carried. Regular meeting back in session.

SENECA NEIGHBORHOOD-(TREYBROOK)-SUBDIVISION TO MERGE 2 LOTS (137/138)-7360 STATE FAIR BLVD.-TAX MAP ID#064-03-1.1 (PUD)

Mr. Brandon Jacobson spoke on the layout for the house. Mr. Geiss asked if the lots were next to the previously combined lots. Mr. Jacobson responded yes, right next to them. Setbacks aren't being changed, build will comply with code. Mr. Geiss reaffirmed SEQR with no adverse significant environmental factors.

Motion by Mr. Roman in regards to SEQR seconded by Mr. Budosh. Motion carried.

Motion by Mr. Roman to approve lot merge conditioned on a new combined deed filed with new map to County with one owner listed seconded by Mr. Schanzenbach. Motion carried.

Chairman asked Mr. John Hines from Brolex for an update on Crego Farms. Mr. Hines stated the investigation with SUNY is still ongoing, but have not detected any findings as of yet. They are working with SHPO who had found some "fire rock" from old cooking pits. Pratt study found roughly a two-acre village that was surrounded by tree walls to protect the Native Tribes. They are to be, updated on the findings with about 4 acres of sensitive land that they will avoid any builds in this area affecting these sacred grounds, if founded. SUNY and SHPO will, at that time compare notes. Mr. Geiss asked for a timeline for report given to the Town. Mr. Hines stated possibly end of January. Mr. Hines shared that when the riverbank was widened near there, remains may have already been removed but that existing site has had no significant findings to date.

Motion by Mr. Schanzenbach to open Public Hearing for Mark Swimm lot line adjustment seconded by Mr. Budosh. Motion carried.

PUBLIC HEARING-MARK SWIMM- SUBDIVISION/LOT LINE ADJUSTMENT-1474 DABOLL RD.-MEMPHIS-TAX MAP ID #046.-06-01.1/01.2

Mr. Mark Swimm of 1474 Daboll Rd. was present to speak on his property. Mr. Swimm explained after his father passed, the land was left to him and his mother. They would like to make a lot line adjustment to property to 13 acres for his sister and brother in law to honor his father's wishes. Remaining land will be 54.5 acres. Chairman asked if this was for building lots? Mr. Swimm responded no, strictly agricultural. New lots aren't being formed, just adjusting the lots. Chairman asked if there are any comments for or against the proposal. No comments made.

Motion by Mr. Roman to adjourn Public Hearing seconded by Mr. Shanzenbach. Motion carried. Regular meeting back in session.

MARK SWIMM- SUBDIVISION/LOT LINE ADJUSTMENT-1474 DABOLL RD.-MEMPHIS-TAX MAP ID #046.-06-01.1/01.2

Mr. Mark Swimm was present on his own behalf. Chairman asked if there were any questions from the Board. Mr. Virginia asked about labeling maps "non-building lot". Yes this must be labeled on new maps. Ms. Nadine Bell also commented to a new combined deed must be filed. Chairman declared Town of Van Buren lead agency under SEQR in this uncoordinated review of an unlisted action for subdivision/lot line adjustment. No significant adverse environmental factors found.

Motion by Mr. Schanzenbach in regards to SEQR seconded by Mr. Virginia. Motion carried.

Motion by Mr. Budosh to approve subdivision seconded by Mr. Schanzenbach. Motion carried.

Drawings dated November 11, 2021 with no revisions. Label both lots "not a building lot" and new combined deed must be filed. Mr. Schanzenbach clarified Lot 1 is a building lot since there is an existing building on it already. Drawings show in notes Lot 2 is not a building lot this must show on new maps.

This is the last meeting of the year and Mr. Boltus last meeting with Town. Mr. Geiss thanked him for serving this year and all the help and insight Mr. Boltus was able to provide.

Pending a final vote, Mr. Claude Sykes will be the new member for upcoming 7-year term.

Mr. Casey Palmer, Code Officer gave an update on Vito and the old Solvay Iron building. He was served in violation of providing proper site plan and has until December 29th to submit new plans, his being incomplete.

Motion by Mr. Schanzenbach to adjourn seconded by Mr. Budosh. Motion carried. Adjournment @ 6:55pm.