

Planning/Zoning Board of the Town of Van Buren, 7575 Van Buren Rd, Baldwinsville, New York, held on January 10, 2023 at 6:00 p.m.

Those present joined in the Pledge Allegiance to the Flag.

Roll Call:	James Virginia	present
	Jamie Bowes	present
	Roger Roman	present
	Claude Sykes	present
	Joe Cavender	present
	Mark Budosh	present
	Jim Schanzenbach	present

Also Present: Nadine Bell, Town Attorney  
Jason Hoy, Town Engineer  
April Herrick, Codes Clerk

**MINUTES**

Motion made by Chairman Budosh to approve the January 10, 2023 meeting minutes with corrections as suggested by the Board Members. Seconded by Mr. Roman. All in favor, motion carried.

- **TJA Clean Energy – TJA-NY-Van Buren Solar Farm, LLC, 1320 Kingdom Rd, Baldwinsville, NY 13027 Site Area Variance, Special Use Permit and Site Plan review located in AR80 Zoning District, Tax Map ID#042.-01-03.1**

Michael Frateschi, PE addressed the board stating there are no updates nor changes being requested at this time.

Chairman Budosh asked what they are looking for regarding the Area Variance.

Mr. Frateschi stated variance they are seeking is a change to the setbacks on the western, eastern and southern sides of the site. The fence on the western side of the site is on the neighbor’s property and it needs to be moved onto Town property for liability reasons. TJA is looking to reduce the western side yard setback from 100 feet to 20 feet. Plus, they are requesting a variance for the eastern boundary from 100 feet to 58 feet and for the rear yard setback (southern boundary) from 100 feet to 55 feet.

Mr. Schanzenbach asked if TJA is seeking the Area Variance tonight but not a Site Plan Approval. Mr. Frateschi stated yes, they are seeking the Area Variance, the Site Plan approval and the Special Use Permit.

TJA cannot move forward on any building permit or construction on this project without a Change In Use permit, which is controlled by the DEC. If the Town did consider that we could do a Special Use Permit approval in addition to the area variance, it would be of help. As for the Special Use Permit (SUP), they would be fine with the Town conditioning the SUP approval that TJA must follow all DEC guidance so that they can move forward with a building permit without having the DEC approval for the Change In Use Permit at this time would help. If the town is not comfortable moving forward with that, we will get the Change in Use Permit and will then return

seeking the Special Use Permit. Regarding the Change in Use are this working through the DEC approval process and are working to respond with the extensive information packet as requested by the DEC.

Based upon the prior discussion with Chair and Vice Chair, before the Planning Board tonight is one resolution based on the potential for the Board to act on the Area Variance, Site Plan, and/or Special Use Permit applications or any combination of the three items. The resolution addresses the applications, identifies the materials submitted in support of the applications, and contains the recommendations from Onondaga County Planning for all 3 applications. The resolution as presented acknowledges that although during the 11/15/22 Public Hearing it appeared that the Board made a SEQRA determination but Mrs. Bell believes that SEQR was not completed so it is included in this resolution. Tonight's resolution states that the Planning Board is completing the SEQR determination by issuing a negative declaration and acknowledging that there are any environmental concerns with what has been proposed because this property is the site of a closed Town Landfill which currently requires continuing monitoring obligations. The resolution first addresses the exact Area Variances requested as stated earlier in the applicant's opening remarks. Paragraph three addresses required review of the Special Use Permit criteria as per Town Code Section 200-93.

Additionally, the resolution addresses that the Site Plan approval up for consideration is consistent with previous solar projects in that it wraps up and acknowledges all Site Plan documents are listed and identified and that the conditions stated in the resolution regarding Site Plan approval relate to the Special Use Permit. The Special Use Permit approval is based upon the completion and adherence of the following conditions:

- 01: Review and approval by the Town's engineer of the submitted SWPPP plan;
- 02: Submission of a revised Decommissioning Plan adhering to the conditions and concerns stated by the Planning Board. The revised decommissioning plan is to be submitted for review and approval to me (Attorney Bell) with the bond for the decommissioning in the amount of 150% of construction costs.

Mr. Schanzenbach asked Mr. Frateschi that if the site plan construction documents are still being formulated, what Site Plan would the Planning Board be approving? Mr. Frateschi stated that the Site Plan itself is not going to change much from what is seen here. This plan outlines the wire management system, how to build a foundation on landfill cap, where we are going to put the ballast, and how the gravel access road is going to be done on the cap. Any changes by DEC should be minor modifications from DEC. Me. Frateschi stated that in trying to think through how the Site Plan can be approved could include that if any material modifications are required by DEC, that the Site Plan would have to come back for an amendment review and another approval. Attorney Bell responded stating that the suggested conditioning language is a given and can certainly be added. Just to be clear, Attorney Bell stated the documents she has on the Site Plan references, are dated 10/28/22. She wants to be sure that all members have Site Plan drawings dated 10/28/22 and that there are no more recently dated site plans with modifications. Chairman Budosh responded to Mrs. Bell that his Site Plan is also dated 10/28/22. Chairman Budosh said they have not seen a new set of plans since the plans presented in October 2022. Me. Frateschi, stated he does not think anything has changed since the October 22 submissions.

Attorney Bell stated that she acknowledges the receipt of the photo simulations, the Decommissioning Plan and the SWPPP from December of 2022. Chairman Budosh asked Mrs. Bell if the Board can approve the Site Plan with the condition of DEC's approval with any

additional details being required without going back through the review and comments from the Board. Attorney Bell said there is a possibility that through the DEC review process there may be changes to the Site Plan. Mr. Frateschi states that DEC looks far closer at the construction than it does the site final plans etc. and whatever equipment, changes are possible. Attorney Bell asked Mr. Frateschi what is the DEC's projected review completion date? Mr. Frateschi said the time frame would probably be three months or more.

Chairman Budosh asked the Board if there were any comments regarding the Area Variance and Site Plan as they were reviewed several months ago. Mr. Bowes/Virginia stated that if you are he is not comfortable approving the present site plan "draft" knowing that it can possibly be modified in the upcoming three –four months during the DEC review. Basically the Board would be approving a draft and potentially having to review and approve an amended plan in the coming months. Per Mr. Bowes Virginia stated he believed that in the past they have required this information ahead of time when issuing a Special Permit or Variance that was needed.

Per Attorney Bell, what the applicant truly needs tonight is the Area Variance and she would recommend to proceed on the Area Variance application. This way if the board has any concerns, whether it is the sufficiency or the language in the Decommissioning Plan, or if there are modifications to the Site Plans, then the Site Plan only has to go through the review process once vs twice. This allows TJA to move forward with the DEC approvals and most likely the plan that you will be approving will be in its final form as for something unforeseen. What you can do this evening is remove paragraphs 3, 4, 5 and 7 from the resolution. When making the resolution, the Chair should still reference all the Site Plan documents that have been received and considered as part of the process. You are not approving those documents but you are acknowledging that the documents are part of the materials already submitted and it helps to document the more complete and thorough review that has been performed. With the limited resolution, the Chair only needs to announce that Onondaga County Planning Response Z-22-239 is applicable. County Planning responses 337 and 338 and the recommended modifications would be removed and the recommended modifications would stay the same. SEQR will still be included.

Mr. Bowes/Virginia addressed Mr. Frateschi that they came in initially requesting three variances and you said east variance is 42 feet and I thought there are 100-foot setbacks on the East, West and South boundaries. Ms. Bell stated the application only referenced one variance. Ms. Bell asked for clarification and after discussion she stated the revision to the resolution regarding the variance would need to read: to reduce the side yard setback along the western boundary from 100 feet to 20 feet (requiring 80 feet of relief), the side yard setback along the eastern boundary from 100 feet to 58 feet (requiring 42 feet of relief), and the rear yard setback along the southern boundary from 100 feet to 55 feet (requiring 45 feet of relief),

Mr. Bowes/Virginia asked if DEC's review would change the setbacks. Mr. Frateschi said it would not.

One of the board members asked if the site plans were on file and Chairman Budosh said they were signed and stamped.

Chairman Budosh read the revised resolution.

**RESOLUTION NO. 23 \_\_\_\_**

**OF THE**

**ZONING BOARD OF APPEALS  
OF THE TOWN OF VAN BUREN**

TJA-NY Van Buren Solar Farm, LLC seeks an area variance to operate a 5-megawatt ground-mounted photovoltaic solar energy facility on 34-acres located on Kingdom Road, Tax Map No. 042.-01-03.1 (the "Property"), pursuant to Sections 200-87 and 200-21 and Article XV of the Town of Van Buren Zoning Code. The Property is located in the AR-80 (Agricultural Residential) Zoning District.

The Property, which is owned by the Town of Van Buren, is the site of the Town's former landfill which was closed in 1989 and is currently a state superfund remediation property. As proposed, the layout of solar racks is primarily on the western and center portions of the Property to avoid steep slopes (>15%) and existing vents and clearance perimeters surrounding each vent. Solar racks will not be drilled into the ground but will instead be mounted on concrete ballast block and a gravel stone base. There is an existing driveway onto Kingdom Road which will be paved and used for access to equipment pads. Documentation evidences an existing 3-phase feeder at the northern end of the Property in the right-of-way for Kingdom Road, and overhead wiring will connect the project. Existing fencing will remain with slight modification and vegetative screening will be installed. The proposed facility will not encroach onto existing wetlands.

In support of its request, Applicant submitted an application for site plan, area variance relief and special use permit approval, an Agricultural Data Statement, correspondence from Eric Kenna, P.E. of C&S Companies, dated October 28, 2022, Photo Simulations with a View-Point Location Map, Decommissioning Plan, dated December 23, 2022, and site plans prepared by C&S Companies, titled "Van Buren Solar Site," consisting of the following:

1. G-001, "Title Sheet," dated October 28, 2022;
2. C-100, "Property Plan," dated October 28, 2022;
3. C-101, "Aerial Site Plan," dated October 28, 2022;

4. C-102, "Overall Site Plan," dated October 28, 2022;
5. C-103, "Grading Plan," dated October 28, 2022;
6. C-104, "Landscaping Plan," dated October 28, 2022;
7. C-501, "Site Details," dated October 28, 2022;
8. C-502, "Fence Details," dated October 28, 2022;
9. C-503; "Details," dated October 28, 2022;
10. C-504, "Erosion & Sediment Control Details," dated October 28, 2022;
11. Stormwater Pollution Prevention Plan, dated December 2022;

and a Full Environmental Assessment Form ("EAF"), dated October 28, 2022. In addition, a representative for the Applicant appeared at the public hearing to explain the proposal and address the concerns of the Board.

Upon review by the Onondaga County Planning Board, Case No. Z-22-339, it has been recommended that the proposal be modified as follows:

- (1) The Board notes the lack of supporting information commonly required for municipal review of larger scale solar projects. The Board recommends that the Town require the applicant to submit a decommissioning plan, visual impact study and information relative to responsibilities regarding the ongoing maintenance and monitoring of the landscape and underlying landfill.
- (2) The Applicant must submit a copy of the Stormwater Pollution Prevention Plan ("SWPPP") and/or any drainage reports or studies to the Onondaga County Department of Transportation for review. The Town must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, approval.

Notice of the public hearing was duly published. The public hearing was held on November 15, 2022. No one from the public appeared to either support or oppose the application.

Based upon the submissions of Applicant and proof taken at the public hearing, the Board resolves as follows:

1. During the November 15, 2022, Planning/ Zoning Board meeting, the Board acknowledged that this matter is subject to the State Environmental Quality Review Act and is classified as an Unlisted action. The Board declared itself Lead Agency on an uncoordinated review basis. The Board, having reviewed the Environmental Assessment Form does hereby issue a negative declaration,

determining that the issuance of an area variance, site plan approval, and special use permit to operate a 5 MW solar facility on 34 acres situated on the site of a former municipal landfill, a state superfund remediation property, which has been closed since 1989, and is under continued monitoring obligations, will have no potential adverse environmental impacts, particularly with respect to water, drainage, air quality, soils or other matters of environmental significance.

2. Relative to Section 200-87 of the Zoning Code and the request for an area variance to reduce the side yard setback along the western boundary from 100 feet to 20 feet (requiring 80 feet of relief), the side yard setback along the eastern boundary from 100 feet to 58 feet (requiring 42 feet of relief), and the rear yard setback along the southern boundary from 100 feet to 55 feet (requiring 45 feet of relief), the Board issues the following findings and determinations:

- a. The Property is a decommissioned municipal landfill under monitoring obligations and the abutting land use is active agricultural fields; there are no residences in proximity to the Property. It is determined that variance relief will not produce any undesirable change in the character of the neighborhood and will not be a detriment to nearby properties.
- b. Variance relief will not have an adverse effect or impact on the physical environmental conditions in the neighborhood or district. Neighboring property owners did not express any opposition to the variance.
- c. There is no apparent method to achieve the benefit Applicant wishes to obtain, other than a variance and the benefit to Applicant does outweigh any detriment to the neighborhood or community because of granting the variance relief.

3. Area variance relief to reduce the side yard setback along the western boundary from 100 feet to 20 feet (requiring 80 feet of relief), the side yard setback along the eastern boundary from 100 feet to 58 feet (requiring 42 feet of relief), and the rear yard setback along the southern boundary from 100 feet to 55 feet (requiring 45 feet of relief), is hereby granted.

Dated: February 14, 2023

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Mark Budosh, Chairman

Zoning Board of Appeals

Town of Van Buren

Roll Call Vote:

	Aye	Nay	Other
Joseph Cavender	<u>  x  </u>	_____	_____
James Virginia	<u>  x  </u>	_____	_____
Claude Sykes	<u>  x  </u>	_____	_____
Roger Roman	<u>  x  </u>	_____	_____
James Bowes	<u>  x  </u>	_____	_____
James Schanzenbach	<u>  x  </u>	_____	_____
Mark Budosh	<u>  x  </u>	_____	_____

Attorney Bell added, for the record, the permit extension on the Special Use and Site Plan applications will continue until the DEC approval process for the Change In Use has been complete. Attorney Bell asked Mr. Schanzenbach if he wanted to address his concerns now regarding the Decommissioning plan. Mr. Schanzenbach will email Attorney Bell his concerns concerning the Decommissioning Plan.

Mr. Frateschi stated he would keep the board updated on the status of the DEC process and when it is close to an approval. He asked if there is an issue with changing to a 7-foot fence in the same location. It is a chain link fence. The Board has no issues with that.

- **Self-Direct Inc.-Patricia Palumbo-7758 Maple Road, Baldwinsville, NY 13027 Zone Change, Special Use Permit and Site Plan Review for administrative office use for home care agency and social day program in an existing property located in the R40 Zoning District. Tax Map # 030.-02-23.0.**

Chairman Budosh stated this item is being pulled as the applicant is retracting the application and maps previously submitted. This will be reviewed upon receipt of the new applications and maps.

- **Crego Farm, Inc. Baldwinsville, NY, to the Planning Board of the Town of Van Buren, for Subdivision request on property located at Crego Road, Tax Parcel ID # 034-03-01.1, per map dated October 24, 2022 labeled Final Plat Crego Farm Subdivision, AR40 to PUD.**

Discussion: New Map dated 01/30/23 not 10/24/22

Mr. Brandon Jacobson with Brolex Properties was present and addressed the board. Chairman Budosh asked for an update on the Board's requested changes made since the last meeting. Mr. Jacobson stated the following updates:

- 01: Per Town's request, all the roads are now per Town specifications
- 02: Per the board's request, Road 1 was updated road 1
- 03: Based on the 01/30/23 map, they added details regarding setbacks and parking
  - A: External Town Homes have two garages 30 feet in width
  - B: Internal Town Homes have one garage 20 feet in width

This allows for more storage and potential parking for each town house.

Chairman Budosh thanked Mr. Jacobson for the revision to meet town road standards. Couple more concerns with the town homes themselves is that as presented are two driveways per unit linking out to a town road, which is an over abundant amount of driveway cuts on a town road.

The Chair asked if there's a way to 'cluster' the town homes so as to reduce the number of driveway cuts to 1 for each cluster? The past plan submitted to the Board had at least one of these 'clusters'. Is that a possibility to do for all the town homes? Mr. Sykes stated they are like a turn out. Chairman Budosh agreed, like a turn out that, you see on Fairway Circle in Village Green and other places. You have no driveway access coming out on to the town road. You actually have a 'bulb or a cul de sac' outlet on to the town road itself. Mr. Sykes stated what you have proposed there is the same with the Townhomes over on Idlewood right now. There is nothing but parking problems over there. They get off the pavement; it is all muddied up and looks terrible. The Sheriffs are over there all the time and they really do not like writing tickets on town ordinances. It is just a nightmare parking over there and it would be the same thing here.

Mr. Brandon Jacobson responded stating he is sure they can accommodate something but does not have an answer at this time. There is plenty of green space to work with and he will discuss this with their planners so that the so that the townhomes have their own area to turn around. Mr. Sykes said it would be like four or five clusters on a turn out. Mr. Jacobsen said they could work out something. Chairman Budosh said it would reduce the number of driveways coming out on a town road.

Chairman Budosh said he is concerned with the number of archaeological sites 'red lined' marked on the map because some of these sites encroach onto some of the lots as outlined. The town needs to take a closer look at some of these red lines that are encroaching on, for example lot 13, 55, 56, 57, 58 as currently laid out. The other archaeological encroachment is the green space/park by the apartment and the town homes and the sidewalk network going through there. Obviously,



you will be creating some future issues in regards to the property owners and them wanting to build a fence, shed, etc. I am not sure if it is allowed or would be allowed.

Mr. Jacobsen stated they would definitely work on the lot sizes to alleviate any encroachments with the archaeological sites. Mr. Schanzenbach said in his opinion is that slightly smaller lot sizes on two lots will alleviate an encroachment. Mr. Jacobsen Jacobson agrees and resizing the lots will prevent future title issues. Chairman Budosh stated that lot 57 & 58 will be a little difficult just because of where they are situated there and something to look at. Mr. Jacobsen said they could reduce the lot size's a little bit.

Chairman Budosh stated Brolex has not addressed any of the Storm water designs as they are really looking to get some sort of approval of a layout. Mr. Jacobsen interjected stating if they could just have comfort level for density to get started, they will address the stormwater designs. Chairman Budosh stated his concern with the storm water at this point is some of the locations they show by the river. Brolex is proposing various river front homes and apartments but then all of a sudden, there is a storm water facility cutting any access, or viewing access and traversable access to the river. Per Brolex engineer, that location has great soil and good drainage there. They are hoping that with rain guards throughout these areas, there might not need to be wet ponds at the bottom. From a visual standpoint, Mr. Jacobsen referenced several areas on the map. Chairman Budosh mentioned that the one area stood out the most. Mr. Jacobsen stated that in the end if the density is okay, then he will get with engineering and it does not make sense, they would need to do a revision to the storm water area.

Chairman Budosh asked Mr. Jacobsen to confirm if there has been any reduction in the number apartments since the last submission. Mr. Jacobsen said they are down to 180 apartments, which is five buildings and a clubhouse. Mr. Virginia said his issue with the layout of the townhouses and asked if there was a way to cluster them and in a circular manner. There will be kids in the street, and to remove the townhouses from the main road and cluster them. Mr. Cavender agreed with Mr. Virginia and added to that point stating this is not showing topo as you noted. The hills are going to acerbate speed with people getting into those apartments with the highest density use in the back of the site. The roads are going to become raceways. That is my fear with the significant slope, and multiple resident's semi clustered together, potentially curving roads to slow down the traffic and adding side street trees later on in the design. He suggested they take a look at traffic and pedestrian conflict.

Mr. Sykes referred to a house on Hunter as an example. Mr. Sykes mentioned that what they were saying regarding Hunter Drive. Mr. Jacobsen said it is a large parcel that already had road access on Hunter that it was at the bottom of their list. Mr. Sykes stated that the board will need to know what the plan is for this lot at some point.

Mr. Virginia said he is at the point that Brolex has to sacrifice 40% of the green space on the multi-family side then do it to cluster those units. Per Mr. Jacobsen, they have a lot of room to work with on this site and can rework as practicality and engineering come in to play.

Mr. Sykes stated there was a long list of question submittals that were to be done and I know you are held up until we can get a final concept plan. The traffic study is back-faced on what is shown here tonight. What are your plans for traffic? Mr. Jacobsen stated this was discussed with the Traffic Engineer last year and Brolex can perform a new traffic study.

A discussion was made with WEP regarding sewer and with OCWA for water capacity. All are in motion and will be followed up pm as the request was made almost 30 days ago.

Mr. Schanzenbach said he spoke to Mr. Budosh about the road that cuts in between the existing properties on Crego Road and why we need three access roads out of the development. He doesn't see the need for it. Per Mr. Jacobsen when he put the contract to purchase the property, the owners told him there was already an access easement on the properties if this big parcel was ever developed and the access was needed. I believe the previous Chairman thought that it was necessary. Mr. Jacobsen stated that he would ask the traffic engineer to make a recommendation based upon a new traffic study. If it is not needed, then it would be removed.

Chairman Budosh is in an agreement with Mr. Schanzenbach to remove the road 2 extension of Tappan as he doesn't see the reason for three access points several hundred feet of each other. The Chair and Vice Chair wants to have the traffic engineer review the road's need when he does the updated traffic study and provide his opinion on the need of this access road in the updated report. Mr. Sykes stated it is the impacts to the so-called intersection at the 90-degree bend. Mr. Jacobsen will reach out to the Traffic Engineer as per the Board's request, asking if it is necessary to have the road or not. Mr. Virginia stated that the Fire Department needs to review this road access as well.

Per Mr. Jacobsen, many of the radiuses were created for the Fire Departed and prior to changing to town roads, there were tighter bends. That is why we went with the longer arch for the fire trucks. Mr. Sykes said you could still have traffic calming by still allowing that. Mr. Cavender stated there is enough green space to maneuver plenty of fire apparatus.

Mr. Schanzenbach asked what their overall plan was for sewer. Mr. Jacobsen stated the are working on a pump plan. It is a phasing plan with Town Homes (A), Apartments (B) and single family homes (C) in that order. He previously spoke with Mr. Sykes about this many times.

Mr. Jacobson said there is considerable upfront infrastructure roadwork to be done for fire and some areas need to be developed in order to access these places and how to fund this. Mr. Sykes asked if they took into consideration going across the Fire Departments property for connection to the sewer as that maybe a more direct route and it keeps you out of the road. Mr. Jacobsen said he has not but will be happy to do so as it could reduce road cuts and traffic disruptions.

Mr. Virginia asked for the status of not allowing access to Hunter Rd. Per Chairman Budosh, the Fire Department does not want a gate there. Access is allowed there.

Mr. Sykes said one of the items we had on that list of submittals was an amended SEQR document after you did the archeological dig that needed to be amended done, that can be done regardless of this.

- **Discussion On Affordable Housing and Density**

Attorney Bell referenced the CNY Fair Housing webinar addressing affordable housing and density. One of the headlines posted stated that the Town of Van Buren had denied the Crego subdivision based upon or had required the Crego subdivision to reduce density housing. There has not been approval so I am not sure how we got quite that to that level. One of the discussions was the Governor's decision that the municipalities have an obligation to a add certain percentage of new affordable, mixed income and senior housing in addition to more residential units as well.

If the municipalities do not create the recommended amount new units, the plan is to have the State override the local zoning laws in order to get the new units created. Given the density of this, are there going to be affordable housing properties in any capacity. What are your plans for affordable housing on this with since there are 180 apartments and 155 townhomes? Attorney Bell stated that she is referring to State obligations.

Mr. Jacobsen stated, we are 16 months into this project, I never had any intentions to doing affordable housing and it was never the design of my project. The answer is no, I was not planning to do any. As I have said on the record many times, we have never intended to create affordable housing. These units are market rate units along with single-family housing. It was not something we were planning on for this project but would never say that we wouldn't look somewhere else to construct such units. Mr. Jacobson again stated a year and a half ago there was never a plan for affordable housing and if there is a monkey wrench thrown in, none of us can control that. We cannot deal with what we hope or think is going to happen, we have to know what is in front of us. Mr. Sykes asked how agreeable would you be if a monkey wrench does get thrown in to change those to town houses? Mr. Virginia said they would make them affordable. Mr. Jacobsen: Regardless of what we build there, the patrons are entitled to live there.

Chairman Budosh asked if there were any additional questions or comments. Mr. Sykes stated he still does not like the apartments. Mr. Cavender stated especially affordable housing on the riverfront. Mr. Sykes stated some affordable housing issues like what other properties in Radisson are experiencing, may happen here. Mr. Virginia said he is in favor of the Town Homes.

Attorney Bell said it will be interesting to see how this rolls out because as I understand it the Governor is putting this through the budget process. It is not exactly legislative process, which makes this a faster expedited process, and from what we have also been told at this point, we may not have a choice. We have been told those are your quotas and if you don't do it, we, the State, come in and do it. Just to make it clear, on a situation a situation that is evolving.

Mr. Sykes asked Ms. Bell if there was any indication on how fast this will be rolled out. Mrs. Bell said no but it can be quick. Mr. Virginia stated the Assembly will back that up. Mrs. Bell asked Mr. Virginia if he thinks they will or they won't approve the affordable housing plan. Mr. Virginia said he thinks state will approve the plan

Mr. Jacobson is understanding of the situation that may arise.

Chairman Budosh asked if there are any questions. There were no questions.

Chairman Budosh asked for a motion to close the meeting which was Moved by Mr. Virginia and Seconded by Mr. Schanzenbach. All voted in favor and the motion carried.  
Carried

Meeting adjourned at 7:11 pm.

The next Zoning / Planning Board meeting is March 14, 2023 at 6:00 p.m.

April Herrick  
Town of Van Buren  
Codes Department

