



Town of Van Buren Planning Board Meeting Minutes

7575 VAN BUREN RD. BALDWINSVILLE, NY 13027

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www.townofvanburen.com

Roll Call

M A Y 9 , 2 0 2 3

James Virginia

Roger Roman

Mark Budosh

Jim Schanzenbach

Jamie Bowes

Claude Sykes

Also present:

Nadine Bell, **Town Attorney**

Jason Hoy, **Town Engineer**

Christopher Perdue,

Code Enforcement Officer

Motion by Mr. Sykes to approve the April 11, 2023 meeting minutes. Seconded by Mr. Schanzenbach. Motion Approved.

Jammer's 3535 Walters Rd, Subdivision for change in property line in IN-A Zone, Tax ID: 055-04-02.7

Motion for Public Hearing: Mr. Schanzenbach

Second: Mr. Sykes

Public Hearing, Mr. Hoy presents:

- Adjusting the property lines of Jammer's and the Highway Dept.

No objections.

Motion to close the public hearing: All in favor.

Public hearing is closed.

- Motion to approve with the condition: Needs a sign and stamped plan for the files. Budosh
- Second: Mr. Sykes-He really agrees with this plan.
- Approved. Town Board will need to approve next. Need a permissive referendum. *Not a done deal yet.*

Gerald Haselmayer, Kingdom and Perry Rd, Baldwinsville, NY 13027. For a Subdivision to increase the square footage of two existing parcels of land located in AR80 Zoning District, Tax ID: #042.-01-08.1

Motion for Public Hearing: Mr. Bowes

Second: Mr. Sykes



Meeting Minutes Continued

Agenda For Meeting

Jammer's

**3535 Walters Rd, Subdivision
for change in property line in
IN-A Zone, Tax ID: #055-04-
02.7**

**Gerald Haselmayer Kingdom
and Perry Rd, Baldwinsville,
NY 13027. For a Subdivision to
increase the square footage of
two existing parcels of land
located in AR80 Zoning
District, Tax ID:
#042.-01-08.1**

Public Hearing opened.

- No one is available to represent/present for Haselmayer. The Public Hearing will be left opened until the June 13 Planning Board Meeting.

Motion to postpone the public hearing: Mr. Roman

Second: Mr. Sykes

Motion carried and approved.

CDS Housing, Zone Change Application, East side of Van Buren Rd across from Caserta Dr., in a PUD, Tax ID: #031.-03-06 & #031.-03-07.

- No one is available to represent. Moving on.

Dan Weingarten, 129 Bent Tree Ln, Baldwinsville, NY Tax ID: #031.6-02-01.0, PUD, Res 1, for an area variance to install a 6ft fence parallel to Crandon Terr. (corner lot)

- Wants to install a 6ft privacy fence on a corner lot parallel to Crandon Terr. No House obstruction.
- This lot has two front yards.

Will need an area variance and a copy of the survey. Does not need to go to County.

Need two variances

1. Height (Code calls for a 4.5ft fence.)
2. Setback

Mr. Budosh asks that the fence be surveyed and added to the drawing.



Meeting Minutes Continued

**CDS Housing,
Zone Change Application, East
side of Van Buren Rd across
from Caserta Dr., in a PUD,
Tax ID: #031.-03-06 &
#031.-03-07.**

**Dan Weingarten,
129 Bent Tree Ln,
Baldwinsville, NY
Tax ID: #031.6-02-01.0, PUD,
Res 1, for an area variance to
install a 6ft fence parallel to
Crandon Terr. (corner lot)**

**Jennifer Hawley,
Representing for the
7153 State Fair Blvd, Tax ID:
#059.-01-15, Zone Local
Business, site plan review to
open Adult Day Care Center.
(former Timber Tavern)**

Need to call a Public Hearing for the June 13, 2023 Meeting.

Motion: Mr. Sykes

Second: Mr. Schanzenbach

Motion carried.

**Jennifer Hawley, Representing 7153 State Fair
Blvd, Tax ID: #059.-01-15, Zone Local Business,
site plan review to open Adult Day Care Center.
(former Timber Tavern)**

- Wants to open an Adult Day Care Center in the location that Timber Taverns once was.
- Does not need to make many changes to the property as it currently is.
- Will need to change the local business zone.

This is an information session so Jennifer asked what her next steps are.

1. Will need the layout plus the additions.
2. Site Plan/Parking Plan
3. Survey of the parking lot.-Will need to make changes.
4. Landscaping and Lighting
5. Need to go to the County and do a public hearing.

Concerns of the Board.

- Mr. Perdue- Fire code and Sprinkler System.
- Need to get rid of the hotel part.
- Parking and large van accessibility. Paving the back.
- Security and the Safety of residents on the busy road.
(Door announces incoming/outgoing)



Meeting Minutes Continued

Brandon Jacobsen, and his contractors for Brolex/Crego Farms Update, Tappan and Crego Rd, Tax ID: #036.-07-19.3 & #034.-03-01.1

- What is the ratio of residents to staff? (1:5 ratio)
- Bus Schedules? Is there a bus stop nearby?

Brandon Jacobsen, Crego Farms Update, Tappan and Crego Rd, Tax ID: #036.-07-19.3 & #034.-03-01.1

Brandon Jacobsen-Developer for Brolex

- Wants to get a referral to the Town Board.
- Brought key men from the project to explain in further details, his designs.
- If he cannot get the zone change, can't do project.

CDS Housing, Zone Change Application, East side of Van Buren Rd across from Caserta Dr., in a PUD, Tax ID: #031.-03-06 & #031.-03-07. (Representation from CDS Housing showed up and was able to present to the board.)

Scott Freeman-Site Plan Approval for Brolex

- Housing is unchanged.
- 3 road-crossing points with one main road entering and exiting subdivision for emergency vehicles.
- Density layout/Water test good.
- Green space in the middle. (protected-artifacts) Can add walking spaces.
- Going to add some plaques to honor the historical area.

Engineer for Brolex

- Working on making parking better.
- Need to fix the plan with the apt number.
- Road cross would affect National Grid; they will dictate where these would go.
- Storm water get into once the density is set. Layouts, soil pipes. Can implement different infiltration pipes, which can reduce the size of some storm water drainpipes.



Meeting Minutes Continued

NOT ON THE AGENDA:

The board allowed:

Peter Raimond

Owner of CNY Sports Center

Coby Grunder

Neighbor right next to the Sportscenter

Subject: to speak on the subject of Coby being able to reduce the setback requirement in the PUD from 60ft minimum to add a garage.

Resolution must be made by discussing if they want to move forward with this request, with the understanding that it could cause more issues to come up that may need some attention and could cause potential problems in the future.

Next Zoning and Planning Board Meeting:

June 13, 2023 6:00PM.

Board concerns

1. Mr. Sykes does not like the idea of the apartments and wants there to be townhouses instead. Parking is an issue.
2. Mr. Bowes is concerned about the density and the flow of traffic. He does like the green spaces.

CDS Housing, Zone Change Application, East side of Van Buren Rd across from Caserta Dr., in a PUD, Tax ID: #031.-03-06 & #031.-03-07.

Al Yager-engineer representing CDS Housing.

- CDS would like to provide housing for those with disabilities. Lower income- not section 8. Uses tax credits to lower rental cost.
- There are 16 units altogether.

Considerations before moving forward/Board concerns.

1. Double the parking according to OPWD Housing Standards
2. Traffic study/Lighting/landscaping
3. Storm water concerns
4. Snow removal- will we lose a lot of parking?
5. Mailboxes? Where will they be? Near Clubhouse?
6. Signage- Near the front?

Board all agrees this is a good and beneficial project and all agree with the density.

Chair make a motion to close the meeting.

Moved: Mr. Sykes

Second: Mr. Schanzenbach