



Town of Van Buren Planning Board Meeting Minutes

7575 VAN BUREN RD. BALDWINVILLE, NY 13027

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Roll Call

J U N E 1 3 , 2 0 2 3

Mr. James Virginia-absent
Mr. Roger Roman
Mr. Mark Budosh
Mr. Jim Schanzenbach
Mr. Jamie Bowes
Mr. Claude Sykes

Motion by Mr. Budosh to approve the May 9, 2023 meeting minutes. Seconded by Mr. Schanzenbach. Motion Approved.

Gerald Haselmayer Kingdom and Perry Road, Public Hearing continued, 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, Kept open- Haselmayer's Attorney, Mr. Shepherd is presenting for Haselmayer.

- In process of selling to a buyer and wants to add some acres to his nephew's house, lot #1.
- Asking for approval. Two properties moved into three lots.

Wendy Vanderwater- in favor of the subdivision.

No objections.

Motion to close the public hearing: Moved.

Second: Mr. Sykes

All in favor- no one against.

Carried.

Public hearing is closed.

REGULAR SESSION:

- **Mr. Sykes**- Do they need to do anything with park fees since it is a subdivision.
- **Mr. Budosh**-Yes there will be park fees.
- The chair declares this a Negative Declaration.
- Motion to approve: Mr. Schanzenbach
Second: Mr. Sykes
Approved.
Chair entertains the motion to approve the subdivision.

Also in Attendance:

Town Attorney

Town Engineer-Jason Hoy

Code Enforcement Officer-
Christopher Perdue



Meeting Minutes Continued

Agenda For Meeting

1. Gerald Haselmayer Kingdom and Perry Road, Public Hearing continued, Baldwinsville, NY 13027. Tax ID: #042.-01-08.1

For a Subdivision to increase the square footage of two existing parcels of land located in AR80 Zoning District.

2. Marvelis Palmero (Yane) 301 Birchwood Blvd, Baldwinsville, NY 13027, Tax ID: #031.2-13-01.0

Needs an area variance for a fence and will present a new plan.

(Schedule a Public Hearing for July 11 Meeting.)

Yane of 301 Birchwood Blvd, Baldwinsville, NY 13027, Tax ID: #031.2-13-01.0 Needs an area variance for a fence and will present plan.

- Yane wants to put up a 6ft fence on a corner lot, (2 front lots) to protect her grandkids from the cars that do not always stop at the stop signs in front of her house.
- Making sure they do not cross the easement.
- 13 ft. from the house. Leaving room for the easement and the road.

Mr. Budosh- We will need to schedule a **Public Hearing** for this. Open up to the board for comments.

- Why can't the fence be even with the house?
- Yane answers that there are trees back there.
- Chris-Ascetically pleasing and resale value, self-hardship.
- No site issues with where it is proposed to be.

Mr. Budosh makes a motion for a **Public Hearing**.

Moved- Mr. Schanzenbach

Second- Mr. Sykes

All are in favor.

Carried-This will be sent for a **Public Hearing** for an area variance for a fence.

Ashley Barzee of 220 Lexi Lane, Baldwinsville, NY 13027, Tax ID: #064.-03-23.0 Needs an area variance for building 8ft over build-line.

- Brandon Jacobson will represent Ashley Barzee of 220 Lexi Lane for the building of 8ft over the build-line.



Meeting Minutes Continued

3. **Ashley Barzee**
220 Lexi Lane,
Baldwinsville, NY
13027 Tax ID:
#064.-03-23.0
Needs an area variance
for building 8' over the
build-line.

**(Schedule a Public
Hearing for July 11
Meeting.)**

4. **R&R Properties of
CNY, LLC.**
7574 Van Buren Road,
Baldwinsville, NY
13027, Tax ID:
#031.-03-08.0,
#031.-03-10.0.
PUD Amendment.

**(Schedule a Public
Hearing for July 11
Meeting.)**

- Brandon wants to find a solution for Ashley.

Mr. Budosh-Obviously there are things we need to address since this was not self-induced by the property owner. This will need to be brought up in a **Public Hearing** next month. Opening up for the Board to add comments.

- **Mr. Sykes**-Trust that there are measures being followed so that something like this does not happen again?
- **Brandon**- Correct
- **Board Member**- Foundation survey needs to happen earlier in the process or be presented to Brandon sooner so something can be done to correct mistakes.
- **Chris**- Improvements to this process.-Foundation Survey after the foundation is poured.
- **Mr. Budosh**- Chair entertains the motion to schedule a **Public Hearing** for Tuesday July 11, 2023.

All are in Favor- Carried

R&R Properties of CNY, LLC, 7574 Van Buren Road, Baldwinsville, NY 13027, Tax ID: #031.-03-08.0, #031.-03-10.0. PUD Amendment.

- Al Yager, CHA Consulting, is presenting for R&R Properties. Across the street, Old Benwood Auto.
- Beautification efforts are underway.
- Existing buildings on the property will be re-purposed.
 - First big building in front will have vinyl designs in front. Small group meeting room in the back. - Rental space.



Meeting Minutes Continued

5. DCH Property Holdings, INC.
2511 Warners Road
Warners, NY 13164,
Tax ID:
#053.-08-28.1.
 Expansion for storage facilities.

(Schedule a Public Hearing for July 11 Meeting.)

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

- Large building that's oriented east & west to the north side of the site.-Rental storage and warehouse space.
- Small vehicle repair shop- is going to be rental space in the back of the building.
- The existing yard behind that will remain in the Special Use Permit for outside vehicle storage use.
- The building in the back will be rental and storage/warehouse space.

This project, specific to the sheds-display and outdoor sales of the sheds is to the south of The Bikery.

- 15,000 sq. ft. display lot (gravel) across Caserta Dr. 4 sheds and a loop back around to the existing Benwood Auto Parts.-to facilitate moving sheds around.
- Less than an acre of disturbance.-No other permits required for this.

The owner is trying to get in compliance-Under an Order of Remedy.

Asking for some leniency, putting sheds on the Benwood parcel out front in the grassy area. Move everything else out back. So he does not have to shut down completely.

Mr. Sykes- The current Special Use Permit was for 08 & 10 (Tax ID).

Al Yager- Correct

Mr. Sykes- The new gravel pad will be on which lot?

Al Yager- 08. -2 separate Special Use Permits?

Chris- Forgo the Special Use Permit and do an Amended PUD-outdoor sales is permitted if it is granted and amended on the PUD.-Easier to just amend than use Special Use Permits.



Meeting Minutes Continued

**7. Crego Farm, Inc.
Baldwinsville, NY
Tax ID #034-03-01.1.**
to the Planning Board of
the Town of Van Buren,
for the updated Site Plan
on property located at
Crego Road

**(Information Only
Session)**

Mr. Budosh politely suggests that these plans be followed, in the past, there has been a lot of talk, but not much follow through. Refer back to the County. Do a **Public Hearing**-next month.

Shared driveway needs to show proof of an easement between the two parcels-Could make it a condition.

Mr. Budosh- Chair entertains the motion to schedule a **Public Hearing** for Tuesday July 11, 2023.

All are in Favor- Carried and referred to County.

**DCH Property Holdings, INC. 2511 Warners Road,
Expansion for storage facilities. Tax ID: #053.-
08-28.1.**

Doug Henry is representing DCH.

- ◆ 3rd & Final Expansion
- ◆ Put 300 ft. building up by fall.
- ◆ Mending an original site plan approval

Mr. Budosh- Chair entertains the motion to open a **Public Hearing** for this.

Moved- Mr. Schanzenbach

Second- Mr. Sykes

All are in favor.

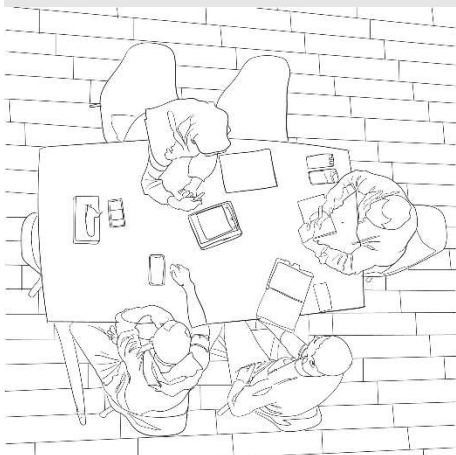
Carried

Mr. Budosh- Chair makes the motion to close the **Public Hearing** for this.

All are in favor.

Carried

Did this go to County? No comments back. Refer to County. Approval on a condition.





Meeting Minutes Continued

Public Hearings July 11, 2023

Marvelis Palmero (Yane)

Needs an area variance for a fence on
301 Birchwood Blvd,
Baldwinsville, NY 13027

Ashley Barzee

Needs an area variance for building 8' over the build-line for 220 Lexi Lane, Baldwinsville, NY 13027

R&R Properties of CNY, LLC.

PUD Amendment.
7574 Van Buren Road,
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DCH Property Holdings, INC.

Expansion for storage facilities.
2511 Warners Road
Warners, NY 13164

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, CHA Consulting

- There was five buildings on it for the first plan, since then a geotactical study has been done-cost will be too high.
- Now there is three buildings.
 - Two 10-unit town house style buildings that will be 2-story.
 - 1 larger shared entrance unit 50 units 3-story (1 & 2 bedroom units)
 - In total 20 3-bedroom units/30 2-bedroom units/20 1-bedroom units. 70 units altogether
 - 137 Parking spaces
 - Utilize the green space as a sand filter for water quality treatment control.
 - Pond will be reconfigured, will get smaller.

Building will not be visible from Van Buren Road. Vegetation on the property should screen it.

Can you flip bigger building in back, smaller toward the pond?
No because of the soil. - will need fill and will drive up construction cost.

Chair make a motion to close the meeting.

Moved: Mr. Sykes

Second: Mr. Schanzenbach



**Next Zoning and
Planning Board
Meeting:**

July 11, 2023 6:00PM.



Meeting Minutes Continued

Crego Farm, Inc. Baldwinsville, NY to the Planning Board of the Town of Van Buren, for updated Site Plan on property located at Crego Road, Tax Parcel ID # 034-03-01.1.

Scott Freeman, presenting in behalf of Brandon Jacobsen.

- Changes in Crego Farms
 - SHPO Limit line, in the green space. These areas are now numbered and labeled.
 - National Grid-3 crossing points
 - Forcing people to have a more direct route in the apt areas.
 - Combined driveways, current plan is 38 driveway cuts, (3-spaces per unit) down from 74 from the original figures.
- Concerns from the board
 - Issues with underground electric crossings-Scott assured them they are working with Grid.
 - Hammerheads meet town highway standards.
 - Apartments should be townhouses
 - Good path for Emergency Vehicles.
 - With all this new construction, will our schools be able to support all kids in B'ville area?

Things to consider for next meeting.

Motion to conclude the Town Planning Board Meeting- Mr. Schanzenbach

Second: Mr. Sykes