



# Town of Van Buren Planning Board Meeting Minutes

7575 VAN BUREN RD. BALDWINVILLE, NY 13027

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## Roll Call

J U L Y 1 1 , 2 0 2 3

Mr. James Virginia-absent

Mr. Roger Roman

Mr. Mark Budosh

Mr. Jim Schanzenbach

Mr. Jamie Bowes

Mr. Claude Sykes

### Also in Attendance:

**Town Attorney**

**Town Engineer**-Jason Hoy

**Code Enforcement Officer**-  
Christopher Perdue

**Code Clerk**-  
Selena Buckner

**Motion by Mr. Budosh to approve the July 13, 2023 meeting minutes after a small change-SHIPO to SHPO. Moved by Mr. Bowes. Seconded by Mr. Schanzenbach. Motion Approved.**

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

Chair entertains the Motion to open up the Public Hearing.

Moved: Mr. Sykes

Second: Mr. Roman

**Yane, the applicant, is not at the meeting.**

Chair entertains the Motion to move Yane to the end of the Planning Board Meeting and keep the Public Hearing open.

Moved: Mr. Schanzenbach

Second: Mr. Sykes

All in favor- no one against.-Carried

**Public hearing is being held open and will be moved to the end of the meeting.**

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

**Chair entertains the Motion to open up the Public Hearing.**

Moved: Mr. Sykes

Second: Mr. Schanzenbach

- Ashley's house was built 8 ft over the setback-line.

**Mr. Budosh- Chair entertains the motion to exit the Public Hearing and move back into general session.**

Moved: Mr. Sykes

Second: Mr. Schanzenbach

All are in Favor- no one against.-Carried



# Meeting Minutes Continued

## Agenda For Meeting

1. **Yane Palmero**  
301 Birchwood Blvd,  
Baldwinsville, NY  
13027,  
Tax ID:  
#031.2-13-01.0  
Needs an area variance  
for a fence.

**(She did not show at this time. Scheduled for last in the meeting if she shows up.)**

2. **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.

**Mr. Sykes wants to have everyone be cautious that these builders need to take on the responsibility of these issues; it should not be the responsibility of the new owner.**

**Mr. Budosh-** Read the resolution. **Roll Call**  
A copy will be available in the Codes Office.

**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**

**Chair entertains the Motion to open up the Public Hearing.**

Moved: Mr. Schanzenbach

Second: Mr. Sykes

All are in Favor- no one against.-Carried

**Al Yager, CHA Consulting, is representing for R&R Properties. Across the street, Old Benwood Auto.**

- 25 front yard setbacks to the edge of the gravel pad. This will give enough room to move around the structures on and off the truck. Not to close together.

**Mr. Budosh- Chair entertains the motion to exit the Public Hearing and move back into general session.**

Moved: Mr. Sykes

Second: Mr. Schanzenbach

All are in Favor- no one against.-Carried

**Owner wants to get this moving along because he wants to start construction.**

### **ANY COMMENTS?**

**Mr. Sykes-**Is it going to be even with the grade of the road? Where is drainage going to go? Where is the road at the top of the print going to come back?



# Meeting Minutes Continued

**3. 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.

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

**Mr. Yager**-Grading plan-Surface water from the gravel pad will traverse the site toward the east. Any water coming off the road will be collected and go into a culvert underneath the access drive. This is behind the Bikery where he has already cleared there.

**Mr. Budosh**- Right now there is nothing back there, it does not connect to anything.

**Mr. Yager**- There is a gravel pad back there. Vehicle storage for Benwood Auto. Owner is going to open culvert back up so it will drain properly.

**Mr. Sykes**- I think we need DOT sign off on that culvert-Van Buren Road have enough capacity. I have seen that surcharged on more than one occasion.

No lighting plan at this time!

Gravel Pad does not show on the map.

No parking plan and no signage right now.

Now he has a U-Haul out front, not in the Special Use Pad in the back.

**Mark- "Help us to help him!"**

For Sheds and Patio Furniture

Mr. Sykes-Security at night. Fences, Security Cameras?

**Refer this to the County!**

**Chair entertains the Motion to send this to county.**

Moved: Mr. Schanzenbach

Second: Mr. Sykes

All are in Favor- no one against.-Carried



# Meeting Minutes Continued

5. **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

6. **Marvelis Palmero (Yane)**  
**301 Birchwood Blvd, Baldwinsville, NY 13027**  
**Tax ID: #031.2-13-01.0**  
Needs an area variance for a fence.

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

**Doug Henry is representing DCH Holdings.**

Reopening the Public Hearing because there was a question on the Legal Notification.

**Chair entertains the Motion to re-open up the Public Hearing**

Moved: Mr. Schanzenbach  
Second: Mr. Sykes  
All are in Favor- no one against.-Carried

**Chair entertains the Motion to close up the Public Hearing**

Moved: Mr. Sykes  
Second: Mr. Schanzenbach  
All are in Favor- no one against.-Carried

**Mr. Budosh- Chair entertains the motion to exit the Public Hearing and move back into general session.**

Moved: Mr. Sykes  
Second: Mr. Schanzenbach  
All are in Favor- no one against.-Carried

This was not referred to County so they cannot make any approval.

**Mr. Budosh- Chair entertains the motion to refer this to Onondaga County Planning Board.**

Moved: Mr. Sykes  
Second: Mr. Schanzenbach  
All are in Favor- no one against.-Carried



# Meeting Minutes Continued

## Actions From Planning Board Meeting

July 11, 2023

- **Ashley Barzee**  
220 Lexi Lane  
Baldwinsville, NY  
13027

(Resolution-approved and is in the Codes Office-available to public.)

- **R&R Properties of CNY, LLC.**  
7574 Van Buren Road  
Baldwinsville, NY  
13027

(Referral to the Onondaga County Board for approval.)

**DCH Property Holdings, INC.**  
2511 Warners Road  
Warners, NY 13164

(Referral to the Onondaga County Board for approval.)

## 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, Zone change from an R40 to a PUD

### Still 70 units

- 20 3-bedroom units (E&W)
- 30 2-bedroom units (Part of the larger 50 unit building)
- 20 1-bedroom units (Part of the larger 50 unit building)
- 137 parking spaces provided (8 ADA spots)

### Provided the following information:

- Provided SWP for the Town
- No effect letter from SHPO & archeology study
- Letter from County DOT-not opposed to the curb cut location.
- Traffic impact study

**Chris-** The fire department will want a sidewalk or an access to put 35ft ladders in case of fire.

**Mr. Yager-** There is no intention to put sidewalks, but there is a flat, grassy area that fire fighters can put their ladders.

**Next step is a Referral to the Town Board in regards to the zone change.**

**Mr. Budosh-** Chair entertains the motion to refer this to the Town Board for a zone change from an R40 to a PUD.

Moved: Mr. Schanzenbach

Second: Mr. Sykes

All in Favor- no one against.-Carried



# Meeting Minutes Continued

## **Yane of 301 Birchwood Blvd, Baldwinsville, NY 13027, Tax ID: #031.2-13-01.0 Area variance for a fence.**

- **CDS Housing, East side of Van Buren Rd across from Caserta Drive**

**(Referral to the Town Board for approval.)**

- **Marvelis Palmero (Yane) 301 Birchwood Blvd, Baldwinsville, NY 13027**

**(Resolution-approved and is in the Codes Office-available to public.)**

### **Next Zoning and Planning Board Meeting:**

**August 8, 2023 6:00PM.**

Chair entertains the Motion to open up the Public Hearing.

Moved: Mr. Sykes

Second: Mr. Schanzenbach

All in favor-no one against-Carried

- 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.

Chair entertains the Motion to close the public hearing:

Moved: Mr. Sykes

Second: Mr. Schanzenbach

All in favor- no one against-Carried.

### **Public hearing is closed.**

Mr. Schanzenbach questions the property line and is ok with approving the variance, but is not sure about approving the layout of a fence when we do not know where the property line actually is.

Will need to get a building permit and make sure she works with Chris to comply with where her fence will go.

**Mr. Budosh-** Read the resolution. **Roll Call**

A copy will be available in the Codes Office.

**Chair entertains the Motion to conclude the PB Meeting**

**Moved:** Mr. Sykes

**Second:** Mr. Schanzenbach