



# Town of Van Buren Planning Board Meeting Minutes

7575 Van Buren Road. Baldwinsville, NY 13027

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## OCTOBER 10, 2023

### Roll Call

- Mr. Claude Sykes
- Mr. Roger Roman
- Mr. Jim Schanzenbach
- Mr. Jamie Bowes
- Mr. James Virginia
- Ms. Jesse McMahon
- Mr. Mark Budosh

#### Also in Attendance:

**Town Attorney**

**Town Engineer-** Mr. Jason Hoy

**Code Enforcement Officer-**  
Mr. Christopher Perdue

**Codes Clerk-**  
Ms. Selena Buckner

### Introducing our new Board Member

**Ms. Jesse McMahon**

#### Short Bio on Jesse

- Works as the Commissioner of the Department of Environment with Onondaga County.
- Went to school in B'ville and lived in The Town of Van Buren.

**Chair entertains the motion to approve the September 12, 2023 meeting minutes. Moved by Mr. Sykes. Second by Mr. Schanzenbach. Motion Approved.**

**Richard Sapp Jr. of 22 Dolphin Drive, Baldwinsville, NY 13027. Tax ID: #036.-10-07.0.**  
Public Hearing & Area Variance for a 5ft fence on a corner lot.

**Chair entertains the Motion to open the Public Hearing** for Richard Sapp Jr's Area Variance for a 5ft fence on a corner lot.

**Moved:** Mr. Schanzenbach

**Second:** Mr. Bowes

All are in Favor- no one against.-**Carried**

**DESCRIPTION:** Mr. Sapp Jr. would like to install a 5ft fence on his corner lot so he is asking for a variance to have a 4ft fence to a 5ft fence.

**Mr. Perdue:** Claims there is no issues for setbacks and Mr. Sapp Jr. meets all of the requirements.

**Mr. Budosh:** No site/distance issues. Anyone for or against?

**Chair entertains the Motion to close the Public Hearing** and return to normal session.

**Moved:** Mr. Sykes

**Second:** Mr. Roman

**All those in favor, no one against, Carried.**

**Mr. Budosh** reads the **resolution** for Mr. Sapp's fence.

**Roll call for the Resolution of Richard Sapp Jr's Area Variance in the next panel.**



# Meeting Minutes Continued

## RESOLUTION FOR

Richard J Sapp's Area  
Variance to put up a  
5ft fence.

**Mr. Budosh**-Reads the  
resolution for the **Area  
Variance for a 5ft fence.**

(Resolution available  
in the Codes Office)

## Roll Call

(Board Members Vote)

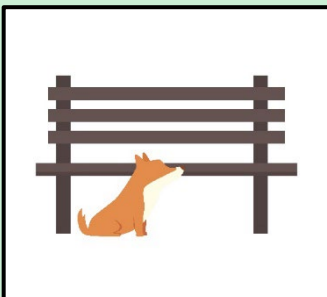
- Mr. Sykes ✓
- Mr. Roman ✓
- Mr. Schanzenbach ✓
- Mr. Bowes ✓
- Mr. Virginia ✓
- Ms. McMahon ✓
- Mr. Budosh ✓

## End of Resolution.

**Moved:** Mr. Virginia

**Second:** Mr. Sykes-condition  
Waterford=Waterfront.

All those in favor, no one  
against, **Carried.**



**CDS Housing, East side of Van Buren Rd across  
from Caserta Drive, Tax ID: #031.-03-06 and  
031.-03-07. Site Plan Review/Proposed Approval.**

**Al Yager**

**Not much has changed with the plans.**

**Mr. Budosh**-questions the cross section across the storm water  
pond regarding safety. Is there a need for a fence? What are the  
results of that?

**Mr. Yager**-DEC Guidelines-fences around ponds is if you have a  
slope steeper than 3 on 1 and do not provide a safety bench, then a  
fence is required. Our grades are at a 3 on 1 so the safety bench is  
not required. However, there is an aquatic bench for emerging  
vegetation designed into the pond. Therefore, the first 10 feet into  
the pond only drops a depth of 12 inches. So if someone did fall into  
the pond, not dropping into any deep water.

**Mr. Sykes**- What are the plans for maintenance for that pond?

**Mr. Yager**- We will sign a maintenance agreement with the town  
and what is needed for the DEC.

**Mr. Schanzenbach**-Is the generator new and a definite or  
planning?

**Mr. Yager**- No it was on the last plans and it has to be there  
because of the elevators for emergencies.

**Mr. Schanzenbach**-The only issue there is that it can't exceed  
the noise ordinance on the property line.

**Mr. Budosh**- Will that be fenced or open?

**Mr. Yager**-We will screen it with vegetation. We will do 5ft of  
separation with the vegetation.



# Meeting Minutes Continued

## The Agenda

- **Richard Sapp Jr.**  
**22 Dolphin Drive,**  
**Baldwinsville, NY**  
**13027. Tax ID:**  
**#036.-10-07.0.**  
Public Hearing
- **Richard Sapp Jr.**  
**22 Dolphin Drive,**  
**Baldwinsville, NY**  
**13027. Tax ID:**  
**#036.-10-07.0.**  
Area Variance-5ft  
fence on a corner lot.

**Mr. Budosh-** Any Comments? If not...

**Chair entertains the Motion to ratify and reaffirm the Town of Van Buren as lead agent for this unlisted action as a negative declaration. End of Motion.**

**Moved:** Mr. Schanzenbach

**Second:** Mr. Sykes

**Comments?** No comments, All those in favor, no one against. Carried.

**Chair entertains the Motion to approve the site plan for CDS Housing,** with the condition that the town's attorney approves the access agreement and the maintenance approval of the maintenance easement covenant for the maintenance of the storm water facility, end of motion.

**Moved:** Mr. Sykes

**Second:** Mr. Schanzenbach

**All those in favor, no one against, Carried.**

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**Conditions:** Need a stamped copy of **C-01, C-02, C-04, C-100, C-200, C-400, C-500, C-600, C-601, C-602, C-603, C-604, C-605, C-700, C-800, and C- 100** created June 30, 2023.  
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**Chair entertains the Motion to still carry.**

**Moved:** Mr. Schanzenbach

**Second:** Mr. Sykes

Any Comments? All those in favor or against? **Carried.**

**Michael Frateschi of TJA-NY-Van Buren Solar Farm, LLC. Tax ID: #042.-01-03.1.** Site Plan Proposed Approval.





# Meeting Minutes Continue

## Agenda Continued

- **Richard Rome of Rome Enterprises II INC,**  
**7153 State Fair Blvd, Syracuse, NY 13209. Tax ID: 059.-01-15.0.**  
Change of Occupancy Site Plan Review
- **Christopher Rawlins of 131 Dogleg Drive, Baldwinsville, NY 13027. Tax ID: 031.6-02-36.0.** Area Variance for a corner lot for a Pre-existing shed, that is on the garage side of the house-in conflict with the setbacks required for a corner lot.
- Can't schedule a Public Hearing without the applicant here so we will table this for now.
- Moved to table: Mr. Schanzenbach
- Second: Mr. Sykes
- All are in Favor- no one against.-Carried

**Michael-**Brief Recap from when they started the process in the beginning of the year.

- Had an area variance
- Had a Public Hearing
- SEQR with a Negative Declaration

Took a brief pause...

Now they are back, are on the last stage, and want to finish the process.

- Seeking their Special Use Permit.  
Aerial site plan has not changed since they last showed it.

**Ms. McMahon-** What were some of the comments from the DEC, regarding the construction.

- The ones on the storm water, they want us to show them a SWPPP.
- Add specifications for the bales on the system was appropriate in size for the landfill based on the geo test.
- Calculations what pressures would be excreted on the Snow load.
- Calculations for each vehicle and construction equipment that they are going to bring on the site to ensure it is under 10psi.
- Note: There is a packet that will need to be filled out.
- Site Inspection Form- Conditions. Make sure everything is appropriately taken care of.
- Site Inspection Form- Conditions. Make sure everything is appropriately taken care of.

**Mr. Budosh-**In last meeting, discussion on the East fence. – Questions whether it is on public or town right away.

**Michael-** Resolved, but a rabbit hole. (Fence is on neighbor's property now.) Some documents show that at one point, the town was considering purchasing it in the 90's, but no documents show that it happened. We did approach the neighbor about it. There are several different ways to resolve this so it will get resolved.



## Meeting Minutes Continued

### Agenda Continued

- **Crego Farms, Inc.**  
**Baldwinsville, NY**  
**13027. Tax ID:**  
**034-03-01.1.**  
Site Plan Review
- **Crego Farms, Inc.**  
**Baldwinsville, NY**  
**13027. Tax ID:**  
**034-03-01.1.**  
Traffic Study

**Mr. Budosh-** If we approve this tonight, then there will be conditions.

**Mr. Sykes-** Points out that Belgium, NY is printed several times in several different places.

**Mr. Budosh-** One of the Conditions is that it is resubmitted per Codes request and corrected. Change the date to today. Decommissioning Plan?

**Michael-** That was submitted in December. That is supposed to be done before a Building Permit.

**Kingdom is a County Road. This went in front of the County already. However, this road will need to be paved.**

**Mr. Sykes-** We usually require planting screenings, where are they?

**Michael-** They are on the Northwest side here, along the Northeast side, on the other side of the project, it is naturally screened there.

**Mr. Budosh-** These planting details are included on a sheet that we don't have in front of us. Reference to C-108.

**Michael-** Those are in a submission that went in in December.

**Mr. Budosh-** We will need a full set of drawings, stamped, and signed. Ok with approving this site plan without the drawings?

**Mr. Sykes-** Ok with it as long as Chris is ok with it.

**Mr. Perdue-** Yes, I can give you until next Friday.

**Chair entertains the Motion to ratify and reaffirm the Town of Van Buren as lead agent for this unlisted action as a negative declaration. End of Motion.**

**Moved:** Mr. Sykes

**Second:** Mr. Virginia

**Comments-**all in favor, no one against. **Carried.**





## Meeting Minutes Continued

### Tabled For Now

- **Christopher Rawlins of 131 Dogleg Drive, Baldwinsville, NY 13027. Tax ID: 031.6-02-36.0.** Area Variance for a corner lot.

**(No one available to speak on behalf of Christopher Rawlins. Will table this for now. Cannot set up a Public Hearing without a prior meeting)**



**Chair entertains the Motion to approve the site plan for TJA** with the conditions:

- Fence on the west side of property that is currently shown on the private property (Johnson Property) be resolved before construction. (TJA either purchase property from the neighbors or move the fence to TJA property.)
- Town authorize to turn over the property to TJA.
- TJA submit the final stamped & signed site plans all-encompassing at the revision date of October 10, 2023.
- Paving the first 50 ft per DOT standards. (Kingdom Road is a County Road)

#### **End of Resolution**

**Moved:** Mr. Schanzenbach

**Second:** Mr. Sykes

**Comments-**all in favor, no one against. **Carried.**

**Richard Rome of Rome Enterprises II INC, 7153 State Fair Blvd, Syracuse, NY 13209. Tax ID: 059.-01-15.0. Site Plan Review.**

**Kevin Kane of KL Kane Consulting** representing Richard Rome.

**Brief Overview-**Service that provides homeowners the opportunity to come to a showroom and examine examples of options that they could use in their own houses. No sales occur on site. This is information only. It would be in a homeowners own home that the sales would take place. This location would really store all of the operational equipment.

- We have reviewed the existing condition of the old motel and have decided to discontinue the operation.
- We have provided a drainage study and found there is no impact from the drainage on the property.
- Added 5 parking spaces with the deletion of the operation of the motel.



## Meeting Minutes Continued

### What is the plan for the motel?

**Mr. Kane-** Originally going to keep it for passive income, but not realizing how much of a nuisance this could be, decided to get the bathroom remodel place up and use the motel as storage space.

Biggest concern, if you keep this motel on the site plan, will need to maintain it.

**Mr. Sykes-** So you are proposing to use this space as storage? I believe it has sprinklers.

**Mr. Bowes-** Signage? Will you put up some signs?

**Mr. Kane-** We will put up signs and will apply for a sign permit.

**Mr. Budosh-** Work with Codes for signage-so you don't have to come back and get a variance. No other changes to the site?

**Mr. Kane-** No changes.

- Applied WB67 turning radius to the east and westbound points of access. (Drawings) Adjusted the west side parking.
- This is a much less intense use of property.
- Designed for the maximum truck, but found that truck or pickup with trailers.
- Frequency of truck deliveries
  1. One long truck
  2. Two 10-wheelers
  3. One straight truck or a pickup with a trailer
- **No plans to repave the parking lot, but will restripe it.**
- Will add 2 handicap spaces.

**The Board waves the opportunity to have a public hearing and county already got the information and gave an ok.**

**Chair entertains the Motion to declare the Town of Van Buren Planning & Zoning Board** as lead agency/single agency uncoordinated review for this unlisted action for the Richard Rome of Rome Enterprises Site Plan Review including a negative declaration.  
**End of Motion.**

**Moved:** Mr. Sykes

**Second:** Mr. Schanzenbach

All are in Favor- no one against.-**Carried**

**Chair entertains the Motion to approve the Site Plan for Richard Rome of Rome Enterprises** with the condition of an additional handicap parking spot be added adjacent to the showcase and display area and that the applicant sign the plans dated 10-10-2023. Documents **A-01, A-02, & A-03**

If motel is to have a future change of use the applicant will come back before the board to get approval and any signage will have to meet town code, if not, a Variance will need to be applied for and requested. **End of Motion.**

**Moved:** Mr. Virginia

**Second:** Mr. Sykes

All are in Favor- no one against.-**Carried**



# Meeting Minutes Continued

## Some New Changes from last plans:

- Did away with the hammerhead on the single-family home part of the plan and just made a turn.-Lost a couple lots, but that was ok.
- Made sure all lots were conforming to R-15. All lots being over 15,000 sq. ft.
- Cleaned up some odd shaped lots.-more conducive to building.
- Put the fire hydrants on the plan.
- Worked on the parking summary
- Traffic Study

## Will need Commercial Plan with each of these developments.

- Apartment Commercial Plans
- Townhouse Commercial Plans
- Single Family Home Plans

## Crego Farms, Inc. Baldwinsville, NY 13027. Tax ID: 034-03-01.1. Site Plan Review.

**Mr. Brandon Jacobson-** Hands out newer plans.

**Mr. Budosh-** Problem solved, lots are now meeting the R-15 sq. ft. and on the plan too, except for one that still shows 14,000 sq. ft. Should be 15,000 sq. ft. Just confirming that each of the lots meet the R-15 format of 80ft.

**Mr. Jacobson-**Speaks about lot 91 & 92 being bigger than the rest/@ over 21,000 sq. ft. Couple of things that would need to be done with the property. Can bring it to the property owner's attention before they purchase.

**Mr. Budosh-** These SHPO areas were recognized as part of the cultural resource study. These areas cannot be disturbed or built on.

**Mr. Schanzenbach-** In lot 51 & lot 52, town would be ok with allowing 2 lots to be under 15,000 sq. ft. if they moved a property line.

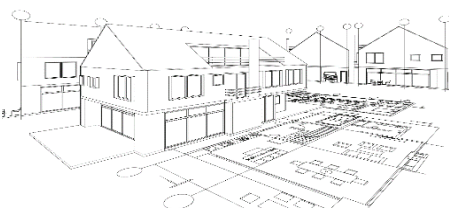
**Mr. Jacobson-** Absolutely. Will do. Looking for guidance.

**Mr. Budosh-** Cut off Hunter Drive, and putting in properties there. Hammerhead on Road. Maybe a Cul-de-sac.

**Mr. Sykes-** Road 2 & 4 become private roads. Illuminates our problem for large amount of driveways on a highway.

- Need to consider power strong enough for electric cars.
- National Grid-Gas lights on site. Cross sections done. (Engineering plans to show what they are going to need as far as the compaction and the separations.)

**Mr. Schanzenbach-**National Grid- High voltage electrical-National Grid will be all over that for coverage. That will really need to be looked at when putting this plan altogether.







# Meeting Minutes Continued

## Gordon Stansbury-

- **Growth Rate**-Historical growth of 2006, 2019 is based on DOT traffic counts on Downer Street. Anything build outside of this area will still be captured on the actual count.
- **New Accounts**-After the first set of 250 apartments were completed.
- 

**Mr. Sykes**-The other 250 apartments of the project will be resurrected soon. When did DOT last count?

### Department of Transportation Count-3year cycle

- **2006-2019**-4 sets of counts
- **Counts collected for traffic study:** June 2023

### 1. **Location Info was collected**

- Both Rt. 690 ramps
- Crego-Sun Meadows Way intersection
- Tappan-Syracuse Street

**Mr. Schanzenbach**- Are you guys thinking about Storm-water.

**Mr. Jacobson**-We have done some preliminary studies. Ed Reid and Scott Freeman. A lot of Bank 1 Gravel, and A1 soils. Hoping not to have any wet ponds. A lot- rain-garden material. This would be great for residents because you won't have as many bugs and stuff. 40% green space on one side and 30% on another. **There will be lots of vegetation and lawns.**

**Mr. Sykes**- With storm-water calculations, there is a previous drainage problem there. It crossed Hunter Drive and affected the Riverside. Therefore, that would have to be addressed.

**Mr. Jacobson**- If it makes more sense it could be used as more greenspace.

**Mr. Bowes**- Roadway so we could eliminate the connection to Hunter Drive? It would take up lot 12 and lot 30. Run a road along the property line? Full circulation around that part of the site and not have a dead end?

**Mr. Budosh**-There are many concerns about traffic going through an existing development.

- Public
- Board members

**Mr. Schanzenbach**- Sounds like a good idea actually. No connection to Hunter Drive.

**Mr. Perdue**- Agrees that this would be a good idea.

**Crego Farms, Inc. Baldwinsville, NY 13027. Tax ID: 034-03-01.1.** Traffic Study

**Biggest Concern: Micron Proposed a 1% growth rate for this area.**

- Downer Street actually having a negative rating over the last several years. 1% was enough to carry any future development.



## Questions answered about the DOT Data Collection

- Looking back at the history to make sure something significant has caused a reduction in traffic.
- Compared with results to 2019-pre COVID

## DOT Historical Info Compared to Current info

- **DOT Historical**-Downer-812 vehicles-directional 475 vehicles
- **Our info**-Downer-966 vehicles-directional 517 vehicles-both of our way higher than the standard DOT counts.
- **DOT Historical**-Syracuse Street-852 vehicles-directional 470 vehicles
- **Our Info**-Syracuse Street-1100 vehicles-directional-directional 647 vehicles

## The bulk of the time we checked was during commuter time.

**\*Comfortable that the times chosen were not affected by the fires in Canada.**



# Meeting Minutes Continued

- However, Micron-not even mentioned in the Traffic Study. Any traffic studies done in Onondaga County has to speak toward Micron and its impacts into any area.
- Concerns over Crego and Downer Streets.
- Concerns like 90% traffic is proposed to go out through Crego and Downer out to 690. 10% heading out toward Syracuse Street.
- Concern of when the revised traffic study was done.
- Done on a day when the Canadian Wildfires were going wild, and people were urged to stay inside. This might sway the traffic on this particular day.

## • **A concern- We do not have any information from Micron. We can only estimate.**

- 75% traffic from 690
- 25% to & from Syracuse Street
- 5% Downer Street

## **Misconception-Everyone has two cars**

- House- 1 car per unit
- Apartments/Townhouses-.4-.6 car per unit
- People go to work at different times.

**Mr. Sykes-** If the apartments are eliminated and now it's townhouses-still need light?

**Gordon-** Yes, he is confident. Drop off around 80% after the morning rush. You see spike in the morning and then drop down, then up a bit for lunch, and then down when people get out.

**Mr. Schanzenbach-**If 70% traffic heading to 690, can't turn left. Make this situation even worse.

**Gordon-**Primary left turn in morning to Southbound, evening is right turn, so it will be less. Interchange is State DOT jurisdiction.

**Mr. Sykes-** If they sat in on the Downer Street Corridor Study in 2008 and they knew that by 2015 whole area would fail, it would not even be on the drawing table.(My understanding)

# Meeting Minutes Continued



## Next Planning & Zoning Board Meeting

**November 14, 2023**

**Town of Van Buren  
7575 Van Buren Rd  
Baldwinsville, NY  
13027  
315-635-3604**

**Mr. Budosh-**This study will have to go in front of NYS DOT, Onondaga DOT, this board and the Village of Baldwinsville. Once this gets submitted we will hear their comments.

**Mr. Bowes-** Lower speed limit?

**Gordon-** No, I don't think it will change anything.

**Mr. Sykes-** Discussion with Walgreens on property adjustment for the turn lane? County DOT? Not sure, we can even look at it. County may need more information. May not even be able to pull this off. County was looking to widen Downer Street. Had to apply for sidewalks.

**Mr. Budosh-**Purpose of this layout is to see that it is even close to being able to add turn and things will need to be relocated. In addition, things will need to be purchased from the Walgreens property, and impacts and the ADA ramp and the northwest corner of Crego and Downer. Tapers coming in and out of the driveways for Walgreens. Property just north of Walgreens will be impacted. Signal head adjustments. Span wire analysis will need to be done. Signage and lot of stuff would need to go into this. County DOT's review. What we have seen with the purchase of property, and some engineering, this could be achieved. There is room for vegetation. If we can't get the turn light in then there is a bigger problem.

**We will definitely need concrete information to be able to get this on the way to being approved.**

**Chair entertains the Motion to close the meeting.**

**Moved:** Mr. Sykes

**Second:** Mr. Roman

All are in Favor- no one against.-**Carried**

