

Regular Meeting of the Town Board of the Town of Van Buren, held on March 1, 2023 at 7:00 pm at the Van Buren Town Hall, 7575 Van Buren Road, Baldwinsville, New York.

Mr. Robert Grover	Councilor
Mrs. Jennifer Sullivan	Councilor
Mr. Michael Hulchanski	Councilor
Mrs. Wendy Van Der Water	Councilor
Mr. Howard Tupper	Councilor
Ms. Mary Frances Sabin	Supervisor

Absent:

Ms. Darcie Lesniak, Councilor

Also Present:

Mr. Jason Hoy	Town Engineer
Ms. Lynn Precourt	Town Clerk

Pledge of Allegiance and Roll Call.

Approve minutes of the Regular Town Board Meeting on February 15, 2023:

053-23-000 MOTION BY Mr. Tupper, seconded by Mr. Hulchanski, to approve the minutes of the Regular Town Board meeting on February 15, 2023 as approved.

Mr. Grover – Yes, Mrs. Sullivan – Yes, Mr. Hulchanski – Yes, Mrs. Van Der Water – Yes, Mr. Tupper – Yes, Ms. Sabin– Yes

Motion Carried & Adopted

Citizens Comments:

Mr. Andy Bowes said he attended Assemblyman Magnarelli's town hall meeting and had a chance to discuss the Governor's housing proposals. He said he suggested the state provide funds to the towns so that better designed projects could be proposed.

Mr. Bowes urged the town to ask the state for funds to fight invasive species, like water chestnuts.

Update town board committee assignments:

054-23-002 MOTION BY Mrs. Sullivan, seconded by Mr. Hulchanski, to appoint Robert Grover to the following committees: Personnel, Parks & Rec, Highway and Erie Canal.

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Mr. Grover – Yes, Mrs. Sullivan – Yes, Mr. Hulchanski – Yes, Mrs. Van Der Water – Yes, Mr. Tupper – Yes, Ms. Sabin– Yes

Motion Carried & Adopted

Update Committee Chairpersons:

055-23-002 MOTION BY Mrs. Sullivan, seconded by Mr. Grover, to appoint Mary Frances Sabin Chair of Parks & Recreation, Jenni Sullivan to Erie Canal and Wendy Van Der Water to Highway.

Mr. Grover – Yes, Mrs. Sullivan – Yes, Mr. Hulchanski – Yes, Mrs. Van Der Water – Yes, Mr. Tupper – Yes, Ms. Sabin– Yes

Motion Carried & Adopted

Approve hiring of park attendant Richard Howard at \$17.25 an hour, Sara Fredenburg and Lynn Pinard (substitute) at \$17.00 an hour:

056-23-038 MOTION BY Mr. Hulchanski, seconded by Mrs. Sullivan, to approve hiring of park attendants Richard Howard at \$17.25 an hour, Sara Fredenburg and Lynn Pinard (substitute) at 17.00 an hour.

Mr. Grover – Yes, Mrs. Sullivan – Yes, Mr. Hulchanski – Yes, Mrs. Van Der Water – Yes, Mr. Tupper – Yes, Ms. Sabin– Yes

Motion Carried & Adopted

Eldan Homes potential new residential development with a zone change request:

Mr. Dan Barnaba was present and showed the Board maps of three potential developments of single family homes. He said the first parcel is about 12 acres between Downer Street Road, Commune Road and Lanyard Lane. The second is 23 acres of land south of Commune Road West and west of Commune Road and the third is 5 acres of land on Downer Street Road across from Arrow Fence. He said he is here to get a sense of what the Board would consider in terms of lot size. He said the area is currently zoned R-40 and he is showing these with a designation of R-15 but would like to Board to consider R-10 or smaller. He said he has had success in Town of Clay and Town of Salina building luxury single family homes on smaller lots.

Ms. Sabin said the R-10 zoning designation is for existing development and not readily available for new projects.

Mr. Barnaba said the state and county are looking for density and it also makes it exponentially more profitable with more lots. He said it can be done in an aesthetically pleasing way with different house sizes and if the town allows clustering it can include green space as well.

Mr. Hoy said the town has not adopted cluster zoning.

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Mrs. Van Der Water said the town is currently reviewing a project on the Crego Farm and is not sure about adding even more homes within a ¼ mile of that site. She said this is likely to face opposition from current Harbour Heights residents and she thinks the project is just too dense.

Mrs. Van Der Water said our Comprehensive Plan is twenty years old and we are in the process of updating it. We really cannot answer questions about density until we discuss it ourselves.

Mr. Barnaba said going from R-15 to R-10 creates two more lots, it really is not that much more dense and you need density to sell lots close to busy roads. He said if you are not willing to allow the density the developers will just go elsewhere.

Ms. Sabin said on the current design you are showing R-15 lots and that is as small as she would consider.

Councilor Committee Reports and Comments:

Everyone welcomed Bob Grover to the Board.

Supervisor Comments: None

Engineer Comments:

Mr. Hoy said the detour on Connors Road is in place while the culvert repair is being done.

Mr. Hoy said he is working on bid documents for the new pavilion and expects they will go out in the next couple weeks.

Attorney Comments: None

057-23-000 MOTION BY Mr. Grover, seconded by Mrs. Van Der Water, to adjourn to the next Regular Town Board Meeting on March 15, 2023 at 7:00 pm.

Mr. Grover – Yes, Mrs. Sullivan – Yes, Mr. Hulchanski – Yes, Mrs. Van Der Water – Yes, Mr. Tupper – Yes, Ms. Sabin– Yes

Motion Carried & Adopted

Meeting closed 7:54 pm

Respectfully submitted,

Lynn Precourt

Town Clerk, Dated: 3/2/23