



TOWN OF VAN BUREN  
7575 VAN BUREN RD.  
BALDWINVILLE, NY 13027

Ph. 315-635-3604

Fax 315-635-8247

[www.townofvanburen.com](http://www.townofvanburen.com)

March 11, 2025, meeting of the Van Buren Planning/Zoning Board, held at the Van Buren Town Hall, 7575 Van Buren Road, Baldwinsville, New York was called to order at 6:00 pm.

Those present joined in the Pledge of Allegiance to the Flag.

Roll Call:

Present

Mr. Roger Roman Present

Ms. Jesse McMahon Present

Mr. James Bowes Present

Mr. James Virginia Present

Co-Chair James Schanzenbach Present

Co- Chair Mark Budosh Present

Absent: Mr. Claude Sykes

Also Present:

Paul Smyth, Town Attorney

Jason Hoy, Town Engineer

Mrs. Wendy Van Der Water, Town Supervisor

Mr. Tim Ganey, Codes Enforcement Officer

Mr. Thomas Fuzia, Deputy Code Enforcement Officer

Ms. Kim Vandemark, Codes Clerk

**MINUTES**

Motion by Mr. Roman, seconded by Ms. McMahon, to approve the minutes of the February 11, 2025, as published. Motion carried unanimously.

**SITE MODIFICATION TO EXISTING SITE – CENTERLINE COMMUNICATIONS T-MOBILE, 2116 WARNERS RD, WARNERS, TAX MAP ID# 047.-03-55.0**

Mr. Budosh mentioned that the first item on the agenda was Centerline Communications LLC, 2116 Warners Rd, Baldwinsville, Tax Map ID#047.-03-55.0 which is a carryover from the last meeting on February 11, 2025.

Ms. Airian Eastman, 48 West Academy St., McGraw NY 13101 was present to address the board. She stated that she was representing Centerline Communications, T-Mobile and they are looking to an upgrade the ground panel which is the same work that was done on that site before.

Mr. Budosh referred to the final comments from Onondaga Co. regarding the proposal to replace two existing antennas with four new antennas and a new main breaker and cables to be installed on an existing 6'x6' concrete pad. The County's recommendation was: No Position.

Mr Budosh asked the board if there were any more comments.

Hearing no comments all those in favor or against. No Comments.

Mr. Busosh motioned to approve the site plans that are stamped 11/25/24 and then revised 11/25/24. Stamped and signed on sheets G-001, G-002, C-101, C-102, C-201, C-401, C-501, C-502, E-501, E-601, R-601-612.

End of motion by Mr. Virginia, seconded by Mr. Roman, to approve site plans.

Hearing no comments all those in favor or against. No Comments.

Roll Call: Vote:

Present

Mr. Roger Roman	Yay
Ms. Jesse McMahon	Yay
Mr. James Bowes	Yay
Mr. James Virginia	Yay
Co-Chair James Schanzenbach	Yay
Co- Chair Mark Budosh	Yay

Approved

**SUBDIVISION-MARION GARDENS TOWNHOUSES, VAN BUREN RD,  
BALDWINSVILLE, TAX MAP ID# 31.8-02-01**

Mario Darrigo was present to address the board. Mario stated that he would like to buy the 2 acre partial from the town. He would like to subdivide it into two parcels from a four-acre lot to a 2-acre lot.

Mr. Budosh stated that the codes department will need to schedule a public hearing.

Mr. Budosh said that the subdivision is one lot turning into two lots. One 2.4 acre and the other 2 acre with one lot remaining in the Town of VanBuren.

Mr. Budosh asked if there were any comments.

Mr. Schazenbach asked what the Zoning is.

Mr. Hoy stated that it is Zoned R40.

Mr. Budosh stated that this doesn't need a 239 Review.

Mr. Darrigo stated that he is going to come back before the board to join the land back to its original size at a later date.

Mr. Budosh motioned for there to be a public hearing on April 8, 2025.

Motion by Mr. Virginia, seconded by Ms. McMahon, to approve the public hearing.

Mr. Budosh asked if there were any comments. No comments, all in favor.

Mr. Budosh stated that he and Mr. Schazenbach met with Dan Barnaba last week about a zone change request on the small lot at the intersection of Commene Rd. and Downer St. This was not approved by the Town Board. He drafted a new version of the R40 layout that now has 18 lots which originally had single-family homes with 25 lots, which is shown on the site map. Mr. Barnaba is looking for several variances. The second site map was a hand drawn version, R40 with no need for any variances and will have 12 lots which will consist of 24 unit/duplexes. There will be a condo HOA in place to maintain the private road and snow removal. There is also only one access to Commene Rd with nothing to Downer St.

Mr. Bowes asked if there would be a second fire access.

Mr. Virginia asked if there would be a zone change to R20.

Mr. Schanzenbach mentioned the 40,000 sq. ft. minimum on the lots.

Mr. Virginia stated the need for variances on all 18 lots and that's why there would be a Zone change needed.

Mr. Budosh asked everyone to review and relay any comments to him and then he and the Town Engineer, Jason Hoy will speak to Mr. Barnaba.

Mr. Budosh asked if there were any other questions. He also stated that he sent out a revised parcel layout for Marion Garden Townhouses on both phases which will provide access to both phases to attach to the main road. Marion Garden Townhouses will need to go before the Town Board before it can be referred to the Planning/Zoning board.

Mr. Budosh asked if anyone had any final questions and motioned to close the March 11,2025 meeting.

Motion by Mr. Virginia, seconded by Ms. McMahon.

Mr. Budosh asked if there were any comments. Hearing no comments all those in favor or against. No Comments.

Meeting Closed at 6:16 pm

Respectfully submitted,

Kim Vandemark

Town Clerk

Dated: 03/11/25