



TOWN OF VAN BUREN

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Zoning / Planning Board Regular Meeting

09 January 2024 6:00PM

Next Zoning / Planning Board Meeting: 12 March 2024.

6:00 p.m.

Call to Order

Pledge of allegiance

Roll Call

Mrs. McMahon

Mr. Virginia

Mr. Schazenbach

Mr. Budosh

Chairman Budosh: Chair entertains a motion to approve the December meeting minutes.

1st Schazenbach, 2nd McMhahon

Approval of minutes:

Chairman Budosh: First item on the agenda, Hasselmeyer Property on Kingdom Rd. Subdivision of 2 lots on Kingdom Rd & Perry Rd. 042.-01-08.1

James Liden/Surveyor - Subdivision approved previously. 26 acres subdivided into 2 lots.

Chairman Budosh: We cannot take any action on this tonight. We are opening this project up public hearing for next meeting.

Chairman Budosh-Questions if property will be subdivided in future. Purpose of board is to try to plan ahead and not have to come back to keep subdividing property.

Chris Battaglia/owner of current property, 133 Hillcrest Rd, Syracuse, New York 13219 - Buyer of larger lot is the Miller house. They just want the remaining property for protection of their existing lot. The buyer of the second lot plans to build a house with no plans for further subdivision.

Chairman Budosh: We will schedule public hearing. Chair entertains motion to schedule a public hearing for this property, minor subdivision of 2 lots for 02/13/2024. End of motion.

1st Mr. Schazenbach, 2nd Ms. McMahon.

No additional comments. All board members in favor.

Carried.

Chairman Budosh: Next item on the agenda: Minor subdivision of 2 lots. Taco Bell Subdivision located at 2220 Downer Street Road, Baldwinsville New York, 033.1-04-02.2

Scott Shearing-Bohler Engineering 70 Linden Oaks, Rochester Ny. A couple of years ago we went through the permitting process to develop the location where Taco Bell, Think beyond the Bun is located now. We are now just tying up loose ends, and now that leads us to this subdivision. Our surveyor crew is creating an as built. I spoke with Chris, the codes officer, regarding an as built plan with descriptions needed per the town's code. We are discussing the breaking off of a .96 acres size. 5.5 acre lot altogether. Taking out just under 1 acre. We are checking into any zoning complaints or issues, and to see if they were aware of what rules and regulations were. I am also catching up on details from original approval.

Chairman Budosh: How will you gain access to roadway, and do you intend to put a new curb? Scott Shearing: Our role here with the owner is just for this subdivision. That is the scope of their service.

Mr. Schanzenbach: How much is the frontage of the property?

Scott Shearing: 40' of frontage.

Mr. Schanzenbach: Do you have any knowledge of any future plans for development by your client?

Scott Shearing: I am unaware of any plans for future development of either of the plots at this time.

Chairman Budosh: This subdivision. Will need county review. Will need public hearing. Jason Hoy (Town Engineer): Noted a right of way by NYS DOT located west of the property.

Chairman Budosh entertains motion to set a public hearing for Downer Street, subdivision to 2 lots for 02/13/2024. End of motion.

1st Mr. Virginia, 2nd Ms. McMahon.

Any comments? No comments. All board members in favor.

Motion carried.

Chairman Budosh: Next meeting we will take care of SEQR and possible approval.

Chairman Budosh: Next on the agenda: Zone Change from R-40 to PUD for development of subdivision at Crego Farms 034.-03-01.1

Scott Freeman: Keplinger Freeman Associates LLC, 6320 Fly Road, East Syracuse, NY 13057 - Comprehensively taken list and provided documentation. Outline of items that need to be addressed to obtain referral from zoning board to refer to town board.

Scott Freeman – Negative Delineation - No major changes.

Chairman Budosh General outline to road systems - document showing public/private roads. Road 4 should be private. North of Road 1 should be private, everything else should be public. The developer is responsible for maintenance of private roads.

Scott Freeman- The interior open spaces shown here on the documents showing this, is unchanged from the last iteration.

Drainage system - Ed Reed/Civil Engineer - Site plan documents showing drainage system. Soil type A. Basically same as last time he was at meeting. Entire site will be attenuated for peak flow. Phasing questions. Storm water facilities are built in coordination with phasing. Working with DEC when permitting starts, works with them.

Soil favorable for drainage and construction. Web soil map. Will be monitored for filtration. Want to make sure there is no water in any buildings or houses. Build retention system and slow release back into flow system if necessary in future.

The ties to the community at large regarding transportation, water supply and sewage disposable. We have and provided letters from OCWA and WEP letters. Drawings to show as well. They were provided to the code enforcement office a week ago.

Scott Freeman: in regards to the Walgreen's property. We are in discussions with their attorney. Town Attorney Nadine Bell and Chris Freeman. Attorney Bell: We will need to know what site is and what needs to be done. Before the proposal is referred back to the town board. The town board needs to know what you have and do not have done.

Chris Freeman 3 types of properties: 1. Property within the right of way. Documents to show this. County guidelines. Moving sidewalk, traffic pattern. Need design work before approaching Walgreen's. Back checking who owns what, water (OCWA) on Walgreen's property, traffic signal (DOT) on Walgreen's property. Curbing, sidewalk, permission with Walgreen's. Before draft agreement, need to work everything out design before going to Walgreen's. 3-step permit. We have documentation from Marty Voss, at the county, expressing the county's support for this project. For Traffic engineer (Doug?) we are looking into hiring a specialist. Would put engineer drawings together. We are not there yet, once we are. We will then approach Walgreen's. We need to be sure what the transition will look like, will it need an impact island and if the transition will affect the property north of Walgreens. Walgreen's might not be only consideration.

Chairman Budosh: You have to consider will there be interaction with town and county roads. The county has portions of the Crego property that they own, the town owns a parcel northwest of the Crego farm. The county is going to force the issue, that to be able to relocate existing signal pole. Whether it be by easement agreement or purchase of the property outright. My gut says the county will need that property purchased outright. County will expect that the developer is going to purchase property from Walgreen's, to install new traffic signal. The new signal will need to be big. An easement may not cover it,. That will most likely lead to the purchase of property from Walgreen's. Contractual agreements need to be done. This board, I will need support showing documents showing your conversations with Walgreen's.

Brandon/Brolex. 5912 Norh Burdick Street, East Syracuse, New York 13057. I spoke with Walgreen's corporate relations person. They don't actually own the land, It's a land leased property. I can provide document from Walgreen's. The owner is in somewhere NJ. The owner said to send him a purchase offer. I spoke with my attorney, Chris Danaher. I don't know what he's drafting and If owner is amenable to selling piece of land, Walgreen will need to approve. I have only verbally talked to owner in NJ, but will send emails from Walgreen's.

Chairman Budosh - First point of business when referred back to town board, before any site plan review, this has to be item number 1 on agenda, figuring out Walgreen's issue. Brandon, you need to get Doug on this ASAP.

Atty Nadine Bell - Has emails from Atty Danaher. Question of easement, relocation of curbing. Her perspective and town perspective consent required from Walgreen's. Temporary

easement. If access to the site will be changed, they may need to change Walgreen's site plan. Documents showing issues being talked about.

Snow storage (based off tax maps), to relocate curb and 11" turn lane, hopping over highway boundry, may need strip fee taken to get curb in. Can't install curb outside county property. Sidewalk may need to be moved for snow shelf. Documents showing this.

Part of Crego Rd already on Walgreen's property. Atty Danaher asking if there's there documentation existing permitting this. Not aware of documentation, but it may exist. Done in 2006 or 2007. Will need to figure this out.

Expansion of Crego road into Walgreen's. Need Walgreen's owner to re-convey title to town. Need abstract review. Mortgages on property will need to be taken care of. May be a 12-month process. Scott will move this to number 1, he had as number 2 on his list, he had soil as #1. They can be taken care of simultaneously.

Jason Hoy (Town Engineer) brought up when design for corner is complete, there may be a need for a larger traffic pole. Relocation of traffic box signal, traffic pole. Easements will be Onondaga county and the town. Sanitary system. Water on one side, sewage on the other side of road. Utilities coordination. Need permit from county.

Location map showing zoning and ownership of abutting land. Documents showing this. Unchanged since last meeting.

SEQR documents, minor revisions made and submitted in portal.

Evidence of existing and future community demand for proposed uses. Documents showing this. Need for housing.

Marketing analysis: Brandon/Brolex Premicron announcement showing needs for housing shortage in Onondaga County for multifamily occupancy rate in northern suburbs. Vacancy level is 2% now. Mr. Simpson, Center State CEO talks about population growth of 125,000 over 25 years in county. Going back to the 80's and 90's with New Venture Gear and Carrier in area, 2000 building permits average for single family, 750 now, spiking up to 3000 starting beginning of 2025. Need for patrons in our community now and future patrons. Can get to a lot of areas quickly. 15-18 minute drive to Micron site, people will enjoy TOVB and B'ville school district. Will enjoy living here, more than living in the Town of Clay. 500 - 600 homes in Town of Clay annually, expected between another 50 - 100 homes built yearly in surrounding towns. 10 a year here before Micron, here with different price points. Price points will drive absorption rate. May be better with entry level homes. Chairman Budosh to Brandon - Have you had conversations with school district. Yes. He spoke with them. No concerns from school district. Superintendent said school district attendance is down over 1,000 over the last 16 years.

Mr. Schazenbach: Brolex was going to commission a market study. Has that been done? No, it hasn't. Every vendor will require appraiser to go around market place. It's publically

documented the need for housing. Need to balance it out. Thought that box still needs to be checked. Treybrook built slowly. How do you explain that veruses high need for single family homes? Only on phase 2A there. 42 town homes built, 85 total, 50% done.

Brandon Jacobson; our hope is by Q3 is to be able to do more. 11 lots still available with 2 permits to submit. Treybrook had multiple internal challenges and COVID. Seeing more practical stuff requested. Next 2 permits are 2000 sq ft. No shovel in Crego in next 12 months. Gives them time to build out Treybrook while working on Crego. Possibility of having others build houses in Crego, maybe Ryan Homes.

Brandon Jacobson: We know Brolex cannot do it all. With Treybrook we had a steep learning curve on some projects. Excelled at some projects. We will hire 3rd partners to help we have worked with Heuber Brewer. Heavy equipment sector to help with projects. Will have to team up with other companies, 8-man crews cannot do it all.

Brandon Jacobson: Looking at all of this there is evidence of this proposal being compatible with town's comprehensive plan. 3 goals for residential areas: 1. High quality living environment. Apartments, houses, town homes, 3 different markets. 2. Protection and improvement of desirable character and identification of existing residential neighborhoods. Made it its own neighborhood. Lots of green space. 3. New residential development appropriately located with offering quality design and open spaces. The basis for these goals outlined in comprehensive plan on assumption the number of households will continue to increase modestly. Suburban development will expend. Infill development. Not going outside, connecting 2 roads. Adheres to surrounding neigh hood character. Apartments, homes, and townhouses provides diversity of housing options and accommodates many housing types and costs for community. Different price points is a strong assest.

Scott Freeman: General statement- showing how open space is to be maintained and used. Documents to show this. Monthly mowing, biannually trail maintenance. Overflow points and storm easements, shared access, walkers can come back into green spaces. Homeowners will mow on easement to National Grid property. No HOA mowing. Homeowners can't put anything back there, but will mow. Talked to National Grid, changed roads to be perpendicular. Specific requirements for crossing. Crossings for roads and utilities need to be perpendicular. Grading will be considered in right of way areas. Underground utilities at north end. Had surveyor out there measuring sag. Roads moved to account for sag.

Chairman Budosh: Have there been conversations with the gas company. Scott Freeman: No. Pam will assist with that coordination. She'll help find a point of contact. Maintaining under easement with National Grid will be decided in the future. Find out what internally their policies are for maintaining. Starting with big items. They know what the town is looking for, for a well-maintained community. Keep in mind emergency services. Town of Clay mows Park Central. Lawn mowing and snow removal by Brolex. Scott Freeman with Atty Bell on storm water agreements. Later access points. Work with Jason and Nadine. Brolex has maintenance staff, leasing staff. Reservations about architectural areas with deed restrictions. Buyers need to be made aware.

Scott Freeman; In regards to Phasing: 2 phasing documents. Design timeline. Field testing. National Grid, road, utilities, crossing. Easements, legal, Walgreen's. Storm water. 5 months for storm water. Water, sanitary, storm. Everything rolls in together, concurrent process. Site will require ____ design. Permits will be the usual ones, OCWA, DEC, etc. Road design. Finalize permits 1/25. Coordinating with fire department.

Chairman Budosh: As long as loop, FD is ok with updated plan. More coordination with FD will be needed. Change Hunter Dr, closed off and looping anterior. Town homes in 1 phase. Brandon Jacobson: Brolex now owns Crego property We are the proud owners of the property. Chairman Budosh: What about 8 acres of town property?

Brandon Jacobson: The contract was in place years ago, I am willing to honor it. There is an extension that has expired though.

Scott Freeman: Water supply letter. Checked off last meeting.

Correction in SEQR.

Chris Perdue: Fire protection is provided by Northwest Fire District in mutual aid with Warmers Memphis, emergency medical by Greater Baldwinsville Ambulance Corps and Onondaga County Sheriff's.

Brandon Jacobson: There is evidence demonstrating our other projects have gone well. Our project in Cicero. We are excited for this. General concerns with other developments in town. Learned a lot from Treybrook. 2-phase approach in Treybrook. 1 road left.

Conversation with NYS DOT on traffic study. Worsening of interchange from 690 onto 31. Get to the bottom of what NYS DOT future plans are for interchanges. Dave Roth. Conversation to figure out comments on traffic study. 1 remaining item will be continued conversation with NYS DOT to get their opinion.

Scott Freeman: Thanks for portal. Helpful tool.

Chairman Budosh: Any comments from the board: Missing 3 board members that have vital part in this process. No vote tonight, only 4 members. February vote for positive/negative referral to town board. Made a lot of strides and provided a lot of info. Need another month to look at all info. Need emails to put into files.

Chairman Budosh: Any comments from Nadine, Jason or Chris? No. Anything else from the board? No.

Chair entertains motion to close meeting. 1st Ms. McMahon, 2nd Mr. Schazenbach. Motion carried.

Meeting ended at 7:45 p.m.