



TOWN OF VAN BUREN

7575 VAN BUREN RD.
BALDWINVILLE, NY 13027
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www.townofvanburen.com

Zoning/Planning Board regular Meeting

March 12th, 2024

6:00p

6:00 PM

Call to order

Pledge of allegiance

Roll Call

Mrs.-McMahon Present

Mr.Virgina Absent

Mr. Sykes-Absent

Mr. Roman-Present

Mr. Bowes-Present

Mr. Schazenbach-Present

Mr.Budosh- Present

Budosh-Meeting minutes-no comments on February meeting minutes. Chair makes motion to approve the February meeting.

Schanzenbach-First

Roman- Seconded

Approval of meeting minutes for February 6th 2024.

(032.-06-09) 7431-7439 Canton St, Baldwinsville, New York 13027 Residential Use Variance

Joe Cavender-450 South Salina St, Syracuse NY, 13201. The intent of tonight's meeting is to get approval of a site plan of a non-approved structure, the intended use is a pickle ball court used mostly in the fall and winter months, here with me tonight is Chris Moreland the owner. The structure is roughly 8,500 square feet, has air condition and no restroom. The occupancy rating is 145 which translates to towns codes, we will start with parking. The existing places on the map are not surveyable. The most efficient way of parking to meet code requirements is a 10x20 stall. There 72 spot which serves the restaurant, golf course which 2 vehicles per hole, the course is a nine hole course, and the two apartments with 2 cars per unit. There will be 104 due to codes requirements there is no expandable property to make the



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additional spot so we have to clear the neighboring lot owned by Chris Moreland, and it will need to be subdivided to one parcel make the additional lot, curb cut and provide a access path to add ADA. The topography, swppp, drainage and site plan will be ready for the next meeting, if the topo is received in time. The main drive here the parking.

Budosh-Where is additional parking going to be located? How is this going to work?

Canvender-We are creating a reduction, we are providing county standard curb cut and setbacks.

Schanzenbach- Does this exist right now?

Cavender-No, wide open access. It's a multiple dual way, the standard county is 22 and we want to see them as a 24 so we want to bump it up a little bit. We also need to show you the ADA parking as well, we will have an egress path, slopes and services to get to the proper entrances and those result in a reduction in the parking. The rental property will remain the same, with identifiable spaces.

Schanzenbach- Are these spot show existing or are the predicted what you can fit?

Cavender- Going to the north, this lot could really serve as a dual entry and exit given the topography, something for the county to consider. The speed rate and site distances this really only needs a single access. We have the opportunity to sheet flow this property and properly treat it with proper pest management with DEC with pending geo technical results and studies. We do recognize we have NWI wetland interfering with development plans to push those further to the west, egress from the lot this is facilitated with a Concrete or stone path for ADA accessibility standards for a sloped walk and elevated walk way. We chose to not show any accessible spot today because any able body persons will be primarily using the pickle ball facility understanding the codes we can modify the rental and restaurant facility. We are providing required bumper per town code on plan due to use joining residential zone and agricultural use zones, but on resident R-40. The overall drainage is from the gold course through series of ponds discharging to the wetlands, and through culverts that are county.

Schanzenbach- Is this lot paved or gravel?

Cavender- I am going to defer Chris.

Moreland-We are going back to different substrates, but now I would say gravel, but we are open to different substrates.

Budosh- You will have to pave this section.

Schanzenbach-What is the requirement from county for the paying setback?

Budosh- 50 feet from the center line.

Cavender- We are planning to pave to the drive way of the property, subdivision the building expands multiple properties lines, that really secondary to the fact. This use of the parking we want to maintain. We are thinking of a subdivision in the process of the site plan approval.



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Budosh-Just so everyone on the board knows, this is all an R-40 zone, lots both within R-40 residential use with our approval, we are going three fold with a special use permit, subdivision combining two lots and overall site plan approval. We will have to call a public hearing for the subdivision and it will have to go to county. We need a swppp, lighting plan, drainage, traffic memo, topography.

Bell- Is there signage purposed?

Cavender- No.

Perdue-Yes on the sign of building and it very big.

Schazenbach-Does it meet codes?

Perdue- It does.

Budosh- Comments?

Schanzenbach-Why are the drive ways so close?

Cavender- Once we get topo we can get a better idea of everything we did this based off a walk of the property.

Budosh- Is there a way to have an enter and exit.

Cavender- it will cut our parking but maybe with topo we can find a solution to that.

Schanzenbach- Is that train ADA approved.

Cavender-Yes.

Perdue- The fuel tanks are there, they are right next to the trail.

Cavender-There is 25 feet of space between the trails and tanks.

Schanzenbach- Are the apartments are grandfathered in?

Perdue- NO, it need a change of occupancy inspection.

Schanzenbach-are they occupied?

Moreland-As it stands it's occupied on bottom floor and I am there every day.

Perdue-The easiest thing to do is an inspection and it will solve the issues with the board.

Schanzenbach- What are hours of operation?

Moreland-7A-9P.

Schanzenbach-Is it generating any noise?



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Cavender-it's very well insulated.

Roman- Has there been a test?

Cavender-No.

Schanzenbach- What's the intended parking?

Cavender- I can't predict human nature. But we think an able body person will person would be able to get in and out.

Budosh- As long as you have the requirement spots.

Schanzenbach- Is there lighting on egress path?

Cavender- Yes there will be lighting.

Schanzenbach- Is there intent with tournament?

Moreland-Our end goal is to open overflow from the YMCA.

Cavender- The primary use months are fall and winter.

Budosh- Are there any other uses in the future?

Moreland- Wedding, We really wouldn't do anything inside in the summer.

Budosh- We might really want to think about rezoning in the future.

McMahon-The 1.6 acres incompanes for the proper acreage.

Cavender- We accounted the disturbances, for the construction.

McMahon-The grade on proposed lot is really close to the other lot.

Cavender-This is really of a high point it drops off to this drainage ditch, we did recognize it and we planned with the code with the landscape buffer in the code.

Bowes-How are the parking stalls going to be identified?

Cavender- Staggering and we can do a study.

Perdue- Is the driveway big enough to fit an apprentice?

Cavender- It can fit the biggest that they make with a 20 foot clearance.

Budosh-Any other comments? Chair entertains to schedule a public hearing for (032.-06-09) 7431-7439 Canton St, Baldwinsville, New York 13027 for the April 9th 2024 planning and zoning board meeting.

McMahon –First.



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Schanzenbach- Second.

Budosh-Any comments-None.

Budosh-All those in favor?

All Present- Approved

Budosh- Chair entertains to send initial package to Onondaga County planning before their next meeting

Schanzenbach- So Moved.

McMahon-Second.

Budosh- Any comments-None.

Budosh-All those in favor?

All present-Approved.

Budosh-Next Item on the agenda.

(031.2-02-07.0) 411 idle wood Blvd, Baldwinsville, New York 13027 Residential Area Variance

Scott Anderson-411 Idle Wood Blvd, Baldwinsville, New York 13027. We are look to replace the fence we believe this is the same fence that was placed when house was built, this front area on the front of house will be the exact same style fence as it is now, but on the back side we are looking to do privacy fence along where that road is, the road was build there last year and since then we have been having issues with the school students harassing our dogs.

Schanzenbach- is it five feet?

Anderson- it's going to be five foot vinyl with a foot topper.

Schanzenbach- We should say six?

Bell-Yes it very specific.

Budosh- If this access road was built you wouldn't have issues, what about the set back?

Perdue-There is a 5 foot set back the fence is now at 18 feet.

Bell- So they only need relief for the height?

Perdue-Correct

Schanzenbach- The new fence is going where the old fence is

Anderson- Yes, I might have to move the fence in a couple inches.



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Budosh- We will have to get a survey done and have to do a public hearing.

Schanzenbach- The fence in front will remain the same height and it will be chain link

Anderson- Yes that is remaining at 4 Feet and the back side is what is going to be privacy fence.

Bell-This would be a type two SQR, no SQR is required.

Budosh-Any Comments?

Budosh-Chair entertains motion to schedule a public hearing for (031.2-02-07.0) 411 idle wood Blvd, Baldwinsville, New York 13027 Residential Area Variance. One Comment the meeting will be on schedule for April 9th 2024.

Schanzenbach-Moved.

McMahon-Seconded.

Budosh- Any Comments-None

Budosh-All those in favor?

All present- Approved.

Budosh- Chair entertains motion to close March 12th 2024 Planning and zoning board meeting

First-Machon.

Seconded-Schanzenbach.

Budosh-Hearing first and second, any comments? - None

Budosh-All those in favor

All present approved.



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