



TOWN OF VAN BUREN

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Zoning / Planning Board Regular Meeting

13 February 2024 6:00PM

Next Zoning / Planning Board Meeting: 09 April 2024.

Pledge of Allegiance

Roll Call: Ms McMahon

Mr. Sykes

Mr. Roman

Mr. Bowes

Mr. Schanzenbach

Mr. Budosh

First on the agenda: 042.-01-08.1 Kingdom Rd & Perry Road 2 lot Subdivision Public Hearing / Proposed approval

Chair entertains a motion to enter motion to enter a Public Hearing:

First: Sykes Second: Schanzenbach

No Comments None Against

Public Hearing:

Representative: James Liden: 37 First Street, Camillus NY; just dividing a 25.41 acre into two lots. This was previously subdivided in the last year.

Chairman: Question: Knowledge of future development

James: None to my knowledge

Chairman: Comments: None

Chairman motions to close public hearing

First: Sykes Second McMahon Apposed: None

Public Hearing Closed:

General session: James Liden 37 First Street, Camillus NY Minor subdivision of 25.41 acre into two lots.

Chairman: Thank you any comments

Schanzenbach: Questions about DOH for stamp of approval

Nadine Bell: Provides clarification that a note for approval and signed plans is necessary

Chairman: Any other comments; Question for Signed Mylars / Plans

Christopher Perdue: We do have a signed and stamped plan:

Chairman motions for town to act as lead agency for SEQR: Uncoordinated, Unlisted action Negative declaration

First: Sykes Second: Schanzenbach Apposed: None

Motion Carried

Chairman: Park fees?

Chris Perdue: Paid

Chairman: Motions to approve subdivision for site plan dated 12/ 17 /2023 by JRL land Surveying

First: Sykes Second: McMahon

Vote: All Approved

Chair entertains motion for Public Hearing:

First: Roman Second: McMahon

No Comments None Against Carried:

Public Hearing:

Representative: Sam Burden Bohler 17 Computer Drive West, Albany, New York; Minor subdivision of .9acre Subdivision. My colleague Scott Shearing Continuing the conversation. Working with Onondaga County on their subdivision filing process, County DOT, NYS DOT, and Department of Health. No comments or questions from them. This is a pretty straight forward. Process, looking to close public hearing and get approval for Subdivision

Chairman Comments for or against: No comments

Chairman Motions to close Public Hearing:

First: Roman Second: Schanzenbach

No Comments: None Against Carried:

General Session:

Representative: Sam Burden Bohler Engineering 17 Computer Drive West, Albany, New York;

Chairman: Question: Proposed development on that property any changes?

Burden: Potential path sites, interest. However, nothing at the point of site plan application. Just starting the marketing process.

Chairman: Access agreement is needed, any movement?

Burden: That will come with site plan review, and response from Onondaga County DOT, jurisdiction boundary. Working with Region 3 as well as Onondaga County. Will work on a shared access agreement.

Schanzenbach: Concern is that there will not be a driveway.

Burden: That may be possible, at that time they will look at the site distance for any driveway. They will issue a letter stating what is allowed. We have to follow their process.

Nadine Bell: They still need subdivision approval that needs access. Recommendation of a conditional approval of the execution of access agreement.

Burden: Is that not part of site plan approval.

Schanzenbach: If we do a conditional approval and they do not come back for say 5 years, does that conditional approval hold up?

Nadine Bell: No you set a time frame for them to provide the access agreement.

Sykes: What about the rear property:

Burden: Nothing at this time. No plans, nothing proposed

Sykes: In the past the board has required a master plan

Chairman: Agreed, that did fall through the cracks on this, is that back parcel still part of the plan for Taco Bell?

Burden: Yes, we would have the remainder 4.5 acre parcel, I cannot speak for the applicant. They are proposing that. However, anything would go through the same site plan/ subdivision application process.

Chairman: The applicant should come in and share what the whole plan is for the entire site.

Burden: I will share that with the applicant.

Sykes: I am concerned about the impact future development might have on your sight access agreement. That is why we would like a master plan.

Chairman: Any thoughts on holding off for a master plan

Sykes: Overall concern for shared access and any impacts on Sun Meadows development.

Nadine: This is a concern for all municipalities on piece mill. Town is in a better position to demand a master plan for Site Plan vs subdivision. For your client you want to prepare them for the scope of a master plan for future development.

Sykes: If this can be picked up on site plan, then I have no concerns for approval today.

Chairman entertains motion for town to be lead agency of uncoordinated for an unlisted action for 2220 Downer Street Road, Recommendation for a negative declaration

First: Schanzenbach Second: McMahon Comments: None

Approval: All Against: None

Chairman entertains motion for approval of Minor Subdivision 2220 Downer Street Road, Baldwinsville, New York 033.1-04-02.2 with conditional approval of an access agreement be in place within 90 days of this approval- based on plan developed on January 23rd 2024

First: Sykes Second: Schanzenbach Comments: None

Approval: All Against: None

Approved

Chairman: R-40. Zone Chang to PUD for development of Subdivision. To include 158 town homes, 3- 36 unit apartment buildings, and 94 single family homes

Scott Freeman 6510 Emily Lane: Kepler Freeman Landscape Associates Landscape architect, Civil Engineering. Recap from last time.

School study provided by Brandon Jacobson

Item 2: Loso Housing study- Correspondence on preliminary emails by Brandon Jacobson submitted.

Item 4 - Updated public and private roads graphic.

Chairman; Documents were submitted about 2 hours ago, and have not had much time to review. Most of this will be off of documents submitted from the previous Planning Board meeting

Representative: Chris Danaher 1 linden Lane, Fayetteville, New York; addressing issues; Widening and impact to driveway/ street in front of Walgreens. What agreement should be in place and should be looked at further into this process. This should be a condition of site plan. I can present it now, it just present questions that we don't have answers yet. This is detailed engineering that we have not looked into yet.

Sykes: Can we look at Walgreens for approval for Grego Farms site plan approval

Nadine Bell: It would be a condition, it will not be within the site plan because it will be down the road.

Sykes: I believe there will be more impacted than just Walgreen, the attorney will be impacted as well, and that turning lane will be further down the road.

Freeman: We have to do all of this at the same time. We can't answer this in a sentence or an email.

Sykes: That statement is why I am reluctant to vote on this tonight.

Danaher: As we go forward, is there going to be different design issues that need to be dealt with along with them. We don't know what they may be at this point.

Sykes: You are making my point for me.

Danaher: It is a recommendation and a referral at this point. Then we are getting into more detail and more design. Then we will address it.

Freeman: We need construction designs that are approved by Walgreens, DOT, DEC, town board, public comments,

Chairman: The biggest concerns. If this gets referred to the town board, whether it be positive or negative recommendation. I made it very clear that the first order of business on your site plan development, has to be this interchange. If it's not and that interchange does not end up working. This whole site plan goes away.

Freeman: That's agreed and on our phasing plan. We are agreement.

Chairman: Understood. We just want to make sure that we are making it as heightening and aware as we can. We have been talking about this widening for a year now. There is no reason a traffic engineer could not have taken a better look at the widening of the ramp and figured out what impacts it would have had. I am a traffic engineer as well, just so you know. They could have laid this out relatively easy for the county to take a look at it. A batter plan could have been placed in front of Walgreens to take a look at it as well.

Freeman: I understand what you are saying. We have to take a look at the water on the side of the road. Designed the sanitary system and we would like to look at it holistically. We did invest in updating the survey. There is a lot a design time with civil engineering. We understand that it is not at the highest level that I could be better. There are multiple arteries to this project. This is the main artery, the second one is the easements. There are no short cuts to this project.

Chairman: is there anything else that you wanted to present? I have questions, the board has questions.

Freeman: No we are ready to go

Chairman: We spoke to NYS DOT- Region 3. There is a project to start installing traffic signals at the two interchanges. I have a copy of the county wide plan for signals. They are going to construction this year into 2025. That being stated, the traffic impact study provided will need to be updated based on what the new existing conditions and background information. Just wanted to make that aware.

Chairman: Are there any movements on the town lot, The 8 acres in the back section there.

Brandon Jacobson: 5912 N. Burdick Street, East Syracuse, New York. We spoke with the previous town supervisor to revamp the contract.

Schanzenbach: Is there a current contract?

Danaher: There is a contract, the approximate contract is on or by, and that doesn't mean there isn't a contract.

Sykes: On the original town board meeting minutes states by March 1st

Danaher: I don't know the date but it was on or about. In New York...

Chairman: The original date was 2021so...

Danaher: That doesn't change the contract. We are still under contract

Nadine Bell: Town board met last Wednesday. I have been asked to prepare a "Time is of Essence letter". The applicant did not know that because the letter did not go out. What that means is that by March 1st you need to close or the contract is void.

Schanzenbach: Does that mean... Can we vote on a referral if they do not have it? If there is any question that it is under contract?

Nadine Bell: They have the opportunity to buy it, when they get the time of the essence letter. They have the opportunity to cure... well close.

Sykes: I have a little reluctance on this matter. What if the developer decides that they do not need your 8 acres? We are sitting here having approved the project and we have a land locked parcel.

Danaher: You are not approving the site plan or the PUD. You are making a recommendation to the town board for the PUD

Nadine Bell: The recommendation would specifically reference concept plan. If the concept plan changes, then the referral is not valid.

Chairman: I will open this up to anyone else. Question? Comments?

Schanzenbach: Are we moving toward the vote

Chairman: I am hoping to

Schanzenbach: Brandon the plan has not changed here, correct?

Freeman: Just the public and private road, we added a public road and couple of private.

Sykes: There is one lot, next to the Comstock track next to the Crego house. There is a house now showing

Chairman: That was supposed to remain green- Lot 29

Freeman: We will make it green

Jacobson: We need it for storm water

Conversation concerning storm water and lot size / property

Sykes: There has been problems on that lot carrying water across the road. We do not want to see that aggravated.

Freeman: I get it. I worked on Harbor heights Dan Martin. We know what to do.

Schanzenbach: We received the market study – what other piece did we get

Chairman: Nothing new. The biggest thing we received was the initial emails between several different Walgreens employees shoveling them back and forth to different departments.

Jacobson: Explaining the emails and market study.

Schanzenbach: The base information pointed in the right direction. The school information was shocking and we were waiting to see something like that for a while.

Jacobson: According to the school, they have 1,000 less students than 50 years ago.

Schanzenbach: I don't have any other comments

Chairman: Anyone else? I want to speak for the general public. We have reviewed several concerns. We appreciate the letters and concerns. I have personally reacted and spoken to board members myself and taken them into consideration. We are a long way to a shovel being put into the ground. This is just a referral back to the town board. We are a long ways away from a site plan approval. There is a lot engineering that needs to be done: Storm water utilities, housing roads. The density of this is going to changes. Just because this gets refereed back to the town board that his project is a go by any means. There will be conditions and referral back to this board, then it comes back to the town board.

Chairman: Further explanation of the process

Chairman: The Walgreens intersection, the widening needs to happen. We all know it needs to happen. It will be a condition of the site plan, it will be one of the first ones. We are a long ways away. I am hoping that somewhat eases some of the concerns that people have. The developers have done a lot of work to get to this point. The concerns with access and cutting off movement to the adjacent property. That concerns has been satisfied, it was a huge stride and not a concern anymore. The concerns are at the forefront of the town.

Any further comments: Question: Can you express what the vote is today?

Chairman: There is going to be a positive vote or a negative vote. We are recommending to the board that the zone change goes from an R-40 to a PUD. Once the board goes through there process. If it is approved, it will go back to this board. Then we will get into the conditions of the PUD. James, do you have any questions.

Schanzenbach: Before this goes to a vote. To be clear; should this come back from the town board, the very first order of business is going to be this turning lane.

Chairman: Reads resolution 037-21-052

Chairman: End of resolution: Open discussion

First: Sykes Second: Schanzenbach

Sykes: Density too high, loose ends. But they can be worked out in site plan I guess

Chairman: Any other comments: No comments

Roll Call vote:

Ms. McMahon Yes

Mr. Virginia Yes

Mr. Sykes No

Mr. Roman No

Mr. Bowes No

Mr. Schanzenbach Yes

Mr. Budosh Yes

Chairman: So it is carried

Chairman: Motion to close the Zoning and Planning board meeting of 13 February 2024

First: Bowes Second: Schanzenbach

Meeting closed at 19:03 13 February 2024