

The June meeting of the Zoning/Planning Board of the Town of Van Buren, held at the Town building, 7575 Van Buren Rd, Baldwinsville, New York, was called to order at 6:05 p.m.

Those present joined in the Pledge Allegiance to the Flag.

Roll Call:	James Virginia	present
	Mark Budosh	present
	Jamie Bowes	absent
	Roger Roman	present
	James Ruddock	present
	Jim Schanzenbach	present
	Tony Geiss	present

Also Present: Nadine Bell, Attorney
Jason Hoy, Engineer
Dave Pringle, Codes Enforcement Officer
January Baker , Zoning Planning Board Secretary

MINUTES

Motion made to approve minutes as amended. Approved by Board.

PUBLIC HEARING- ALTEC INDUSTRIES, INC.- SPECIAL USE PERMIT- (IND A)- Herman Rd. Tax Map I.D. # 055-02-04.0

Chairman called for a motion to open public hearing. Motion made by Mr. Ruddock. Mr. Budosh seconded. No comments. Motion carried.

Mr. Tom Capozzi, Mr. David Carnie with Cushman & Wakefield/Pyramid Brokerage Company, Mr. Bill Morse, & Mr. Robert Fuemmeler from Altec, were present to address the board.

Mr. Morse discussed plans for the Special Use permit for light repair and maintenance of vehicles. He mentioned storm water infiltration, a lighting plan and building in an IND A district. Applicant also shared that there is greenery being worked on for the residential side. Discussed the previous site plan and the revisions made, rotating the plan to keep grades to the driveway. Run off reduction treatment was also discussed.

The chairman asked the public to speak. No person spoke at the public hearing.

Chairman called for a motion to close the Public Hearing. Motion made by Mr. Schanzenbach. Mr. Ruddock seconded. No comments. Motion carried.

ALTEC INDUSTRIES, INC.-HERMAN RD.-SPECIAL USE PERMIT TAX MAP ID# 055-02-04.0 VEHICLE SERVICE (IND-A)

Chairman shared comments from Onondaga County and recommendations for drainage and lighting plans to New York State Thruway.

Mr. Morse spoke on the storm water plans and the lighting were submitted to New York State Thruway. Applicant was told to also submit a statement to County that no run off drainage would be running toward County Roads and that Greenery is being worked on for the residential side.

Chairman states the special use permit is not subject to any conditions.

Chairman calls for motion. Mr. Ruddock called motion. Mr. Budosh seconded. Motion carried.

Roll Call Vote was declared. Votes as follows:

Mr. Virginia-	Yes
Mr. Budosh-	Yes
Mr. Bowes-	Absent
Mr. Roman-	Yes
Mr. Ruddock-	Yes
Mr. Schanzenbach-	Yes

Motion Passed.

ALTEC INDUSTRIES, INC. SITE PLAN-(IND-A)-HERMAN RD.- TAX MAP ID# 055-02-04.0

Chairman discussed Onondaga County's response to Site Plan. Mr. Hoy must complete review of the DOT plan, driveway plan, septic design, etc. Discussion followed.

It was stated that SEQR for Site Plan was covered on May 14, 2019. Mr. Morse stated that the plans were submitted to the town engineer for review and SWPP and lighting plan has been sent to New York Thruway.

Mr. Schanzenbach commented repositioning based on the residential area. In which Bill Morse then discussed in more detail that there will be a landscaping plan added to proposal. Mr. Schanzenbach also commented on the Jersey barriers being used, suggesting maybe guardrails to be used instead. Also a question of is there an access road to building. Mr. Morse stated that it is not used for vehicles, rather for equipment access. Changes for a gate will be made to plan.

Chairman calls for motion to recess Planning board portion for Public Hearing on 77 Cross Country Dr. Motion made by Mr. Ruddock. Seconded by Mr. Roman. Motion Carried.

PUBLIC HEARING- NOEL PECK & CHAD KING-77 CROSS COUNTRY DR.- TAX MAP ID# 33.1-07-09.0 VARIANCE FROM SECTION 200-72B FENCE OVER 3 ½' HEIGHT WITHIN FRONT YARD (PUD)

Chairman called for a motion to open public hearing. Motion made by Mr. Ruddock. Seconded by Mr. Schanzenbach.

Ms. Peck and Mr. King, of 77 Cross Country Dr., were both present at the hearing. Ms. Peck spoke first and shared her reasons for the application on the variance, stating they were on a corner lot, therefore essentially having two front lawns. The height restriction of 3 ½' was not ideal for the applicants' dogs, and/or keeping the problem of the coyotes out of said yard.

Mr. King then added his reasoning behind said variance. Stating that he was a police officer and that for privacy and protection purposes, a higher fence would be ideal. Mr. King and Ms. Peck added they are expecting a baby as well, and that their neighbor is on a similar lot as their home, and that compromises on height and lawn set back were made, and granted.

The Chairman asked for public to speak. No person spoke at public hearing.

Chairman called for a motion to close Public Hearing. Motion made by Mr. Ruddock. Seconded by Mr. Budosh. Motion Carried.

NOEL PECK & CHAD KING VARIANCE SECTION 200-72B FENCE OVER 3 ½' IN HEIGHT WITHIN FRONT YARD (PUD)

The Chairman states a review of the proposal. Discussion followed on effects on neighbors and alternative options. Followed up with a discussion on the applicants' neighbors, and file was pulled. Previous variance granted with modifications to fence height and lawn set back.

Applicants' agree to 4' high fence in front of property, and a 6ft pull back on lawn set back. No SEQR required. Chairman calls for a motion to pass.

Motion made by Mr. Schanzenbach. Seconded by Mr. Roman. Motion Carried.

PUBLIC HEARING FOR MIKE FLYNN-SUB DIVISION 6865 CANTON ST TAX MAP ID# 052.01-05.1 (AR-80)

Chairman called for a motion to open public hearing. Motion made by Mr. Schanzenbach. Seconded by Mr. Ruddock.

Mr. Flynn was present at hearing and spoke on plans for subdivision. Essentially, splitting lot into 4 parcels.

Chairman asks if there are any comments from the public. No person spoke at the hearing. Chairman asked for a motion to close public hearing. Motion made by Mr. Ruddock. Motion was seconded by Mr. Schanzenbach. Motion Carried.

MIKE FLYNN- SUB-DIVISION- 6865 CANTON ST. TAX MAP ID# 052.01-05.1 (AR-80)

Chairman began with Onondaga County comments for sub-division. Discussion on approval from DOT is still pending, as well as perk test still pending. Mr. Schanzenbach asked Mr. Flynn if the location has been staked. Applicant states yes, there are stakes. Chairman states a decision cannot be made until DOT approval.

ARROW SPACE-SITE MODIFICATION-2120 DOWNER ST RD TAX MAP ID#033.-03-15.0 (PUD)

Chairman reviewed the plan and county comments.

Joe Kiselica was present to speak on behalf of Arrow Space, discussing plans on site modification, revisions, and any corrections made. Mr. Kiselica discussed a run off reduction plan for a pond on site. SEQR was done for project on May 14, 2019.

Chairman informed Mr. Kiselica that a lighting plan and SWPP must be submitted to DOT before a final decision.

OTHER BUSINESS-

Chairman and Board discuss a meeting with Marion Meadows that was held earlier in the day. Went over plans for their condo proposal. No agreements were made at this time. Board members expressed their suggestions, comments, and concerns. Mr. Geiss will discuss revisions with Marion Meadows upon their next meet.

Chairman asks for a motion to adjourn. Motion made by Mr. Ruddock. Seconded by Mr. Schanzenbach.

Adjournment at 7:47 p.m.

