

The December 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	present
	Roger Roman	present
	James Ruddock	present
	Jim Schanzenbach	present
	Tony Geiss	present

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

MINUTES

Motion made to approve minutes as amended. Motion carried first by Mr. Scahnzenbach. Seconded by Mr. Ruddock. Motion Carried.

Adjourn to Public Hearing. Motion Carried first by Mr. Schanzenbach and seconded by Mr. Budosh.

PUBLIC HEARING-JORDAN PROPERTY SUBDIVISION-7472 WEST DEAD CREEK RD.- TAX MAP ID #043-03-04.1 & 043-03-04.2-AR ZONING

Mr. Edward Jordan of 7472 West Dead Creek Rd. was present to speak on his own behalf. Mr. Jordan explained plans to subdivide his property. He stated it is family owned property, between him and his daughter. Mr. Jordan stated they would like to divide off his property to add to his daughter's property next door, adding acres.

The Chairman asks for any comments from the public for or against the proposal. No Comments were made.

Motion to close public hearing made first by Mr. Ruddock and seconded by Mr. Roman.

JORDAN PROPERTY SUBDIVISION-7472 WEST DEAD CREEK RD.-TAX MAP ID #043- 03-04.1 & 043-03-04.2

Regular session begins with The Chairman reviews SEQR As an unlisted action and if it will be a minor or major subdivision. Mr. Geiss calls for a motion to end the review of SEQR. Motion carried by Mr. Ruddock and seconded by Mr. Budosh.

Mr. Edward Jordan speaks again on his behalf. Mr. Schanzenbach asked why surveyor did not include full drawing of Mr. Jordan's house and the barn. Mr. Jordan then provided the board with original survey of property. Mr. Ruddock commented that a property subdivided more than 3 times would be considered a major subdivision, and that there will be no lot fees, due to it being an existing lot.

Mr. Geiss declared this as a minor subdivision. Chairman calls for a motion to pass. Mr. Ruddock carried first motion, with Mr. Roman seconding. The Chairman asked if the board had any comments. No comments were made. Mr. Geiss called for a motion to pass, based on map dated October 22, 2019. First motion carried by Mr. Ruddock and seconded by Mr. Budosh.

**NJH PROPERTIES-SITE PLAN AND SPECIAL USE PERMIT-SELF STORAGE UNITS-
PROPERTY LOCATED ON STATE FAIR BLVD.- TAX MAP ID #-059-02-16.1**

Mr. Doug Henry and Mr. Nick Henry were present to speak for NJH. Mr. Doug Henry reviewed new plans with the board, pointing out the changes made. He added sign detail, moved the fence back from road, and added in a privacy fence along property line and the height of it. Mr. Geiss asked Mr. Henry how far the fence was moved back from the edge of the road. Mr. Nick Henry answered 55ft from edge of road. Mr. Geiss made note that it should be 35ft from the property line. The Chairman stated they need to move the sign 15ft back from property line as well. Mr. Henry also made note that he will be keeping more than 12ft of natural buffer, more like 15-17ft.

Mr. Geiss asked where they were at with the storm water plans. Mr. Hoy answered that the plans are being worked on with only a couple comments from the engineer. Mr. Virginia commented on one property in particular being affected by holes in the buffer if there will be any. Mr. Henry answered that the property will have the most wooded area. Mr. Geiss reminded the Henrys' of the time limit for tree clearing, due to the Indiana bat population. The limit being from now until March 1st. After March 1st, approval is needed stating it will not affect the bats. Mr. Schanzenbach asked if the customers will be removing storage late at night, as this would be a disturbance for the neighbors. Mr. Henry answered the gates shut down at midnight and do not reopen until 5am. Making hours of operation 5am-12am. Mr. Nick Henry also informed the board there will be one way traffic signs, directing traffic around to where the flow of traffic will have minimum effect on existing traffic.

Chairman asked for any comments. No comments were made. Mr. Geiss read over the resolution. Motion to pass was called with the following conditions: Sign will be 15 ft from edge of property line. Removal of any trees will be in the allotted timeframe of now until March 1st. Traffic will be directed to the East side of the building, and the applicant needs storm water approval from the Town Engineer. Motion to pass was called. Mr. Ruddock carried first, with Mr. Roman seconding motion. Sign dimensions were discussed. Motion passed.

Discussion followed between board members.

Mr. Mario D'Arrigo and Mr. Michael D'Arrigo on the plans for Marion Garden Apartments. Mr. Mario D'Arrigo presented new plans to the board, for an informal review and some insight before coming in for a full site plan review. The board gave the D'Arrigos' their feedback and opinions on project.

Discussion on upcoming plans- March 12, 2020 for NYS training.

Motion to adjourn was called. Mr. Ruddock carried first motion, Mr. Schanzenbach seconded.

Meeting Adjourned 7:20pm.

