

The July 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 6:00 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	absent
	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. Mr. Ruddock was first to motion, seconded by Mr. Roman. Adjourn to Public Hearing.

PUBLIC HEARING- STRADA MIA SPORTS BAR- 3535 WALTERS ROAD -VARIANCE SIGNAGE TAX MAP ID #055-04-2.7 (IND A)

Mr. Brian Bouchard a CHA Consultant project engineer presented plans for property and sign location. Mr. Bouchard discussed the property line and thick trees making an issue for the original sign placement. He stated pros to the sign, such as improvement to a property that was previously vacant, that visibility was not an issue, as well as the sign being good quality, made with top masonry, it looks nice.

The chairman asked the public to speak.

Mr. Shawn Severin spoke, stating he lives directly cross the street from the restaurant. He was opposed to the placement of the sign, due to it being the first thing he sees when looking out his window.

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

STRADA MIA SPORTS BAR.-VARIANCE SIGNAGE TAX MAP ID# 055-04-2.7 (IND-A)

Mr. Brian Bouchard responds to comments made in Public Hearing. Mr. Geiss states that the dimensions were given to the engineer, yet were not followed and that the board did not receive a detailed land survey to show their plan completely.

Ms. Mackenzie Byrnes then spoke on behalf of Strada Mia Sports Bar, stating she had submitted the copies that were requested. Mr. Geiss then discussed the property line, where the sign needs to go, per code, and asks if they would consider expanding the driveway. Also suggest that trees could be removed to make room to move sign back.

Mr. Roman speaks on the photo showing no infringement of sight. Mr. Bouchard states that this is an application for a variance, and to be considered based on pleading the applicants case. Mr. Bowes suggests applicant maybe coming back to next month's meeting with a detailed map for a site plan showing boundaries, trees, and property line. Applicant agreed to the suggestion.

Chairman calls to open Public Hearing at 6:25pm. For JSK Self Storage. Motion to open called. Mr. Ruddock carried first motion. Mr. Budosh seconded. Public Hearing opened.

PUBLIC HEARING-JSK SELF STORAGE-STATE FAIR BLVD. SITE PLAN AND SPECIAL USE PERMIT - TAX MAP ID# 059.-02-16.1

Mr. Doug Henry was present on behalf of JSK, and asked that it be noted the application was applied for in name of JSK, but should have been under NJH Properties, changes noted and corrected. Mr. Henry then spoke about the survey of the land and his plan to develop it into self-storage units. Mr. Geiss spoke on the location of property and opens to public for comments.

A total of 7 residents from Mann Dr. and other bordering properties showed up to speak at hearing.

Mrs. Donna Branch, 7182 State Fair Blvd., spoke on what kind of security Mr. Henry would install, the look of the building, and the lighting concerns. She was against proposal.

Mr. Wayne Stadelmyer, lives across from property at 108 Mann Dr., discussed concerns of the woods and set back-what will he be looking at? He was against proposal.

Ms. Mary Horan, lives behind proposed location, at 103 Mann Dr. spoke that she was unsure and would like to see a revised plan. She was neither for or against at this time.

Ms. Cheryl Ratliff, lives at 105 Mann Dr., stated the property butts up to her back door, she had concerns on the road front access and creating more congestion in traffic. She was against proposal.

Ms. Amy Serzanin, lives at 109 Mann Dr., and who's property borders most of the site, was concerned about the impact on the wildlife and visibility concerns.

Mr. Dave Sheridan, lives at 106 Mann Dr., stated the town does not need a commercial business there, and was against the proposal.

Mr. Larry Clark, owns commercial property in front of the proposed site at 7174 State Fair Blvd., spoke on concerns of aesthetics & safety concerns.

End of comments, Chairman calls for a motion to close Public Hearing. Mr. Bowes carried first motion, Mr. Ruddock seconded. Regular session ensues at 6:45pm for NJH Properties special use & site plan in a business/residential district.

The board states there is not enough set-backs in the plans submitted. Mr. Geiss discussed the 50ft set-back. Mr. Nick Henry speaks on behalf of NJH Properties, explaining the map was drawn before set-back was made and the new plans for where that should be, will show it.

Mr. Doug Henry discusses plans to keep aesthetics the same for adjoining neighbors' properties. He encouraged the public to contact him personally with any issues or concerns. Mr. Henry makes note of his other storage facilities seeing less than 10 cars in and out per day, and to feel free to drive by any of his other properties for comparison. Discussion follows about a lighting plan, security cameras and a new site plan. Mr. Bowes states that the 50ft set-back and any other changes, need to appear on the new map. Board Members expressed concerns of the buffers, trees and residential set-backs.

Mr. Henry was agreeable & open to any changes. DOT approval, Entrance Road and buffering discussed and Mr. Henry was made aware of the changes that need to be made, and was told to return to next month's meeting with the revised plan.

Ms. Nadine Bell makes a suggestion that written comments be accepted on this matter, due to the unsure neighbors and lack of information about the project. Board Members agreed to allow written statements for a 2-week span.

MIKE FLYNN-6865 CANTON ROAD SUB-DIVISION TAX MAP ID#052.-01-05.1

Mr. Michael Flynn was present and stated he has the DOT approval on driveways and septic. States he had received the email, but did not have a letter from DOT stating it was approved. Mr. Geiss makes note of needing those letters to make a final decision. Motion was called to close and return to next month's meeting. Motion was carried by Mr. Ruddock first and Mr. Roman seconded.

ARROW FENCE-DOWNER ST SITE PLAN TAX MAP ID#033.-03-15.0

Mr. Joe Kiselica was present for Arrow Fence. Mr. Kiselica discussed the lighting plan for the property-all wall pack LED. Mr. Geiss comments on the SWPPP, which was submitted that day. Mr. Jason Hoy will look at those for approval. Mr. Virginia inquires about any changes being made to the pond, and Mr. Hoy states it will be to DEC requirements.

Chairman calls for a motion to pass site plan with condition of SWPP plan approval by Town Engineer.

Motion made by Mr. Ruddock. Seconded by Mr. Virginia. Motion Carried.

ALTEC INDUSTRIES-SITE PLAN/SPECIAL USE PERMIT-TAX MAP ID#055-02-04.0

Special Use permit was approved at last month's meeting. Mr. Tom Capozzi, Mr. David Carnie, and Mr. Bill Morse were present for Altec. Mr. Capozzi speaks on the letter of approval from DOT. States that Mr. Hoy has completed his review on drainage, which was satisfactory. Mr. Geiss asked if the septic was located. Mr. Morse addressed that drawings were submitted to Dept. of Health. He states he has to add extra storage to the pump, which plans are made to do so. Perk Test was otherwise good.

Applicant was given a list of items needed to be completed, and Mr. Capozzi stated he believes every item on list has been addressed. Mr. Geiss asked about the other changes that were made to the plan. Mr. Morse discussed these changes, including a 16' swing gate for access. Mr. Geiss asks for a thruway response. Mr. Capozzi presents an email from the thruway to The Board.

No comments from Board and motion to approve the site plan originally dated May 30, and revised on July 2, 2019 was called by the Chairman. Motion carried first by Mr. Ruddock. Mr. Roman seconded. Motion passed.

Suggestion was made by Ms. Nadine Bell to ratify and reaffirm the SECR to the special use permit approved at the June 11, 2019 meeting, which The Board accepted.

MARION GARDEN APARTMENTS- PUD AMENDMENT-RECOMMENDATION TO TOWN BOARD-TAX MAP ID#031.08-01-17.0

Present for Marion Garden Apartments was Mr. Michael D'Arrigo and Mr. Mario D'Arrigo. Discussion from applicants took place on the modifications made for the site plan. Plans for a buffer also was mentioned. Mr. Geiss asked if there was any way to move road over. Mr. D'Arrigo comments that would be difficult, so a suggestion from Mr. Geiss was to move the building back with extra room in the set back.

Discussion of fire department approval needed on 15ft between buildings. As well as concern for Emergency/Repair Vehicles getting in or out. Mr. Geiss stated they want to see more space between buildings.

Chairman called for a positive recommendation to the Town Board. Mr. Ruddock was first to call motion. Mr. Roman seconded.

SENECA NEIGHBORHOOD-STATE FAIR BLVD-RECOMMENDATION TO TOWN BOARD

Brandon Jacobson was present for Seneca Neighborhood. Mr. Jacobson discussed the changes made, amendment to PUD, change of lot sizes, more greenery added, as well as Duplexes which dropped the density from 193 down to 172 and added a wide variety price range.

Board makes suggestions on keeping vegetation for Seneca Knolls and adding a cul-de-sac. Mr. Ruddock asks if Fire Dept. approved and they had before. Mr. Pringle suggests approval on all things but the map, in case changes were to be made going forward.

Discussion followed on PUD code and using a concept plan-amended with changes, therefore ensuring changes could be made, if needed. A price range discussion, as well as corner lots followed. Mr. Ruddock commends applicant on the diversity of neighborhood.

Chairman called motion for a positive recommendation to Town Board. Motion made by Mr. Ruddock first and seconded by Mr. Roman.

Motion Carried.

Adjournment at 8:27p.m.