

The November 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.

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| 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
 Casey Palmer, Codes Enforcement Officer
 January Baker, Zoning Planning Board Secretary

MINUTES

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

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

PUBLIC HEARING PATRICIA PALUMBO-USE VARIANCE-JEHOVAH WITNESS BUILDING-7758 MAPLE RD-TAX MAP ID #030-02-23.0

Ms. Patricia Palumbo, of 104 Coachmans Whip, Baldwinsville was present to speak on her behalf. Ms. Palumbo presented her plans to the board, discussing the map provided by applicant. There will be no outside work or change to building, just office space created internally. Ms. Palumbo states that their company employs around 200 workers, but there will be roughly 40 employees using the building at a time, as most are working with clients off site. The company provides home health care.

The Chairman asks for any comments from the public for or against the proposal. Ms. Palumbo and Ms. Cassandra Beckley, of 3418 Stiles Rd. spoke for the proposal.

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

PATRICIA PALUMBO-USE VARIANCE-JEHOVAH WITNESS BUILDING-7758 MAPLE RD.-TAX MAP ID #030-02-23.0

Regular session begins with The Chairman acknowledging SEQR and stated that plans need to be sent to County for comments. Mr. Geiss asked applicant if there was any plans to build up, which Ms. Palumbo responded not at this time. Mr. Geiss makes Ms. Palumbo aware that behind the building is Crooked Brook, which has flood plains and to keep this in mind for the future if there will be plans to build out. The Chairman acknowledged that the building is located in an R-40 district, which office space is an approved use in that zoning. As well as, comments from the County have to be returned to us, which Mr. Geiss explained to Ms. Palumbo, she would be looking at a decision at the January meeting due to the County meeting dates. Motion called to send to County for review. Motion carried by Mr. Schanzenback first, seconded by Mr. Ruddock. Noted the SEQR as an unlisted action. The Chairman called for end of motion. Mr. Ruddock carried first motion, followed by Mr. Roman.

Adjourn to Public Hearing, for Cassandra Beckley, carried over from September and October meetings. Chairman called for a motion to close original PH. Motion carried first by Mr. Ruddock and seconded by Mr. Budosh. Chairman reopens public hearing.

PUBLIC HEARING-CASSANDRA BECKLEY-VARIANCE-FENCE HEIGHT IN FRONT YARD-3418 STILES RD.-TAX MAP ID #056.-01-43.0

Ms. Cassandra Beckley was present to present her plans to the Board. She is the homeowner at 3418 Stiles Rd. Ms. Beckley explained they installed a 6ft privacy fence which is too tall in part of her property, due to it being a corner lot. Maximum height is 3ft in front yard. Ms. Beckley explains she wants to keep the height of the fence all the way around, due to having pets and kids.

The Chairman asked if there were any comments. Mr. Peter Wilder stood to spoke for the fence being kept. Mr. Wilder said he was a neighbor and has no issue with the fence and it's height. Chairman called for a motion to close Public Hearing. Mr. Ruddock carried first motion, seconded by Mr. Budosh. Public Hearing closed. Regular session begins.

CASSANDRA BECKLEY-VARIANCE-FENCE HEIGHT IN FRONT YARD-3418 STILES RD.-TAX MAP ID #056.-01-43.0

Mr. Geiss begins by reading a letter from The Beckley's other neighbor, directly next to fence. Mr. & Mrs. Baston wrote the Board, stating that they are for leaving the fence as is. The Chairman discussed past applicants, have been denied before for their fence height, but Mr. Geiss went and looked at the fence, in which he concluded the fence was not a terrible block to sight being the neighbor's yard sits up higher than that of the fence. The Chairman read the resolution, making note that there was no opposing neighbors, in fact, neighbors writing in and speaking for the fence. Mr. Geiss, informed Ms. Beckley, the posts on the fence now need to be cut even to fence height, so there is no future increase to height. Chairman called for motion to pass. Mr. Ruddock carried first, seconded by Mr. Virginia. A roll call vote was called.

Votes as followed:

Mr. Virginia- Yes
Mr. Roman- Yes
Mr. Budosh- Yes
Mr. Bowes- absent
Mr. Ruddock- Yes
Mr. Schanzenbach- Yes
Mr. Geiss- Yes

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

Chairman tables until full plans are submitted.

Discussion amongst board members ensues. Mr. Geiss mentions a Public Hearing for solar plans on Dec 3rd, and commends Mr. Ruddock for all his efforts and work put into the project.

Discussion on the new cell towers and FCC regulations. Ms. Nadine Bell discussed the FCC laws are strict on the municipalities, giving them limited say in the matter. Only allowing say in aesthetics, mostly.

Chairman mentions the annual training March 12, 2020. Also discussed property maintenance code. Ms. Bell ensured Mr. Geiss that towns are usually vague in the property maintenance chapter, because of the fact NYS regulates more in detail as to what is and what isn't allowed and that is what the Towns' reference when citing for violations. Ms. Bell suggests focusing on specific complaints, rather than narrowing down the present codes, as the State regulates the details in that matter.

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

Meeting Adjourned at 6:50pm.

