



Town of Van Buren Planning Board Meeting Minutes

7575 VAN BUREN RD. BALDWINVILLE, NY 13027

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Roll Call

Mr. Claude Sykes

Mr. Roger Roman

Mr. Jim Schanzenbach

Mr. Jamie Bowes

Mr. James Virginia-arrived late

Ms. Jesse McMahon

Mr. Mark Budosh

Also in Attendance:

Town Attorney- Ms. Nadine Bell

Town Engineer- Mr. Jason Hoy

Code Enforcement Officer-

Mr. Christopher Perdue

Codes Clerk-

Ms. Selena Buckner

D E C E M B E R 1 2 , 2 0 2 3

Chair entertains the motion to approve the October 10, 2023 meeting minutes.
Moved by Mr. Sykes. Seconded by Mr. Roman. Motion Approved.

Sherry Wilkinson of 7686 Seneca Beach Drive, Baldwinsville, NY 13027. Tax ID: 030.-03-32.3. Subdivision Application.

Joe Mastroianni- Was under the impression that they were doing a Site Plan and Subdivision. Mr. Perdue informed him that the Site Plan was not ready and needs to be updated. Can bring in for next month.

Mr. Mastroianni- If she were to combine the lot and the house across the street, would that work?

Mr. Perdue- You can't because of the street that runs through the properties separating them.

Mr. Budosh- That's just in the town. Quite a few towns will allow that.

Mr. Perdue- We thought we could do a combination of the line across the street, but we checked with the assessor's office and you can't cross that line. Sherry and I agreed that if she adds 500sq ft in the pole barn and it meets the requirement to not make it an accessory structure, but living space. It's rated as a barndominium. Add a bathroom.

DESCRIPTION: Very simple subdivision. She is subdividing off lot 3 here to be sold to the gentleman at the meeting.

Mr. Budosh Recaps: There are 4 lots, separating lots 3 & 4, and then selling off lot 3. This will need to go to a Public Hearing for the next meeting. Board have any questions or comments?

Mr. Sykes- It's within the blue line, correct? Certain elevation?

Mr. Mastroianni- I will double check that this is not within the flood zone.

Mr. Schanzenbach- It's R20 1.53 acres.-lot standards.





Meeting Minutes Continued

Agenda For Meeting

➤ **Sherry Wilkinson**

7686 Seneca Beach Drive,
Baldwinsville, NY 13027.
Tax ID: 030.-03-32.3.

**Subdivision
Application.**

Chair entertains the Motion to schedule a Public Hearing for Sherry Wilkinson for a Subdivision.

Moved: Ms. McMahon

Second: Mr. Schanzenbach

All are in Favor- no one against.-**Carried**

Mr. Budosh-Recommends meeting with Chris to go over the details.

Michael Frateschi of TJA-NY-Van Buren Solar Farm, LLC. Tax ID: 042.-01-03.1. Public Hearing.

Chair entertains the Motion to open the Public Hearing for TJA in the purchase of neighboring property.

Moved: Mr. Bowes

Second: Ms. McMahon

All are in Favor- no one against.-**Carried**

****No one from TJA is here to represent the company. ****

Chair entertains the Motion to keep the Public Hearing for TJA open until the next meeting because he is not available.

Moved: Mr. Sykes

Second: Mr. Schanzenbach

All are in Favor- no one against.-**Carried**

Village Green. 101 Village Blvd., Baldwinsville, NY 13027. Tax ID: 031.-10-08.3. Information Only.

***No one from Village Green is here to represent the Company. ***





Meeting Minutes Continued

Agenda Continued

➤ **Village Green.**

101 Village Blvd.,
Baldwinsville, NY 13027.
Tax ID: 031.-10-08.3.
Information Only.

- **Crego Farms, Inc.**
Baldwinsville, NY
13027.
Tax ID: 034-03-01.1.
Requesting for a Referral
to the Town Board.

Crego Farms, Inc. Baldwinsville, NY 13027. Tax ID: 034-03-01.1. Requesting for a Referral to the Town Board.

Mr. Jacobson- Over the past 3 years, we have been working diligently to come up with a plan that will be a nice addition to the town. It is Crego Farms. It is separated into 3 separate projects.

- 180 apartments
- 158 townhomes
- 92 single family home lots

Any Questions?

Mr. Schanzenbach-Is this a new plan and how has it changed?

Mr. Freeman- The number of units is the same. Worked on changing the overall drainage concept. Moved buildings around. High points and low points have changed a bit.

Mr. Budosh- Are all the single-family lot sizes up meeting the code?

Mr. Budosh- What we have asked the applicant to do is answer questions based on Section 200-33c2 of the Town's code. It is a list of 15 items that need to be looked at in order for the application to be referred to the Town Board for approval.

- 1. Mr. Freeman-**All the individual lots are butting the facility on this document. On our main master plan, we have utility, gas, easements shown there as well.

Mr. Schanzenbach-What easements are proposed?

Mr. Freeman-Well, storm water easements. From the backyards, from the front yards to the overflow point which is centrally located.





Meeting Minutes Continued

Upcoming Events at the Next Planning Board Meeting

- **Sherry Wilkinson**
7686 Seneca Beach Dr
Baldwinsville, NY
13027.
Tax ID: 030.-03-32.3.
Public Hearing
for Subdivision
- **Michael Frateschi**
TJA-NY-Van Buren
Solar Farm, LLC.
Tax ID: 042.-01-03.1.
Public Hearing
For purchasing
property-kept open-
-No Show-
- **Village Green.**
101 Village Blvd.,
Baldwinsville, NY
13027.
Tax ID: 031.-10-08.3.
Information Only.
-No Show-
- **Crego Farm, Inc.**
Baldwinsville, NY
Tax ID: #034-03-01.1.
-Collection of all the
evidence needed to be
referred to town board.

2. **Mr. Freeman**-General outline of the roadway system. 30 ft storm water sewer easements. So there will be piping and drainage that will be coming into the storm water facility.
 - All the right a ways are 60 ft.
 - Drainage structures located on the low points.-Connect to the storm water easements.**Ms. McMahon**-Need an revised Site Plan to show Hunter Road as a dead end and taking it down through 29 & 12.
Mr. Sykes-Also were talking about making two roads private and they still show as public. North portion of Road number 2 and Road number 4.
Mr. Budosh-He shows Mr. Sykes that Road 2 does state private on the map, but number 4 still says public.
Mr. Sykes-So you would be giving up lots 29 & 12. This would eliminate Hunter Drive. And keep vehicles from going through the current development.
3. **Mr. Freeman**-In the green areas there will be SHPO (State Historic Preservation Officers) space.
 - Walkable green space.
 - Storm water areas.
 - Green in the middle is the easements.**Mr. Sykes**-The Green area under the high line-Are you planning to keep it mowed?
Mr. Freeman-Have to talk to Grid about it, but we were going to do it 2 times a year.
Mr. Perdue-This is going to be a problem for the price point of these houses and the neighbors are not going to like the tall grass. Code Complaints.
Ms. McMahon-Who owns the easement area under the power lines?
Mr. Jacobson-My understanding half Brolex half HOA.
Mr. Freeman-We have to look at the what the allowed maintenance for the area is with Grid.
Mr. Schanzenbach-Talked of moving SHPO area F out of lots 91 & 92 so that it is not on someone's property.
Mr. Freeman-It will be typed up in a whole new maintenance plan.

Meeting Minutes Continued



STORM WATER MAINTENANCE COVENANT

"As part of its referral to the Town Board, the Planning Board/ ZBA will recommend the Applicant's execution of a Maintenance Covenant and Easement Agreement for the storm water facilities in the development. Under the terms of the Agreement, the Town will have the right, but not the obligation, to maintain the storm water facilities in the event the property owners or HOA fails to do so. If the Town does undertake any maintenance action, the costs of which will be assessed against the properties in the same manner as real property taxes."



4. **Mr. Freeman**-Drainage System-Different grades of drainage
 - Grade A-the best (B & C are in the middle somewhere)
 - Grade D-Standing water.

These are all Grade A soils. Little water when it rains, but next day it is gone.

Next step is to see if there is other soil further down.

These tests are 80-90% accurate. Good news for the project.

No concerns about water entering in the buildings and apartments are too far away.

Mr. Perdue is concerned about lots of rain/storm. Fire Department is concerned about driving through anything that is more than 3" of water.

Mr. Freeman-Every collection point between the buildings has to have a flood route that is 20-30 ft wide.

Mr. Perdue-Wants to make sure the storm water systems work for each phase. So they are not relying on something from another phase that hasn't been built yet.

Mr. Freeman-Storm water Phasing Plan

Mr. Schanzenbach-Big Storm water facility over by the apartments. Should be built with Phase 1 even if apartments are not built yet.

Mr. Budosh-Bottom line is there will be a heavy critiquing on phasing and drainage plan.

Mr. Sykes-How many outfalls do you anticipate from that lineal storm water facility on the river?

Mr. Freeman-1 or 2, but could end up with 2 or 3 Re-treatment areas.

Mr. Sykes-Who will be in charge of the mowing and maintenance of storm water facilities.

Mr. Jacobson-Each homeowner will need to maintain.

Ms. Bell-Storm Water Maintenance Covenant. See side panel.



Meeting Minutes Continued

5. Principal ties to the Community in respect to transportation, water supply and disposal. Provided info in packet.

Mr. Jacobson

- Heard from DOT that they agreed with the turn lane concept. Will be referred to DOT.
- Walgreens doesn't own the parcel-land lease.
- Walgreens was thrilled about the purchase, but Mr. Jacobson needs to talk to the owner, which he can't get ahold of.

6. Mr. Budosh-Summarizes

- You are going to widen this out.
- No impact to the existing sidewalk.
- Get into the on-ramp that is down there.
- Going to have to move the traffic signal pole.

7. Mr. Budosh's Ideas

- Probably going to need to go through driveway.
- Maybe even to the next driveway with the newly paved sidewalk. Some thought on how to move up.
- As much documentation as you can provide would be very helpful.

8. **Mr. Freeman**-Going to hire a traffic engineer to design this.

Mr. Sykes-What if the third party designer doesn't agree with this plan? Inadequate.

Mr. Freeman-We will need to see what they come back with.

Mr. Budosh-Need to worry about snow and plowing. Snow will be kicked on Walgreen's property. Multiple things they need to discuss.

Mr. Schanzenbach-Do we need a plan on how that is going to be conveyed on the main on Downer?

Mr. Freeman-We want to get their drainage system developed a little better so we can determine what's gravity and what's not?

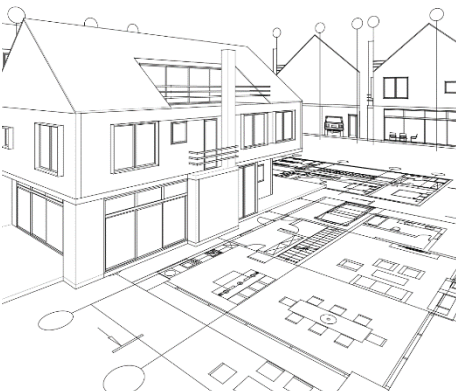
Mr. Schanzenbach-Do we need at least a preliminary plan?

Mr. Freeman-I can put one together.

9. **Mr. Budosh**-Evidence of Existing or Future Demand for Proposed Usage-Impacts on Schools-Financial Ability? Market Analysis for the apartments? Did you ever do one?

Mr. Jacobson

- Enhance Community
- Help with Housing crisis





Meeting Minutes Continued

Next Zoning & Planning Board Meeting:

January 9, 2023
6:00PM.

Mr. Budosh

- Market Analysis has been requested several times.
- Some Board members question needing apartments.
- Make sure the demand is there to need apartments.

Ms. McMahon-Missing the evidence piece.

Mr. Sykes-In Lieu of Parks Plan Payments for the town.

Mr. Budosh-A Statement regarding availability and disposal services. Has capacity level.

Public Safety/Sheriff Department/Fire Department/GBAC-Share the latest plan with them.

Evidence to demonstrate the applicant's competence to carry out the plan.

Ms. Bell-Try to provide as much information.

Mr. Budosh-Probably be able to vote by next meeting. Sooner the documents are received sooner, voting can happen.

Chair entertains the Motion to Close this Board Meeting.

Moved: Mr. Schanzenbach

Second: Mr. Bowes

All are in Favor- no one against. **-Carried**

