

Regular Meeting of the Town Board of the Town of Van Buren, held on June 18, 2025 at 7:00 pm at the Van Buren Town Hall, 7575 Van Buren Road, Baldwinsville, New York.

Mr. Michael Burke	Councilor
Mr. Roger Hand	Councilor
Mrs. Jennifer Sullivan	Councilor
Ms. Darcie Lesniak	Councilor
Mr. Robert Grover	Deputy Supervisor

Absent: Mrs. Wendy Van Der Water, Supervisor

Also Present:

Ms. Nadine Bell	Town Attorney
Mr. David Blaisdell	Acting Highway Superintendent
Ms. Lynn Precourt	Town Clerk

Pledge of Allegiance and Roll Call.

Approve Meeting Minutes of Regular Meeting on June 4, 2025:

139-25-000 MOTION BY Mr. Burke, seconded by Mr. Hand, to approve the minutes of the June 4, 2025 Regular Town Board Meeting as published.

Mr. Burke – Yes, Mr. Hand – Yes, Mrs. Sullivan – Yes, Ms. Lesniak – Yes, Mr. Grover – Yes
Motion Carried & Adopted

Citizens Comments: None

Budget Transfers and modifications:

140-25-007 MOTION BY Ms. Lesniak, seconded by Mr. Burke, to approve the following budget transfer:

FROM:	A.1990.0400	GENERAL CONTINGENCY	\$ (1,355.00)
TO:	A.7110.0200	RECREATION EQUIPMENT (New Pool Pump)	\$ 1,355.00
FROM:	A.1990.0400	GENERAL CONTINGENCY	\$ (1,450.00)
TO:	A.1989.0400	SALE OF REAL PROPERTY (Survey for Sale of Property)	\$ 1,450.00

Mr. Burke – Yes, Mr. Hand – Yes, Mrs. Sullivan – Yes, Ms. Lesniak – Yes, Mr. Grover – Yes

Motion Carried & Adopted

Public Hearing for Local Law C-2025:

141-25-000 MOTION BY Mrs. Sullivan, seconded by Mr. Burke, to recess the regular meeting, open the public hearing and waive reading the legal notice published in the *Post Standard* on June 12, 2025.

Mr. Burke – Yes, Mr. Hand – Yes, Mrs. Sullivan – Yes, Ms. Lesniak – Yes, Mr. Grover – Yes

Motion Carried & Adopted

Ms. Bell said this proposed local law amends the Marion Meadow PUD to create two lots. She said nothing else is changing.

Mr. Grover asked if there is anyone to speak in favor of this proposed local law. No one spoke.

Mr. Grover asked if there was anyone to speak against this proposed local law. No one spoke.

142-25-000 MOTION BY Ms. Lesniak, seconded by Mr. Burke, to close the public hearing and resume the regular meeting at 7:03 pm.

Mr. Burke – Yes, Mr. Hand – Yes, Mrs. Sullivan – Yes, Ms. Lesniak – Yes, Mr. Grover – Yes

Motion Carried & Adopted

Consider Local Law C-2025:

143-25-030 The following resolution was offered by Mr. Hand, who moved its adoption, seconded by Mrs. Sullivan, to wit:

WHEREAS, pursuant to the provisions of the Municipal Home Rule Law, a proposed Local Law No. C-2025, titled “A Local Law Confirming the Zoning Designation for Certain Property as Being Zoned Planned Unit Development (PUD) in the Town of Van Buren and Amending the 2019 Marion Meadows PUD Zoning Plan,” was presented and introduced at a regular meeting of the Town Board of the Town of Van Buren held on June 4, 2025; and

WHEREAS, a public hearing was held on such proposed local law on this 18th day of June, 2025, by the Town Board of the Town of Van Buren and proof of publication of notice of such public hearing, as required by law, having been submitted and filed, and all persons desiring to be heard in connection with said proposed local law having been heard, and said proposed local law having been in the possession of the members of the Town Board of the Town of Van Buren in its final form in the manner required by Section 20 of the Municipal Home Rule of the State of New York; and

WHEREAS, the enactment of proposed Local Law No. C-2025 was determined to be an unlisted action and will have no significant effect on the environment thus concluding the SEQR review process; and

WHEREAS, it is in the public interest to enact said proposed Local Law No. C-2025.
NOW, THEREFORE, it is

RESOLVED that the Town Board of the Town of Van Buren, Onondaga County, New York, does hereby enact proposed Local Law No. C-2025 as Local Law No. 3-2025 as follows:

“LOCAL LAW NO. 3-2025

TOWN OF VAN BUREN

**A LOCAL LAW CONFIRMING THE ZONING DESIGNATION FOR
CERTAIN PROPERTY AS BEING ZONED PLANNED UNIT
DEVELOPMENT (PUD) IN THE TOWN OF VAN BUREN AND
AMENDING THE 2019 MARION MEADOWS PUD ZONING PLAN**

BE IT ENACTED by the Town of Van Buren Town Board, as follows:

Section 1. The Town of Van Buren confirms the enactment of Local Law No. 8 of 2010, which approved the zoning use designation of certain lands described herein as Planned Unit Development (PUD) as that zoning classification is defined and regulated pursuant to the provisions of Chapter 200 of the Code of the Town of Van Buren as previously amended and further adopts a revised development plan for the Marion Meadows PUD, prepared by Ianuzi & Romas Land Surveying, P.C., dated January 20, 2025, last revised May 29, 2025, which sets forth the subdivision of Lot No. 91, as described in the attached Schedule A, into two (2) parcels consisting of Lot No. 91A and Lot No. 91B, as shown on the revised PUD map.

See Schedule “A”

Section 2. The Town of Van Buren Zoning Map shall be amended to reflect the zoning use classification, as herein provided.

Section 3. This Local Law shall become effective upon its filing with the New York Secretary of State.

SCHEDULE “A”

All that tract or parcel of land situate in the Town of Van Buren, County of Onondaga and State of New York, being part of Farm Lot Nos. 13 and 14 in said Town, being part of lands conveyed to Hyacinth Land Development, LLC by deed recorded in the Onondaga County Clerk’s Office in Book 4911 of Deeds at page 447, being Future Apartment Lot No. 91 as shown on Preliminary Plan of Marion Meadows by Ianuzi and Romans Land Surveying, P.C. dated April 1, 2013, last revised July 12, 2016; bounded and described as follows:

Beginning at a point in the easterly boundary of Tuscany Lane, said point being the southwesterly corner of Lot No. 60 of Marion Meadows Phase 1 according to a map of said tract by Ianuzi & Romans Land Surveying, P.C. filed in the Onondaga County Clerk’s Office March 3, 2016 as Map No. 12158; running thence S 83°13’03 E along the southerly boundary of said Lot No. 60 of Marion Meadows Phase 1, a distance of 28.40 feet to the northwesterly corner of Lot No. 1 of Clarence E. Bort Estate according to a map of said tract filed in the Onondaga County

Clerk's Office May 24, 2006 as Map No. 10430; thence S 18°01'32" W along the westerly boundary of said Lot No. 1 of Clarence E. Bort Estate and the westerly boundary of Lot No. 2 of said Clarence E. Bort Estate, a distance of 987.21 feet to the northeasterly boundary of Interstate Route No. 690 (Baldwinsville - State Fair S.H. No. 8496); thence northwesterly along said northeasterly boundary of Interstate Route No. 690 (Baldwinsville - State Fair S.H. No. 8496) the following courses and distances: 1) N 49°02'03" W, 18.68; 2) N 45°40'02" W, 800.13 feet; 3) N 43°44'05" W, 28.00 feet to the southerly boundary of said Marion Meadows Phase 1; thence easterly along said southerly boundary of Marion Meadows Phase 1 the following courses and distances: 1) N 55°55'58" E, 50.45 feet; 2) N 71°05'22" E, 49.26 feet; 3) S 88°47'11" E, 30.76 feet; 4) S 83°16'01" E, 59.69 feet; 5) N 60°59'52" E, 48.79 feet; 6) N 77°44'07" E, 64.47 feet; 7) S 78°24'58" E, 48.13 feet; 8) N 82°17'37" E, 45.04 feet; 9) N 89°35'08" E, 53.95 feet; 10) S 64°27'56" E, 61.97 feet; 11) S 76°23'35" E, 45.99 feet; 12) S 72°22'40" E, 64.88 feet; 13) S 79°25'58" E, 83.49 feet to the southeasterly corner of Lot No. 38 of said Marion Meadows Phase 1; thence N 18°20'26" E along the easterly boundary of said Lot No. 38 of Marion Meadows Phase 1, a distance of 187.38 feet to an angle point therein; thence N 06°57'27" E continuing along said easterly boundary of Lot No. 38, a distance of 50.68 feet to the southeasterly boundary of said Tuscany Lane; thence northeasterly and northerly along said southeasterly and easterly boundaries of Tuscany Lane following a curve to the left having a radius of 185.00 feet, an arc distance of 199.31 feet to the point of beginning.

Subject to any easements and restrictions of record."

The question of the adoption of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

Mr. Burke – Yes, Mr. Hand – Yes, Mrs. Sullivan – Yes, Ms. Lesniak – Yes, Mr. Grover – Yes

Motion Carried & Adopted

Consider Local Law B-2025:

144-25-030 The following resolution was offered by Mr. Burke, who moved its adoption, seconded by Mrs. Sullivan, to wit:

WHEREAS, pursuant to the provisions of the Municipal Home Rule Law, a proposed Local Law No. B-2025, titled "A Local Law Amending Chapter 200 of the Code of the Town of Van Buren, titled "Town of Van Buren Zoning Regulation," Relating to Planned Unit Development Districts," was presented and introduced at a regular meeting of the Town Board of the Town of Van Buren held on June 4, 2025; and

WHEREAS, a public hearing was held on such proposed local law on the 4th day of June, 2025, by the Town Board of the Town of Van Buren and proof of publication of notice of such public hearing, as required by law, having been submitted and filed, and all persons desiring to be heard in connection with said proposed local law having been heard, and said proposed local law having been in the possession of the members of the Town Board of the Town of Van Buren in its final form in the manner required by Section 20 of the Municipal Home Rule of the State of New York; and

WHEREAS, the adoption to said Local Law is an unlisted action for purposes of environmental review under SEQR; and

WHEREAS, the Town Board has determined that a Full Environmental Assessment Form (EAF) shall be required in connection with this matter; and

WHEREAS, said Full EAF has been prepared and has been reviewed by the Town Board; and

WHEREAS, the Town Board duly referred the local law to the Onondaga County Planning Board (“OCPB”) for review pursuant to General Municipal Law Section 239 and, review having occurred, the OCPB determined in OCPB Case # Z-25-165, by Resolution dated June 11, 2025, that the proposed Local Law will have no significant adverse inter-community or county-wide implications and returned the application for local determination; and

WHEREAS, it is in the public interest to enact said proposed Local Law No. B-2025.

NOW, THEREFORE, it is

RESOLVED AND DETERMINED, that the enactment of proposed Local Law No. B-2025 is an Unlisted Action, there are no other involved agencies, and this Board shall act as lead agency in this matter for purposes of SEQRA review; be it further

RESOLVED AND DETERMINED, that the Town Board, having considered the proposed local law, does render the following findings:

- (1) Pursuant to Section 200-33 of the Town of Van Buren Zoning Regulations, the stated purpose of a “Planned Unit Development District is to permit the establishment of areas in which diverse uses may be brought together in a compatible and unified plan of development which shall be in the interest of the general welfare of the public.” It is further recognized that Planned Unit Development Districts are “intended to promote site design and land use flexibility not feasible in other zoning districts.”
- (2) In furtherance of such stated purpose, the creation of a Planned Unit Development District is to promote and accomplish the following objectives:
 - a. Provide a choice of environments, housing types, lot sizes and community facilities available within a planned neighborhood;
 - b. Provide usable open space and recreation areas, and conserve natural resources and outstanding landscape features;
 - c. Provide for conveniently located accessory commercial and service areas;
 - d. Allow the orderly transition of uses through creative development of land and related infrastructure;
 - e. Use land efficiently by creating less extensive networks of utilities and streets;
 - f. Create a land use and development pattern consistent with the goals, objectives and policies of the Town Comprehensive Plan; and
 - g. Create more desirable living, shopping and working environments than would be possible without applying the provisions of this section.
- (3) Amending the general requirement, as set forth in Section 200-33(B)(1), that requires no less than 15 contiguous acres to create a PUD District to allow the creation of a PUD District on 10 contiguous acres does not conflict with the stated purpose of a PUD District nor does it jeopardize the objectives of a PUD District;

be it further

RESOLVED AND DETERMINED, the Town Board has determined this action shall have no significant adverse impact on the environment; that, accordingly, an environmental impact statement (EIS) shall not be required; and that this resolution shall constitute a negative declaration under SEQRA; be it is further

RESOLVED, that the Town Board of the Town of Van Buren, Onondaga County, New York, does hereby enact proposed Local Law No. B-2025 as Local Law No. 2-2025 as follows:

**“LOCAL LAW NO. 2-2025
TOWN OF VAN BUREN**

**A Local Law Amending Chapter 200 of the Code of the
Town of Van Buren, Titled “Town of Van Buren Zoning Regulations,”
Relating to Planned Unit Development Districts**

BE IT ENACTED by the Town Board of the Town of Van Buren as follows:

Section 1. AUTHORITY.

This local law is enacted pursuant to the New York State Constitution and New York Municipal Home Rule Law §10.

Section 2.

So that Section 200-33(B)(1) of the Town of Van Buren Zoning Regulations shall be amended to read, in its entirety, as follows:

“(1) No area of less than 10 contiguous acres may be zoned as a PUD District.”

Section 3. EFFECTIVE DATE.

This Local Law shall take effect upon its filing with the New York Secretary of State.”

The question of the adoption of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

Mr. Burke – Yes, Mr. Hand – Yes, Mrs. Sullivan – Yes, Ms. Lesniak – Yes, Mr. Grover – Yes

Motion Carried & Adopted

Approve annual maintenance agreement with General Code for E-Code 360 (Town’s Online Code) and approve payment of \$1,195.00, as budgeted:

145-25-001.1 MOTION BY Mrs. Sullivan, seconded by Mr. Hand, to approve annual maintenance agreement with General Code for E-Code 360 (Town’s Online Code) and approve payment of \$1,195.00, as budgeted.

Mr. Burke – Yes, Mr. Hand – Yes, Mrs. Sullivan – Yes, Ms. Lesniak – Yes, Mr. Grover – Yes

Motion Carried & Adopted

Approve maintenance agreement with Edmunds GovTech for clerk software in the amount of \$2,182.02, as budgeted:

146-25-001.1 MOTION BY Mrs. Sullivan, seconded by Mr. Burke, to approve maintenance agreement with Edmunds GovTech for clerk software in the amount of \$2,182.02, as budgeted.

Mr. Burke – Yes, Mr. Hand – Yes, Mrs. Sullivan – Yes, Ms. Lesniak – Yes, Mr. Grover – Yes

Motion Carried & Adopted

Declare list of equipment from Highway Supt. surplus and authorize sale at auction:

147-25-026 MOTION BY Mr. Burke, seconded by Mrs. Sullivan, to declare the following highway equipment surplus and authorize sale at auction:

Miscellaneous Surplus

- 5 boxes CSK 1058 brake camshaft kits
- 12 Assorted airbrakes S camshaft
- Assorted brake adjusters Qty 9 Part # 40020211
- 1 Max 43 Plasma Cutler, cord cut item is not working
- Assorted Plow shoes and hardware not needed by Municipality
- 2 Boxes brake camshaft repair kit part # E-3518x2
- 2 Truck Pac jump boxes part # ES1224 year of purchase 2022

Tires

- 2 Goodyear G177 12R 24.5 with rims Date code 1996

Plow Wings

- 2 Plow Wings
- 29"x 12 foot
- Poor condition

Roller

- Ingersoll Rand
- DD 125
- 1001 Hours
- Briggs and Stratton Vanguard 18hp engine
- Machine weight 2954 lbs
- Water system
- Vibrating Compactor
- *Left rear roller bearing assembly failure

Mr. Burke – Yes, Mr. Hand – Yes, Mrs. Sullivan – Yes, Ms. Lesniak – Yes, Mr. Grover – Yes

Motion Carried & Adopted

Authorize Supervisor to execute an agreement with Onondaga County Sheriff's Department for Enhanced Police Patrols:

148-25-002 MOTION BY Ms. Lesniak, seconded by Mr. Hand, to authorize the Supervisor to execute the agreement with the Onondaga County Sheriff's Department for Enhanced Police Patrols.

Mr. Burke – Yes, Mr. Hand – Yes, Mrs. Sullivan – Yes, Ms. Lesniak – Yes, Mr. Grover – Yes

Motion Carried & Adopted

Approve pay rates for Parks and Recreation seasonal staff:

149-25-038 MOTION BY Ms. Lesniak, seconded by Mr. Hand, to approve Sophia Cavalieri's hourly rate of pay at \$19.50/hr and Isabella Cartier's pay rate at \$19.00 an hour.

Mr. Burke – Yes, Mr. Hand – Yes, Mrs. Sullivan – Yes, Ms. Lesniak – Yes, Mr. Grover – Yes

Motion Carried & Adopted

Councilor Committee Reports and Comments:

Mrs. Sullivan held a Facilities Committee meeting and they discussed preparations for summer programs and the pool.

Ms. Lesniak read the following statement:

I wanted to take a minute to remind the community that we will be closed tomorrow in observance of Juneteenth. As a relatively new, recognized holiday, I would like to help inform people of its significance.

Juneteenth is the oldest internationally celebrated commemoration of the ending of slavery in the United States. Two and a half years after President Lincoln signed the Emancipation Proclamation, which became official on January 1, 1863, it took until June 19, 1865 for Union Soldiers to land in Galveston, Texas with the news that the war had ended and the enslaved were now free.

It is important for us to remember that not all Americans were free after the Declaration of Independence in 1776 or the signing of the U.S. Constitution in 1787. Today we recognize that moment in history when President Lincoln declared that all enslaved people are free. That is what Juneteenth celebrates and it is an equally important Independence Day for Americans.

Supervisor Comments:

Mr. Grover said the Comprehensive Land Use Committee met and we are developing a survey to for all residents and business owners in the town to complete to give us your opinion on how you want to see the town develop in the future.

Highway Superintendent Comments: None

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Engineer Comments: None

Attorney Comments: None

150-25-000 MOTION BY Mrs. Sullivan, seconded by Mr. Burke to adjourn to the next Regular Town Board Meeting on July 2, 2025.

Mr. Burke – Yes, Mr. Hand – Yes, Mrs. Sullivan – Yes, Ms. Lesniak – Yes, Mr. Grover – Yes

Motion Carried & Adopted

Meeting closed 7:15 pm

Respectfully submitted,

Lynn Precourt

Town Clerk

Dated: 6/20/25