

June 10, 2025, meeting of the Van Buren Planning/Zoning Board, held at the Van Buren Town Hall, 7575 Van Buren Road, Baldwinsville, New York, was called to order at 6:00 pm.

Those present joined in the Pledge of Allegiance to the Flag.

Roll Call: Present

Mr. Claude Sykes	Present
Ms. Jesse McMahon	Absent
Mr. Roger Roman	Present
Mr. James Bowes	Present
Mr. James Virginia	Present
Co-Chair James Schanzenbach	Present
Co- Chair Mark Budosh	Present

Also Present:

Nadine Bell, Town Attorney

Jason Hoy, Town Engineer

Mrs. Wendy Van Der Water, Town Supervisor

Mrs. Jennifer Sullivan, Town Councilor

Mr. Thomas Fuzia, Deputy Code Enforcement Officer

Ms. Kim Vandemark, Codes Clerk

MINUTES

Motion by Mr. Sykes, seconded by Mr. Roman, to approve the minutes of May 13, 2025, as published.

Mr. Sykes – Yes, Ms. McMahon – Absent, Mr. Roman – Yes, Mr. Virginia –Yes, Mr. Schanzenbach –Yes, Mr. Bowes –Yes, Mr. Budosh-Yes

SPECIAL USE/INSTITUTIONAL C3-PATRICIA PALUMBO, 7758 MAPLE RD, BALDWINSVILLE, TAX MAP ID# 030.-02-23.0

Patricia Palumbo was present to address the board. She would like to relocate her current adult daycare from the Town of Lysander to her property at 7758 Maple Rd. Her employees have decreased since Covid so she would like to consolidate to one property. She is currently zoned R-40.

Motion by Mr. Virginia, seconded by Mr. Schanzenbach to recess the regular meeting, open the public hearing.

Mr. Sykes – Yes, Ms. McMahon – Absent, Mr. Roman – Yes, Mr. Virginia –Yes, Mr. Schanzenbach –Yes, Mr. Bowes –Yes, Mr. Budosh-Yes

Mr. Budosh asked if there was anyone who would like to speak for or against this application.

Resident, John Hudson lives on Thomas Drive and stated that Self Direct is a nice business to live next to and the owners are very pleasant. He asked if there were going to be any changes with the property.

Mrs. Palumbo stated no changes will be made.

Mr. Sykes asked if the participants of the day care will come in their own cars or transport vehicles? Mrs. Palumbo responded mainly with medical transportation or vans. Hours will remain the same, 8:00 am – 4:00 pm.

Chair stated the Board received County comments and they have no position.

Motion by Mr. Sykes, seconded by Mr. Schanzenbach, to close the public hearing and go back into regular meeting.

Mr. Sykes – Yes, Ms. McMahon – Absent, Mr. Roman – Yes, Mr. Virginia –Yes, Mr. Schanzenbach –Yes, Mr. Bowes –Yes, Mr. Budosh-Yes

**RESOLUTION NO. 25-03_
OF THE
ZONING BOARD OF APPEALS
OF THE TOWN OF VAN BUREN**

Board Member Virginia made the following motion, seconded by Board Member Romans:

Patricia Palumbo (“Applicant”) seeks site plan approval and a Special Use Permit to conduct an indoor institutional use for an adult day care program in an existing building on property located at 7758 Maple Road, Tax Map No. 030.-02-23.0 (the “Property”), pursuant to Sections 200-21 and 200-22(C)(3) of the Town of Van Buren Zoning Code. The Property is located in the R40 Zoning District.

Pursuant to Section 200-21, “indoor institutional use” is permitted within the R40 Zoning

District upon issuance of a Special Use Permit by the Zoning Board of Appeals and site plan approval by the Planning Board. Section 200-22(C)(3) of the Zoning Code defines “indoor institutional use,” as an indoor public and not-for-profit recreational facilities, such as gymnasiums, swimming pools, libraries, museums, and community centers, private and public schools, religious institutions, adult and child day-care centers, and similar uses.

In support of her request, Applicant submitted an application, a Notification to Surrounding Property Owners of Pending Action, a Short Environmental Assessment Form (“EAF”), dated May 6, 2025, and a Boundary Survey, prepared by Control Point Associates, Inc., dated September 12, 2018. Notice of the public hearing was duly published. The public hearing was held on June 10, 2025. Applicant appeared at the public hearing to explain the proposed adult day care program and address the concerns of the Board. Applicant confirmed that the proposal will not alter the exterior of the existing building or Property, only minor interior alterations were planned.

Upon review by the Onondaga County Planning Board, Case # Z-25-142 and Z-25-143, the Onondaga County Planning Board performed an administrative review of the site plan and Special Use Permit applications and returned the matter for local determination.

No one appeared at the public hearing to oppose the application; support for the application was expressed.

Based upon the submissions of Applicant and proof taken at the public hearing, the Board resolves as follows:

1. This matter is subject to the State Environmental Quality Review Act and is classified as an unlisted action. During the May 13, 2025, meeting the Board appointed itself lead agency for the uncoordinated review of this matter. The Board found that granting the requested relief will not result in any significant adverse impact upon the environment. The Board’s determination is based

upon the zoning of the Property and the operation of the proposed use without alteration to the Property. The Property is not located in a critical environmental area and, as proposed, the use will not pose any significant impact upon the water, air, agricultural resources, or community character and growth.

2. Pursuant to Section 200-21 of the Code, upon issuance of a Special Use Permit by the Board, the proposed indoor institutional use is permitted.

3. Relative to Section 200-80(C)5 of the Zoning Code, the Board issues the following findings and determinations:

- a. Because the proposed use is allowed by Special Use Permit, the use is compliant with the applicable intent and regulations of the Code, as well as other applicable Town, County, State and/or Federal regulations;
- b. Located on a parcel zoned R40, the proposed indoor institutional use is consistent with the long-term development objectives of such area. Furthermore, the proposed use is appropriately located with respect to the existing pattern of streets and water, sewer and drainage facilities and will not adversely affect the functioning of these facilities nor impede any planned improvements;
- c. The scale and design of the indoor institutional use, within an existing structure to which no changes are proposed, complies with Town requirements;
- d. The design of the site is not likely to create significant traffic issues, particularly with regard to access by emergency vehicles, has appropriate ingress and egress, and adequate parking and snow storage provisions;
- e. The proposed use is located, designed and to be operated in a manner that avoids the disturbance of the floodplain and wetlands, and provides appropriate drainage facilities;
- f. The operation of the proposed use is not likely to result in off-site disturbance due to buffering and screening, and appropriate lighting;
- g. There are no noise, smoke, heat or odor emissions to be produced that will have the potential to be significant; and
- h. The physical characteristics of the Property and the scale and physical design of the structures are suitable and adaptable for the proposed use.

4. Pursuant to Sections 200-21, 200-22(C)(3) and 200-80(C)(5) of the Town of Van Buren Zoning Code, Site Plan approval and a Special Use Permit allowing the operation of an indoor

institutional use for an adult day care program in an existing building on property located at 7758 Maple Road, Tax Map No. 030.-02-23.0 is hereby APPROVED.

Motion by Mr. Roman, seconded by Mr. Schanzenbach, to approve the site plan and special use permit.

Mr. Sykes – Yes, Ms. McMahon – Absent, Mr. Roman – Yes, Mr. Virginia –Yes, Mr. Schanzenbach –Yes, Mr. Bowes –Yes, Mr. Budosh-Yes

SITE PLAN/CHANGE OF USE/AREA VARIANCE-JESSICAKES, 7246 STATE FAIR BLVD., SYRACUSE, TAX MAP ID# 063.-04-26.0

Jessica and Ken Doran were present to address the board. They are moving their business from 3 Marble St, Baldwinsville to 7246 State Fair Blvd.

Mr. Budosh asked if the parking area can be moved to the back of the building or do they want to change the lot line and combine the two lots.

Mrs. Doran said that they can move the parking if easier so they can open for business.

Mr. Schanzenbach asked if there is a fence on the property.

Mrs. Doran said that there is a fence.

Mr. Budosh mentioned that he was concerned with the handicap parking spot. It looks like the customers will have to back out of the space onto the busy road. It is a concern. He asked if the handicap parking spot can be moved and put along the side of the building.

Mr. Doran stated that he doesn't think that there is enough footage along the side of the building.

Mr. Sykes mentioned that they could parking parallel on the southside of the building.

Mr. Doran said that they could put the parking there.

Mr. Schanzenbach asked Mr. Fuzia if there was enough parking.

Mr. Fuzia stated that there is enough parking.

Mr. Budosh advised the other item to discuss is the signs. The applicant is requesting a lot of signage. Mrs. Doran advised they do not have to do the signage as requested.

Mr. Schanzenbach asked where they planned to put the signage.

Mrs. Doran said that it will go on the front of the building.

Mr. Schanzenbach asked if it should be 21 sq. ft. and Mr. Fuzia said that it should be 21-22 sq. ft.

Mrs. Doran said that there is an existing pole that she would like to add a sign to.

Mr. Schanzenbach stated that it is a pylon sign.

Mr. Fuzia said that it is a non-conforming sign.

Mr. Schanzenbach asked if there was existing signage on the pole. Mrs. Doran answered no.

Mr. Budosh asked with the change in use, can the applicant use the pylon. Mrs. Bell indicated non-conforming pylon can be included in the square footage.

Mr. Budosh said that they can put a sign on the side of the building and check with the codes department for the size. If they would like to add more signs they can go through with a variance.

Mrs. Doran stated that she would like to do that.

Mr. Budosh stated that this will need to go to Onondaga County for approval and will also need to have a public hearing.

Mr. Virginia asked if they are planning on combining the two lots.

Mr. Doran said no, they don't want to combine the lots.

Mr. Budosh stated that they will need a final site plan that is redrawn and to call out where the sign will be and add the pylon sign to the site plan as well.

Mr. Schanzenbach asked about the lighting. Mrs. Doran indicated lighting is already in place.

Mr. Budosh asked to schedule a public hearing for the area variance for additional signage and the pylon.

Mr. Budosh asked if there were any questions or comments from the board.

Motion by Mr. Sykes, seconded by Mr. Virginia to schedule a public hearing on July 8, 2025.

Mr. Sykes – Yes, Ms. McMahon – Absent, Mr. Roman – Yes, Mr. Virginia –Yes, Mr. Schanzenbach –Yes, Mr. Bowes –Yes, Mr. Budosh-Yes

SITE PLAN– BEELICIOUS CREAMERY, 7899 CREGO RD, BALDWINVILLE, TAX MAP ID# 034.-03-08.0

Peter Smart was present to address the board. He stated that he would like to change the use of his business.

Mr. Budosh reviewed the site plan and noted that Mr. Smart installed a sidewalk and added parking and handicap parking.

Mr. Budosh asked if there was adequate parking.

Mr. Fuzia said they have more than enough parking spaces.

Mr. Budosh asked Mr. Smart to show the parking spaces in the back of the building on the site plan. Mr. Budosh was concerned about how they are going to show that there is parking in the back of the building.

Mr. Smart said that he could put up a sign stating that there is parking in the back.

Mr. Sykes asked to have the site plan amended with stripes on the parking spaces in the rear of the building and to show the sign for parking at the back of the building.

Mr. Budosh suggested that he pin the boulders in front of the parking spaces for protection.

Mr. Smart said that he will anchor them so that they don't move.

Mr. Sykes asked what the hours of business would be.

Mr. Smart said that the hours will be 12-9pm 7 days a week.

Mr. Virginia asked if there would be more signage added.

Mr. Fuzia stated that they are all set.

Mr. Budosh asked Mr. Fuzia if he spoke with County Planning regarding the matter and Mr. Fuzia indicated yes and per the email from County, this site plan is exempt. Mrs. Bell indicated that due to lack of exterior changes, it's exempt.

Motion by Mr. Virginia, seconded by Mr. Roman, to declare the board does ratify and reaffirm lead agency status, in a review of this unlisted action under SEQR.

Mr. Sykes – Yes, Ms. McMahon – Absent, Mr. Roman – Yes, Mr. Virginia –Yes, Mr. Schanzenbach –Yes, Mr. Bowes –Yes, Mr. Budosh-Yes

Mr. Budosh asked if there were any comments from the board.

Mr. Virginia suggested that boulders in front of the parking spaces be pinned down with rebar, so they are secured and don't move.

Mr. Schanzenbach stated that there are a few things lacking on the site plan and it needs a few changes.

Mr. Budosh said that it should show the dimensions of the parking spaces.

Mr. Sykes added that there should also be a condition for directing people to the back for additional parking.

Motion by Mr. Virginia, seconded by Mr. Sykes to close the public hearing and go back into regular meeting.

Mr. Sykes – Yes, Ms. McMahon – Absent, Mr. Roman – Yes, Mr. Virginia –Yes, Mr. Schanzenbach –Yes, Mr. Bowes –Yes, Mr. Budosh-Yes

Mr. Budosh asked if there were any comments. No one spoke.

Motion by Mr. Sykes, seconded by Mr. Romans to approve the amended site plans stamped and sealed on 6/6/25, prepared by JRL Land Survey conditioned upon receiving an amended site plan with dimensions shown on the additional parking in front of the building, stripes on the parking spaces in the rear of the building, signage for additional parking in the rear of the building and the boulders placed in between the parking and the tables in front of the building and that they are pinned down and turned back in to the codes office for approval.

Mr. Sykes – Yes, Ms. McMahon – Absent, Mr. Roman – Yes, Mr. Virginia –Yes, Mr. Schanzenbach –Yes, Mr. Bowes –Yes, Mr. Budosh-Yes

**SITE PLAN REVIEW–T-MOBILE, 103 BUTTON SHORES RD., BALDWINVILLE,
TAX MAP ID# 038.-02-07.2**

Mr. Budosh asked if there was anyone here to represent T-Mobile.

No one was present to represent T-Mobile.

Mrs. Bell stated that T-Mobile is adding equipment and a generator to an existing structure. There is a state law in place that states that the town can't deny them from making any additions. This is a routine procedure, and it just needs to go through the process.

Mr. Budosh stated that T-Mobile submitted an application through the codes department and that all the equipment will be housed in the original imprint.

Motion by Mr. Sykes, seconded by Mr. Roman, to approve the site plan stamped and sealed on 5/9/25, prepared by Donald William George.

Mr. Sykes – Yes, Ms. McMahon – Absent, Mr. Roman – Yes, Mr. Virginia –Yes, Mr. Schanzenbach –Yes, Mr. Bowes –Yes, Mr. Budosh-Yes

Motion by Mr. Sykes, seconded by Mr. Virginia, to adjourn to the next regular meeting on July 8, 2025, at 6:00 pm.

Mr. Sykes – Yes, Ms. McMahon – Absent, Mr. Roman – Yes, Mr. Virginia –Yes, Mr. Schanzenbach –Yes, Mr. Bowes –Yes, Mr. Budosh-Yes

Meeting Closed at 7:00pm

Respectfully submitted,

Kim Vandemark

Town Clerk

Dated: 06/11/25