

Regular Meeting of the Town Board of the Town of Van Buren, held on January 7, 2026 at 7:00 pm at the Van Buren Town Hall, 7575 Van Buren Road, Baldwinsville, New York.

Mr. Chris Sherwood	Councilor
Mrs. Charity Gustke	Councilor
Mr. Michael Burke	Councilor
Mr. Robert Grover	Councilor
Mrs. Jennifer Sullivan	Councilor
Mrs. Wendy Van Der Water	Supervisor

Absent: Mr. Roger Hand, Councilor

Also Present:

Ms. Nadine Bell	Town Attorney
Mr. Jason Hoy	Town Engineer
Mr. David Blaisdell	Highway Superintendent
Ms. Lynn Precourt	Town Clerk

Pledge of Allegiance and Roll Call.

Approve Meeting Minutes of Regular Meeting on December 17, 2025:

026-26-000 MOTION BY Mrs. Sullivan, seconded by Mr. Grover, to approve the minutes from the Regular Town Board meeting on December 17, 2025 as published.

Mr. Sherwood – Yes, Mrs., Gustke – Yes, Mr. Burke – Yes, Mr. Grover – Yes, Mrs. Sullivan – Yes, Mrs. Van Der Water – Yes

Motion Carried & Adopted

Approve Organizational Meeting Minutes from January 1, 2026:

027-26-000 MOTION BY Mr. Burke, seconded by Mr. Sherwood, to approve the January 1, 2026 Organizational Meeting Minutes as published.

Mr. Sherwood – Yes, Mrs., Gustke – Yes, Mr. Burke – Yes, Mr. Grover – Yes, Mrs. Sullivan – Yes, Mrs. Van Der Water – Yes

Motion Carried & Adopted

Citizens Comments:

Mr. Brandon Jacobson, Brolex Properties, said he is ready to move forward on the Crego Road property and is looking for feedback on what the Board would like to see there.

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Mrs. Van Der Water said she is not in favor of the carriage houses. The demographics of the town support single family one story living. The town would rather see something similar to what you are doing in Treybrook, either townhomes or patio homes.

Mr. Jacobson said he can propose something similar to what is in Marion Meadows with four or five units.

Mr. Burke said he doesn't see a difference between the apartments and carriage houses.

Mrs. Sullivan said she would like to see patio homes.

Mrs. Gustke said the town needs homes for older generations who are downsizing.

Mr. Jacobson asked if the town is interested in selling the parcel we own.

Mrs. Van Der Water said no, we will keep it for a park.

Public Hearing on Local Law F-2025, Zone Change for tax map number 036.-03-21.0 from R-40 to PUD:

028-26-000 MOTION BY Mr. Grover, seconded by Mrs. Gustke, to recess the regular meeting, and continue the public hearing from December 17, 2025.

Mr. Sherwood – Yes, Mrs., Gustke – Yes, Mr. Burke – Yes, Mr. Grover – Yes, Mrs. Sullivan – Yes, Mrs. Van Der Water – Yes

Motion Carried & Adopted

Mrs. Van Der Water asked if there was anyone to speak in favor of this proposed zone change. No one spoke.

Mrs. Van Der Water asked if there was anyone to speak against this proposed zone change.

Mr. Michael Meyer, 144 Commane Road, asked if the drawings for the site have been approved.

Mrs. Van Der Water said they have a conceptual plan but this project goes back to the Planning Board for their full review and approval.

Mr. Meyer said he has done research that shows that wooded areas are better for drainage than developed ones. He is concerned about the drainage ponds and how this will change the amount of water that will flow through the current development.

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Mrs. Janet Rasbeck, 24 Commane Road, said she heard that PUD gives the town more control over the project 20 years ago when this developer built in Harbour Heights. She said we need the Board to stand up and do what the neighborhood wants and not what the developer wants.

Ms. Chelsea Simons, 200 Commane Road West, said she has a drainage ditch in front of her house that has standing water. She is concerned about having more water flow through.

Mr. Andy Stack, 1 Lanyard Lane, said he will back up to this and has poor drainage on his property. He said he can't imagine putting a drainage pond behind him which is just more water. He said the plan lacks common sense.

030-26-000 MOTION BY Mr. Grover, seconded by Mr. Sherwood, to close the public hearing and resume the regular meeting at 7:35 pm.

Mr. Sherwood – Yes, Mrs., Gustke – Yes, Mr. Burke – Yes, Mr. Grover – Yes, Mrs. Sullivan – Yes, Mrs. Van Der Water – Yes

Motion Carried & Adopted

Action on Local Law F-2025:

031-26-030 The following resolution was offered by Councilor Grover, who moved its adoption, seconded by Councilor Burke, to wit:

WHEREAS, pursuant to the provisions of the Municipal Home Rule Law, a proposed Local Law No. F of 2025, titled “A Local Law Amending the Zoning Map of the Town of Van Buren to Change the Zoning Designation for Certain Property from Being Zoned Residence District 40 (R-40) to Being Zoned Planned Unit Development (PUD) in the Town of Van Buren,” was presented and introduced at a regular meeting of the Town Board of the Town of Van Buren held on December 3, 2025; and

WHEREAS, a public hearing was held on such proposed local law on the 17th day of December, 2025, and continued to January 7, 2026, 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 Local Law having been duly referred to the Onondaga County Planning Board (“OCPB”) pursuant to General Municipal Law § 239, the OCPB determined in OCPB Case # Z-26-1, by Resolution dated January 7, 2026, that the proposed Local Law will have no significant adverse inter-community or county-wide implications, and commented that the OCPB “encourages the applicant to continue to explore options for cluster development and preserve tree cover wherever possible to enhance buffering and benefit habitants and stormwater management;” and

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WHEREAS, that the Town of Van Buren Planning Board/Zoning Board of Appeals reviewed the request for a zone change and, by resolution dated November 25, 2025, forwarded to the Town Board a positive recommendation for the zone change, subject to enumerated conditions; and WHEREAS, the enactment of Proposed Local Law No. F of 2025 has previously been determined to be an unlisted action, and the Town Board declared itself as lead agency for purposes of SEQRA; and

WHEREAS, a Full Environmental assessment Form was prepared by the applicant and submitted to the Town Board for its review, and the Town Board, having considered and discussed fully the potential environmental impacts of the proposed action, finds as follows:

1. the proposed request is to amend the zoning designation of a parcel consisting of 11.9 acres, which parcel is located in a transitional area west of New York State Route 690, with the Harbor Heights residential subdivision to the immediate north, wooded and agricultural parcels to the west and south, and a mix of low density residential and commercial along Downer Street Road;
2. the current proposal to develop the parcel into 21 lots, consisting of a minimum of 12,900 square feet, 90 feet minimum lot width, and 124 feet minimum lot depth (comparable to the parcels in the Harbor Heights Subdivision), for single-family homes with an internal road terminating in a cul-de-sac, is consistent with the Town of Van Buren's Comprehensive Plan and the predominant residential character of the surrounding area;
3. consistent with the Planning Board's review, the proposal is determined to:
 - (a) not be located in a Critical Environmental Area;
 - (b) does not contain nor is it contiguous to, an archaeological site or district listed on the National or State Register of Historic Places, but it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory;
 - (c) does contain wetlands regulated by a federal, state or local agency; however, it has been confirmed that the proposed action will not physically alter, or encroach into, any existing wetland or waterbody. A Housing Development Freshwater Wetlands General Permit, revised draft dated November 19, 2025, has been submitted with the application;
 - (d) is determined to have appropriate stormwater drainage which shall be properly impounded and discharged into a stormwater drainage system;
 - (e) water supply, and utility service availability has been confirmed as adequate;
 - (f) local roadways are anticipated to accommodate the projected traffic increase, any impacts that may be realized on Downer Street Road will require review and approval by the New York State Department of Transportation; and

WHEREAS, it is in the public interest to enact said Proposed Local Law No. F of 2025.

NOW, THEREFORE, it is

RESOLVED AND DETERMINED, the Town Board does hereby determine that for the forementioned reasons, 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 for purposes of Article 8 of the Environmental Conservation Law, Volume 6 of the N.Y.C.R.R. Part 617 et seq.; be it further

RESOLVED, that the Town Board of the Town of Van Buren, Onondaga County, New York, does hereby enact proposed Local Law No. F of 2025 as Local Law No. 1 of 2026, as follows:

"TOWN OF VAN BUREN
LOCAL LAW NO. 1-2026

A Local Law Amending the Zoning Map of the Town of Van Buren
to Change the Zoning Designation for Certain Property from Being Residence District 40 (R-40)
to Being Zoned Planned Unit Development District (PUD)
in the Town of Van Buren

Be it enacted by the Town of Van Buren Town Board, as follows:

Section 1. The Zoning Map of the Town of Van Buren as provided for in Sections 200-13 and 200-14 of the Code of the Town of Van Buren shall be amended to change the zoning use designation of certain lands described herein in Schedule "A" from Residence District 40 (R-40) to Planned Unit Development (PUD) as those zoning classifications are defined and regulated pursuant to the provisions of Chapter 200 of the Code of the Town of Van Buren.

(See Schedule A attached hereto)

Section 2. The Town of Van Buren Zoning Map shall be amended and shall incorporate the change of zoning classification, as herein provided.

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

SCHEDULE "A"
Boundary Description

ZONE CHANGE
TAX MAP No. 36.-03-21
VAN BUREN, NY

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 Lot No. 5 in said Town, being part of lands conveyed to Harbour Heights Associates, LLC by deed recorded in the Onondaga County Clerk's Office in Book 4653 of Deeds at page 189, bounded and described as follows:

Beginning at the intersection of the northerly boundary of Downer Street Road (NYS Route 31) with the easterly boundary of Commane Road; running thence N 06°52'41" E along said easterly boundary of Commane Road, a distance of 417.07 feet to the southerly boundary of Harbour Heights Tract Section No. 1 according to a map of said tract filed in the Onondaga County Clerk's Office June 8, 1964 as Map No. 4632; thence S 82°10'05" E along said southerly boundary of Harbour Heights Tract Section No. 1, a distance of 472.44 feet to an angle point therein; thence S

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83°05'18" E continuing along said southerly boundary of Harbour Heights Tract Section No. 1, a distance of 818.74 feet to the westerly boundary of Lot No. 4 John Killian Subdivision according to a map of said tract filed in the Onondaga County Clerk's Office November 2, 1989 as Map No. 7192; thence S 06°52'41" W along said westerly boundary of Lot No. 4 John Killian Subdivision, a distance of 417.00 feet to said northerly boundary of Downer Street Road (NYS Route 31); thence N 83°05'18" W along said northerly boundary of Downer Street Road (NYS Route 31), a distance of 823.34 feet to an angle point therein; thence N 82°10'05" W continuing along said Downer Street Road (NYS Route 31), a distance of 467.84 feet to the point of beginning. Subject to any easements or restrictions of record."

RESOLVED, that the Town Board does condition its approval upon the Applicant's submission of documentation from the Onondaga County Department of Water Environment Protection confirming adequate sewer capacity; be it further

RESOLVED, that the Town Board does further acknowledge that its approval is premised upon the New York State Department of Environmental Conservation ("NYS DEC") adopting Housing General Permit GP-0-25-006, as revised; in the event the NYS DEC does not adopt the revised Housing General Permit GP-0-25-006, or a version with a reduced 25 foot setback from identified wetlands, the PUD will not comply with the minimum setbacks from the wetland boundary, requiring further review and consideration by the Town of Van Buren.

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. Sherwood – Yes, Mrs., Gustke – Yes, Mr. Burke – Yes, Mr. Grover – Yes, Mrs. Sullivan – Yes, Mrs. Van Der Water – Yes

Motion Carried & Adopted

Mrs. Van Der Water said she knows the residents are not happy with this development, but, Mr. Barnaba has met all the requirements under our Code and she will make sure the Engineer works closely with him on all drainage issues.

Authorize Supervisor to sign Intermunicipal Agreement with Town of Lysander regarding sharing the Veterans Outreach Coordinator for a term through 12/31/26:

032-26-038 MOTION BY Mrs. Sullivan, seconded by Mr. Grover, to authorize the Supervisor to sign an Intermunicipal Agreement with the Town of Lysander regarding sharing a Veterans Outreach Coordinator for a term through 12/31/26.

Mr. Sherwood – Yes, Mrs., Gustke – Yes, Mr. Burke – Yes, Mr. Grover – Yes, Mrs. Sullivan – Yes, Mrs. Van Der Water – Yes

Motion Carried & Adopted

Accept the grant from Onondaga County Development Block Grant in the amount of \$50,000 for upgrades to the furnace/boiler at Canton Woods Senior Center and authorize the Supervisor to sign all grant agreements:

033-26-023 MOTION BY Mrs. Sullivan, seconded by Mr. Grover, to accept the grant from Onondaga County Development Block Grant in the amount of \$50,000 for upgrades to the

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furnace/boiler at Canton Woods Senior Center and authorize the Supervisor to sign all grant agreements.

Mr. Sherwood – Yes, Mrs., Gustke – Yes, Mr. Burke – Yes, Mr. Grover – Yes, Mrs. Sullivan – Yes, Mrs. Van Der Water – Yes

Motion Carried & Adopted

Authorize Capital Project and authorize loan from General Fund to the Capital Fund in the amount of \$50,000:

034-26-057 MOTION BY Mr. Grover, seconded by Mrs. Gustke, to authorize Capital Project and authorize loan from General Fund to the Capital Fund in the amount of \$50,000.

Mr. Sherwood – Yes, Mrs., Gustke – Yes, Mr. Burke – Yes, Mr. Grover – Yes, Mrs. Sullivan – Yes, Mrs. Van Der Water – Yes

Motion Carried & Adopted

Authorize Capital Project and authorize loan from General Fund to the Capital Fund in the amount of \$195,000:

035-26-057 MOTION BY Mrs. Sullivan, seconded by Mr. Sherwood, authorize Capital Project and to authorize loan from General Fund to the Capital Fund in the amount of \$195,000.

Mr. Sherwood – Yes, Mrs., Gustke – Yes, Mr. Burke – Yes, Mr. Grover – Yes, Mrs. Sullivan – Yes, Mrs. Van Der Water – Yes

Motion Carried & Adopted

Councilor Committee Reports and Comments:

Mrs. Sullivan said she received the December Parks & Recreation report and they have been busy finalizing their brochure and reaching out to new instructors.

Mr. Grover scheduled a Comprehensive Land Use Committee meeting for January 20, 2026 at 4:30 pm at the Town Hall.

Mrs. Gustke said she is looking forward to new official training next week.

Supervisor Comments: None

Highway Superintendent Comments: None

Engineer Comments: None

Attorney Comments: None

036-26-014 MOTION BY Mr. Burke, seconded by Mr. Sherwood, to recess the regular meeting and go into Executive Session at 8:02pm.

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Mr. Sherwood – Yes, Mrs., Gustke – Yes, Mr. Burke – Yes, Mr. Grover – Yes, Mrs. Sullivan – Yes, Mrs. Van Der Water – Yes

Motion Carried & Adopted

037-26-000 MOTION BY Mrs. Sullivan, seconded by Mr. Sherwood, to close the Executive Session and resume the Regular Town Board meeting at 8:50 pm.

Mr. Sherwood – Yes, Mrs., Gustke – Yes, Mr. Burke – Yes, Mr. Grover – Yes, Mrs. Sullivan – Yes, Mrs. Van Der Water – Yes

Motion Carried & Adopted

038-26-000 MOTION BY Mrs. Sullivan, seconded by Mr. Grover, to adjourn to the Regular Town Board Meeting on January 21, 2026 at 7:00 pm.

Mr. Sherwood – Yes, Mrs., Gustke – Yes, Mr. Burke – Yes, Mr. Grover – Yes, Mrs. Sullivan – Yes, Mrs. Van Der Water – Yes

Motion Carried & Adopted

Meeting closed 8:50 pm

Respectfully submitted,

Lynn Precourt

Town Clerk

Dated: 1/8/26