

Regular Meeting of the Town Board of the Town of Van Buren, held on February 18, 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
Mr. Tony McIntyre	Fire Marshall
Ms. Lynn Precourt	Town Clerk

Pledge of Allegiance and Roll Call.

Approve Meeting Minutes of Regular Meeting on February 4, 2026:

053-26-000 MOTION BY Mr. Burke, seconded by Mrs. Gustke, to approve the minutes of the Regular Town Board meeting on February 4, 2026 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. Tim Kirkendall, 14 Comstock Road, said he is concerned about the Crego Farm development. He said he and many of his neighbors moved to the area because it was somewhat rural. He said since then there has been more housing and traffic. He said this is not the right place for more development.

Mrs. Van Der Water said she understands his concerns. She said this is still in the very early stages and the Planning Board will take all of that into account. She said there will be an

opportunity for residents to voice their concerns at a public hearing when the Board considers the zone change.

Mrs. Van Der Water cautioned that the developer has purchased the land and it is currently zoned R-40 which means even with no zone change they can build houses on one acre lots.

Mr. Andy Bowes, 116 Hunter Drive, said he agrees with everything Mr. Kirkendall said. He said this could be considered urban sprawl. He said this project has not moved forward for a lot of reasons that include the issues this developer has in Treybrook. He said the Board has learned a lot from that but not much with the developer has changed. He said he also doesn't think the town should move forward with this while in the middle of the Comprehensive Land Use Plan. He asked the Board to not refer this project to the Planning Board at this time.

Mrs. Van Der Water said the applicant has applied for the zone change, paid the fee and is not behind on taxes so the Board has no reason not to refer this to the Planning Board.

Mrs. Van Der Water welcomed Tony McIntyre and introduced him to the Board. He is our new Fire Marshall.

Public Hearing on Marion Meadows Sewer District No. 1:

Ms. Bell said this and the water district extension to be considered tonight are necessary to service the CDS property on Van Buren Road.

054-26-000 MOTION BY Mrs. Sullivan, seconded by Mr. Grover, to recess the regular meeting, open the public hearing and waive reading the legal notice published in *The Post Standard* on February 2, 2026.

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 is anyone to speak for or against this proposed sewer district extension. No one spoke.

055-26-000 MOTION BY Mr. Burke, seconded by Mr. Grover to close the public hearing and resume the regular meeting at 7:16 pm.

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

Motion Carried & Adopted

Resolution on Marion Meadows Sewer District No. 1:

056-26-045 Councilor Gustke moved and Councilor Sullivan seconded the following resolution.

WHEREAS, the Town Board of the Town of Van Buren (the “Town Board” and the “Town”, respectively), in the County of Onondaga, State of New York, received a Petition pursuant to Article 12 of the Town Law, for the establishment of the Van Buren Marion Meadows Sewer District Extension No. 1 (the “Sewer District Extension”) in an area generally known as Tax Map Nos.: 031.-03-07.1, Town of Van Buren, New York, which Petition is signed by the owners of the taxable real property situate in the proposed Sewer District Extension, owning in the aggregate at least one-half of the assessed valuation of all the taxable real property of the proposed Sewer District Extension, as shown upon the latest completed assessment roll of said Town, and including the signatures of resident owners of taxable real property owning taxable real property aggregating at least one-half of the assessed valuation of all the taxable real property of the proposed Sewer District Extension, owned by resident owners according to the latest completed assessment roll; and

WHEREAS, all costs in connection with the Sewer District Extension, including all legal and engineering expenses incurred by the Town, and all costs of construction of the Sewer facilities necessary to serve said Sewer District Extension and also all costs and expenses incidental to the acquisition of necessary lands and rights-of-way therefore will be paid by the petitioners, its grantees, successors or assigns, who will subsequently execute, if necessary, an instrument conveying title to all or such portions of such Sewer facilities including lands or rights-of-way that may be required by the Town Board of the Town of Van Buren, free and clear of all liens and encumbrances, to the said Sewer District Extension at no expense to said District as extended or the Town of Van Buren; and

WHEREAS, an order was duly adopted by the Town Board on January 21, 2026 for the hearing of all persons interested in the matter on the 18th day of February 2026 at 7:00 p.m., or as soon thereafter as the matter could be heard, at the Town Hall in said Town and the hearing by the said Town Board having been duly held at such time and place, and proof of posting and publication of the notice of said hearing as required by law having been received by the Town Board, and the Town Board having heard all persons interested in such matter; and

WHEREAS, the plans for construction of the improvements within the Sewer District Extension are satisfactory and meet the requirements of the Town, subject to inspection by the Town Engineer at petitioners’ sole cost and expense upon installation of the facility extensions therein; and

WHEREAS, the permission of the State Comptroller shall not be required for the extension of said District nor the construction of said improvements since the Town shall not be required to finance the cost of said improvements by the issuance of bonds, notes, certificates, or other evidences of indebtedness of the Town; and

WHEREAS, on January 21, 2026, the Town Board also reaffirmed that the Sewer District Extension and construction of improvements therein will have no significant effects on the environment and that such determination constituted a negative declaration for purposes of environmental review.

NOW THEREFORE, IT IS HEREBY RESOLVED AND DETERMINED, that:

A. The petition aforesaid is signed and acknowledged or proved as required by law, it duly complies with the requirements of Section 191 of the Town Law as to sufficiency of signers

with respect to the boundaries of the proposed district extension as herein approved and it is otherwise sufficient;

B. All the property and property owners within the proposed district extension are benefited thereby;

C. All the property and property owners benefited are included within the limits of the proposed district extension;

D. It is in the public interest to grant in whole the relief sought; and it is further

RESOLVED AND DETERMINED, that all future costs and expenses of operation, maintenance and improvements in said District, including those relative to the Sewer District Extension which is the subject of this resolution, shall be assessed, levied and collected from the several lots and parcels of land within the entire area of said Van Buren Marion Meadows Sewer District Extension No. 1, in an area generally known as Tax Map Nos.: 031.-03-07.1, Town of Van Buren, New York, deemed benefited thereby in proportion to the amount of benefit conferred upon same; and it is further

RESOLVED, that the said Van Buren Marion Meadows Sewer District Extension No. 1 hereby be established in said Town of Van Buren, Onondaga County, New York, to include the description and boundaries as set forth in Schedule "A", as hereinbefore described to be known as Van Buren Marion Meadows Sewer District Extension No. 1, and it is further

RESOLVED, that the Town Clerk is hereby authorized and directed to cause a certified copy of this Order to be recorded and filed in accordance with the provisions of Article 12 of the Town Law.

SCHEDULE "A"

PROPOSED
MARION MEADOWS SEWER DISTRICT
EXTENSION No. 1
TAX PARCEL Nos. 031-03-07.1
VAN BUREN ROAD
PART OF FARM LOT No. 14
TOWN OF VAN BUREN

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 No. 14 in said Town, being part of lands conveyed to Robert Levin by deed recorded as Instrument No. 2022-46908 in the Onondaga County Clerk's Office, being Lot No. 100 Lands of Levin as shown on a map of said tract filed in the Onondaga County Clerk's Office November 21, 2025 as Map No. 13925, bounded and described as follows:

Beginning at a point in the centerline of Van Buren Road (C.R. No. 159) at its intersection with the northerly boundary of Lot No. 1 of Tracey Bort Subdivision according to a map of said tract filed November 6, 2009 as Map No. 11110 in the Onondaga County Clerk's Office; running thence N87° 40' 29"E along said northerly boundary of Lot No. 1 Tracey Bort Subdivision, a distance of 663.57 feet to a point in the westerly boundary of lands conveyed to Foxfire Realty LLC by deed recorded in Book 4977 of Deeds at page 640 in the Onondaga County Clerk's Office; thence N3° 45' 51"W along said westerly boundary of lands conveyed to Foxfire Realty LLC, a distance of 316.13 feet to a point therein; thence S87° 40' 29"W through said lands conveyed to Robert Levin, a distance of 739.58 feet to a point in said centerline of Van Buren Road (C.R. No.

159); thence southerly along said centerline of Van Buren Road (C.R. No. 159) the following courses and distances: 1) S17° 49' 09"E, 156.14 feet; 2) S16° 38' 10"E, 170.87 feet to the point of beginning.

Subject to any rights, title and interest the public may have to Van Buren Road (C.R. No. 159).

Together with the benefits of the Reciprocal Easement Agreement by CDS Van Buren Apartments, LLC and Robert Levin dated June 5, 2025 and recorded in the Onondaga county Clerk's Office on September 8, 2025 as Instrument No. 2025—00028966.

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:

Roll Call Votes: Mr. Sherwood – Yes, Mrs. Gustke – Yes, Mr. Burke – Yes, Mr. Grover – Yes, Mrs. Sullivan – Yes, Mrs. Van Der Water – Yes

Motion Carried & Adopted

Public Hearing on Van Buren Water District Extension No. 5:

057-26-000 MOTION BY Mr. Sherwood, 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 February 2, 2026.

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 or against this proposed water district extension. No one spoke.

058-26-000 MOTION BY Mr. Grover, seconded by Mr. Sherwood, to close the public hearing and resume the regular meeting at 7:19 pm.

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

Motion Carried & Adopted

Resolution on Van Buren Water District Ext. No 5:

059-26-051 Councilor Sullivan moved and Councilor Gustke seconded the following resolution.

WHEREAS, the Town Board of the Town of Van Buren (the "Town Board" and the "Town", respectively), in the County of Onondaga, State of New York, received a Petition pursuant to Article 12 of the Town Law, for the establishment of the Van Buren Consolidated Water District Extension No. 5 (the "Water District Extension") in an area generally known as

Tax Map Nos.: 031.-03-07.1, Town of Van Buren, New York, which Petition is signed by the owners of the taxable real property situate in the proposed Water District Extension, owning in the aggregate at least one-half of the assessed valuation of all the taxable real property of the proposed Water District Extension, as shown upon the latest completed assessment roll of said Town, and including the signatures of resident owners of taxable real property owning taxable real property aggregating at least one-half of the assessed valuation of all the taxable real property of the proposed Water District Extension, owned by resident owners according to the latest completed assessment roll; and

WHEREAS, all costs in connection with the Water District Extension, including all legal and engineering expenses incurred by the Town, and all costs of construction of the Water facilities necessary to serve said Water District Extension and also all costs and expenses incidental to the acquisition of necessary lands and rights-of-way therefore will be paid by the petitioners, its grantees, successors or assigns, who will subsequently execute, if necessary, an instrument conveying title to all or such portions of such Water facilities including lands or rights-of-way that may be required by the Town Board of the Town of Van Buren, free and clear of all liens and encumbrances, to the said Water District Extension at no expense to said District as extended or the Town of Van Buren; and

WHEREAS, an order was duly adopted by the Town Board on January 21, 2026 for the hearing of all persons interested in the matter on the 18th day of February 2026 at 7:00 p.m., or as soon thereafter as the matter could be heard, at the Town Hall in said Town and the hearing by the said Town Board having been duly held at such time and place, and proof of posting and publication of the notice of said hearing as required by law having been received by the Town Board, and the Town Board having heard all persons interested in such matter; and

WHEREAS, the plans for construction of the improvements within the Water District Extension are satisfactory and meet the requirements of the Town, subject to inspection by the Town Engineer at petitioners' sole cost and expense upon installation of the facility extensions therein; and

WHEREAS, the permission of the State Comptroller shall not be required for the extension of said District nor the construction of said improvements since the Town shall not be required to finance the cost of said improvements by the issuance of bonds, notes, certificates, or other evidences of indebtedness of the Town; and

WHEREAS, on January 21, 2026, the Town Board also reaffirmed that the Water District Extension and construction of improvements therein will have no significant effects on the environment and that such determination constituted a negative declaration for purposes of environmental review.

NOW THEREFORE, IT IS HEREBY RESOLVED AND DETERMINED, that:

E. The petition aforesaid is signed and acknowledged or proved as required by law, it duly complies with the requirements of Section 191 of the Town Law as to sufficiency of signers with respect to the boundaries of the proposed district extension as herein approved and it is otherwise sufficient;

F. All the property and property owners within the proposed district extension are benefited thereby;

G. All the property and property owners benefited are included within the limits of the proposed district extension;

H. It is in the public interest to grant in whole the relief sought; and it is further

RESOLVED AND DETERMINED, that all future costs and expenses of operation, maintenance and improvements in said District, including those relative to the Water District Extension which is the subject of this resolution, shall be assessed, levied and collected from the several lots and parcels of land within the entire area of said Van Buren Consolidated Water District Extension No. 5, in an area generally known as Tax Map Nos.: 031.-03-07.1, Town of Van Buren, New York, deemed benefited thereby in proportion to the amount of benefit conferred upon same; and it is further

RESOLVED, that the said Van Buren Consolidated Water District Extension No. 5 hereby be established in said Town of Van Buren, Onondaga County, New York, to include the description and boundaries as set forth in Schedule “A”, as hereinbefore described to be known as Van Buren Consolidated Water District Extension No. 5, and it is further

RESOLVED, that the Town Clerk is hereby authorized and directed to cause a certified copy of this Order to be recorded and filed in accordance with the provisions of Article 12 of the Town Law.

SCHEDULE “A”

PROPOSED
VAN BUREN CONSOLIDATED WATER DISTRICT #5
TAX PARCEL Nos. 031-03-07.1
VAN BUREN ROAD
PART OF FARM LOT No. 14
TOWN OF VAN BUREN

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 No. 14 in said Town, being part of lands conveyed to Robert Levin by deed recorded as Instrument No. 2022-46908 in the Onondaga County Clerk’s Office, being Lot No. 100 Lands of Levin as shown on a map of said tract filed in the Onondaga County Clerk’s Office November 21, 2025 as Map No. 13925, bounded and described as follows:

Beginning at a point in the centerline of Van Buren Road (C.R. No. 159) at its intersection with the northerly boundary of Lot No. 1 of Tracey Bort Subdivision according to a map of said tract filed November 6, 2009 as Map No. 11110 in the Onondaga County Clerk’s Office; running thence N87° 40’ 29”E along said northerly boundary of Lot No. 1 Tracey Bort Subdivision, a distance of 663.57 feet to a point in the westerly boundary of lands conveyed to Foxfire Realty LLC by deed recorded in Book 4977 of Deeds at page 640 in the Onondaga County Clerk’s Office; thence N3° 45’ 51”W along said westerly boundary of lands conveyed to Foxfire Realty LLC, a distance of 316.13 feet to a point therein; thence S87° 40’ 29”W through said lands conveyed to Robert Levin, a distance of 739.58 feet to a point in said centerline of Van Buren Road (C.R. No. 159); thence southerly along said centerline of Van Buren Road (C.R. No. 159) the following courses and distances: 1) S17° 49’ 09”E, 156.14 feet; 2) S16° 38’ 10”E, 170.87 feet to the point of beginning.

Subject to any rights, title and interest the public may have to Van Buren Road (C.R. No. 159).

Together with the benefits of the Reciprocal Easement Agreement by CDS Van Buren Apartments, LLC and Robert Levin dated June 5, 2025 and recorded in the Onondaga county Clerk’s Office on September 8, 2025 as Instrument No. 2025—00028966.

Subject to any easements and restrictions of record.

Roll Call Votes: Mr. Sherwood – Yes, Mrs. Gustke – Yes, Mr. Burke – Yes, Mr. Grover – Yes, Mrs. Sullivan – Yes, Mrs. Van Der Water – Yes

Motion Carried & Adopted

Consider referral to Planning Board for zone change from R-40 to PUD for Crego Farm, developer Brolex Properties, LLC:

Mrs. Van Der Water said the Planning Board will pick this apart and then it will come back to the Town Board to consider the zone change. She said there will be two public hearings to hear comments from residents. She said this will not be like Treybrook.

Mrs. Sullivan said the project has changed a couple times over the years, but, there will be development. She thanked Mr. Kirkendall and Mr. Bowes for coming tonight to share their comments.

Mrs. Gustke said she is here to serve the people and listen to the residents. She said the town will hold the developer accountable.

Mr. Sherwood said a PUD does give the town more control over what is developed.

060-26-052 MOTION BY Mrs. Sullivan, seconded by Mr. Burke, to refer the zone change from R-40 to PUD for the Crego Farm property to the Planning Board for their review.

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

Motion Carried & Adopted

Approve five year lease with Ed & Ed Business Technology for a postage meter :

061-26-001.1 MOTION BY Mrs. Sullivan, seconded by Mr. Burke, to approve a five year lease with Ed & Ed Business Technology for a postage meter and authorize the Supervisor to execute related documents.

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 there is a Facilities Committee meeting on February 26th at 8:30 am at the Van Buren Central Park Office.

Mr. Grover said there is a Land Use Committee meeting on February 25th at 4:30 pm at the Town Hall. You can also participate via zoom, the directions are on the town website homepage.

Supervisor Comments:

Regular Town Board Meeting March 4, 2026

Mrs. Van Der Water said she received a report from the Veterans Outreach Coordinator. He has scheduled weekly meetings on Thursday at 1:00 pm at Canton Woods Senior Center to meet with veterans and offer assistance.

He was also able to assist at American Legion Post 113 getting the floors ready for a meet and greet with NYS Senator May.

Mrs. Van Der Water received a report from the Codes Office. They have been busy with building permits and fire inspections.

Highway Superintendent Comments:

Mr. Blaisdell said they are still picking up Christmas trees.

Engineer Comments: None

Attorney Comments: None

062-26-014 MOTION BY Mrs. Gustke, seconded by Mrs. Sullivan, to go into Executive Session to discuss a personnel issue at 7:30 pm.

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

Motion Carried & Adopted

063-26-000 MOTION BY Mr. Grover, seconded by Mrs. Sullivan, to close the Executive Session and resume the regular meeting at 8:03 pm.

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

Motion Carried & Adopted

064-26-000 MOTION BY Mr. Grover, seconded by Mrs. Sullivan, to adjourn to the next Regular Town Board Meeting on March 4, 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 8:03 pm

Respectfully submitted,

Lynn Precourt

Town Clerk

Dated: 2/19/26