

Planning/Zoning Board Meeting of the Town of Van Buren held on February 10, 2026, at the Van Buren Town Hall, 7575 Van Buren Road, Baldwinsville, New York was called to order at 6:00 PM.

Pledge of Allegiance

Roll Call:

Mr. Claude Sykes	Planning Board Member
Ms. Jesse McMahon	Planning Board Member
Mr. Roger Roman	Planning Board Member
Mr. James Bowes	Planning Board Member
Mr. James Virginia	Planning Board Member
Mr. James Schanzenbach	Vice Chairman
Mr. Mark Budosh	Chairman

Also Present:

Mr. Rich Andino	Town Attorney
Mr. Jason Hoy	Town Engineer
Mr. Chaz Gambino	Director of Codes
Mrs. Wendy Van Der Water	Supervisor
Mrs. Jennifer Sullivan	Deputy Supervisor
Ms. Kamri Kiteveles	Codes Clerk

Minutes:

Motioned by Mr. Roman seconded by Mr. Sykes, to approve the minutes of January 10, 2026, as published.

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

Site Plan: The Tree Guy, 7356 Van Buren Road, Tax Map ID# 051.-03-19.0

David Roche was present to address the Board. Applicant is seeking site plan approval for operation of a tree service/landscaping business, and firewood processing on the property.

Chair reiterated comments from the previous meeting, noting that a letter from the property owner authorizing the tenant's proposed use had been received, and a detailed narrative was received by the applicant.

Chair requested the applicant submit a revised site plan showing the relocation of the firewood shed.

Chair asked if there were any other comments or questions from the board. No one spoke.

Motion by Ms. McMahon, seconded by Mr. Sykes, to declare this board lead agency is an uncoordinated review of this unlisted action under SEQR and based upon the short EAF submitted declare a negative declaration with no adverse environmental impacts.

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

Chair noted that comments from Onondaga County Planning Board were received, indicating the site plan was exempt from their review.

Motion by Mr. Roman, seconded by Ms. McMahon, to approve the site plan for 7356 Van Buren Road, as shown on the stamped and signed drawing dated December 10, 2025, based on the following conditions:

1. The site plan be revised to show the location of the firewood shed;
2. The site plan include an updated revision date; and,
3. The property owner's letter be signed authorizing the proposed use.

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

Public Hearing - Height Variance: Alex Town, 1775 Warners Road, Tax Map ID# 049.-01-05.1

Motion made by Mr. Sykes, seconded by Ms. McMahon to adjourn general session and enter into a public hearing.

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

Alex Town was present to address the Board. Applicant requested approval for an 8 ft. height variance from the permitted 15 ft. to 23 ft. for an 80 ft. x 50 ft. detached accessory structure.

Applicant explained that the increased height is necessary to accommodate personal storage needs, including space for an RV, car lift, and other additional equipment.

Chair asked if the location of the structure would be situated off East Dead Creek Road.

Applicant confirmed.

Chair asked if anyone in the audience would like to speak for or against the application. No one spoke.

Motion by Mr. Roman, seconded by Ms. McMahon to close the public hearing and return to general session.

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

Chair asked for any other comments or questions from the Board.

Mr. Sykes stated that the plans submitted shows 29 ft. 4 in. peak height while the application states 30 ft. in total.

Chair advised the applicant to update the submitted application to state 29 ft. 4 in.

Mr. Virginia asked whether the car lift would be used for business purposes or for personal use.

Applicant stated personal use.

Chair questioned if the location of the structure could be considered the front yard and outside of the building line being that it is a corner lot.

Director of Codes confirmed.

Chair asked the Applicant if the location was necessary.

Applicant responded yes as the location shown would require the least grading.

Chair advised the Applicant that an area variance would be required.

Chair informed the Applicant that, for purposes of the area variance, a more detailed site plan with exact dimensions must be submitted.

Mr. Sykes added that egress and ingress must be shown.

Mr. Schanzenbach stated that the structure must be shown to scale and that the dimensions to the property lines must be clearly indicated.

Mr. Virginia asked if access to the structure would be from East Dead Creek Road.

Applicant confirmed, stating that an entry way to the property already exists .

Mr. Virginia requested the updated plans show the access point.

Motion by Mr. Roman, seconded by Ms. McMahon to schedule a public hearing for March 10, 2026.

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

Area Variance: George McNabb, 7714 Morgan Road, Tax Map ID# 029.-04-01.0

George McNabb was present to address the Board. Applicant is seeking an area variance for an accessory structure in the front yard. Applicant explained that the shed is constructed from logs, and relocation would require deconstruction. Applicant further noted that his rear yard contains a leach field and wetlands, leaving no suitable alternative location for the shed.

Mr. Schanzenbach asked how the shed ended up in that location.

Applicant stated that the shed was in that location when the home was purchased.

Mr. Sykes noted that a structure of this size does not require a building permit.

Director of Codes informed the Board that the shed is in violation with the Department of Environmental Conservation, requiring Board approval for the location, issuance of a Floodplain Building Permit and flood proofing.

Chair asked for any other comments or questions.

Mr. Virginia questioned the location of the second shed at the rear of the property and if there was a possibility of placing both there.

Applicant stated that the second shed is positioned on his leach field.

Motion by Mr. Sykes, seconded by Ms. McMahon to schedule a public hearing for March 10, 2026.

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

Subdivision: John Hourigan, 7470 Perry Road, Tax Map ID# 043.-02-29.0

Doug Reith was present to address the Board. Applicant is seeking approval to subdivide a 45.8-acre parcel. The lot is a pre-existing nonconforming lot containing two residential structures; following the subdivision, it would remain nonconforming in this manner.

Chair questioned whether the gravel driveway at the north end of Lot 2 serves as the access to Lot 1.

Applicant stated that separate access will be provided, and that an easement will be placed on the gravel road if necessary.

Chair stated that an access road off of Perry Road to Lot 1 will be required.

Mr. Schanzenbach questioned why the residences are proposed to remain on the same lot rather than being subdivided into separate lots, resulting in three (3) lots instead of two (2).

Applicant stated that they are attempting to preserve as much of the property's agricultural use as possible.

Mr. Schanzenbach noted that a variance would be required to allow two residential structures on a single lot.

Applicant provided an additional detailed plan proposing a three-lot subdivision and noted that the septic system locations cannot be determined at this time.

Chair questioned what the processes would be for approving two residential structures on one property.

Director of Codes noted that Town Code states only one residence per lot, in agricultural districts.

Town Attorney stated that further research is necessary.

Mr. Virginia asked if demolition of one would be considered. Applicant responded no.

Chair stated that a three-lot subdivision would be the ideal option, and that the Board would need to determine which variances are required.

Applicant stated he would locate the septic system.

Chair tabled the discussion pending submission of further information. Matter was adjourned.

Site Plan: Simple Roast Coffee, 2265 Downer Street Road, Tax Map ID# 034.-04-06.1

Matthew Peirson was present to address the board. Applicant is seeking site plan approval for a drive-through-only coffee shop located in the River Mall Plaza.

Chair stated that comments from Onondaga County Planning Board were received which encouraged stormwater management, landscaping, and enhanced site elements to organize the site, improve safety and aesthetics, and reduce heat island effects of the heavily paved site.

Applicant stated that three site plans were submitted in response to feedback regarding building protection and stormwater runoff.

Applicant noted that the landlord prefers not to use curbing; therefore, alternative barrier options have been submitted for the Board's consideration. To address the desire for added green space and protective barriers, the Applicant proposed using large commercial planters spaced around the perimeter of the site.

Chair asked whether the driveline markings would consist of only white lines.

Applicant confirmed and stated that barriers could be installed along the middle to separate the two driving lanes.

Chair questioned the purpose of the additional lane. Applicant explained it was a pull off lane for emergency purposes.

Mr. Schanzenbach stated that both the Planning and Zoning Board and Onondaga County Planning recommended use of curbing.

Applicant stated that they would do so if required, noting that Town Code states stone, wood and cement are approved materials for barriers.

Mr. Schanzenbach stated that the Tops Gas Station was required to install two islands with trees to delineate the operations and recommended the same.

Discussion took place regarding the Board members' preferences for various combinations of curbing, islands, and barrier types including shapes and sizes.

Chair addressed the drainage letter provided by the Applicant's engineer including a potential mistype and requested the Applicant's engineer provide clarification prior to next meeting.

Applicant proposed lighting and business hours, confirming that overall site lighting is provided by the existing lighting in the plaza.

Mr. Virginia asked if the site would have a supplemental power source. Applicant said no.

Applicant addressed the comments from the previous meeting regarding the location of a power source and advised that permission had been granted from National Grid to utilize the pole between Hall of Fame barbershop and TJs Cannabis, noting that the backup power source would be at the entrance of Crego Road.

Mr. Schanzenbach questioned whether parking aligned with Town Codes, adding that handicap space is required.

Applicant confirmed.

Mr. Schanzenbach asked if the dumpster enclosure would have a permanent foundation.

Applicant responded that it was going to be a concrete footing but not a cement pad.

Applicant addressed the water and sewer questions from the previous meeting, advising that OCWA indicated the site is private property and that there are no issues with water supply. WEP responded concerning capacity assurance informing the applicant that it would fall under the Village of Baldwinsville.

Engineer confirmed that the parking lot is a private collection system.

Applicant is not anticipating any issues regarding the sewer system considering the Applicant's usage would be calculated to be less than two hundred gallons per day, but inspection of the sewer system condition has yet to be conducted.

Mr. Schanzenbach recommended that the plans indicate the drainage patterns and show how each layout would affect them.

Applicant questioned if timber curbing would be acceptable, explaining that the deterrence from cement curbing comes from the desire to make the location appear less corporate and more of a hometown local company.

Chair encouraged more detail in alternative options if that is the route he wants to go.

Applicant addressed signage stating it would be a 3 ft. x 5 ft. sign with no lighting on it.

Mr. Schanzenbach stated that allowed sign size is determined by the size of the structure.

Chair added that a variance would be required.

Chair asked for any other questions or comments.

Motion by Mr. Roman, seconded by Mr. Sykes to schedule a public hearing for March 10, 2026.

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

Subdivision: Harbor Heights/Small Parcel, Downer Street, Tax Map ID# 036.-03-21.0

Al Yager was present to address the board. Applicant is seeking subdivision approval of a preliminary plat.

Applicant stated that, as previously discussed, wetlands are located on the eastern portion of the property. Applicant added that, at the last meeting, a draft wetland general permit was provided, and a corresponding worksheet presented today indicates that the applicant may impact up to 1.448-acres of wetland. Under the permit, the applicant is proposing to impact 1.05-acre, which would qualify.

Applicant noted that the amendment of the DEC General Permit has yet to be approved, with anticipation of it being adopted by the end of the month.

Applicant stated that they are requesting a phased approach, with the phase line between Lots 4/5 and 19/20. This would allow them to clear the site and complete grading and road construction while awaiting permit approval.

Chair stated that clearing of the site is allowed while awaiting permit approval.

Applicant Dan Barnaba confirmed and added that they would like to begin grubbing the site, which is not permitted without a stormwater permit. Applicant stated that a phased approach would allow them to apply for that permit.

Chair asked whether this would apply to the first phase of lots.

Applicant responded that a reasonable buffer has been established where the wetland delineation is anticipated, and clearing would not occur beyond that point.

Applicant noted that Plumley Engineering has completed a preliminary delineation, but they are awaiting the determination letter.

Applicant stated that if the DEC General Permit is not approved, the layout would be adjusted slightly. The number of lots would be reduced from 21 to 19, and the stormwater ponds would be reoriented.

Applicant requested preliminary plat approval for the first 6 Lots, noting that they would come before the Board again for the second phase preliminary plat approval once the wetland issue has been resolved.

Mr. Sykes reiterated that the infrastructure would only be completed for the first 6 Lots.

Applicant confirmed, stating that the highpoint in the road in front of Lot 4 and Lot 20, the road would be constructed just past that point.

Mr. Sykes questioned the ability to plow the road.

Applicant replied that they would do a temporary hammerhead.

Mr. Schanzenbach questioned if the phase line matched the stormwater.

Applicant confirmed.

Mr. Schanzenbach asked if sewage would go towards Commune Road.

Applicant confirmed, stating that the manhole would shift towards the phasing line.

Ms. McMahon recommended submitting a detailed phasing plan.

Applicant agreed.

Motion by Mr. Virginia, seconded by Ms. McMahon to schedule a public hearing for March 10, 2026.

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

Motion by Mr. Roman seconded by Mr. Sykes to adjourn to the next regular meeting on March 10, 2026, at 6:00 PM.

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

Meeting Closed at 7:34 PM

Respectfully submitted,

Kamri Kiteveles, Codes Clerk