

Regular Meeting of the Town Board of the Town of Van Buren, held on August 5, 2026 at 7:00 pm at the Van Buren Town Hall, 7575 Van Buren Road, Baldwinsville, New York.

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

Absent: Mrs. Charity Gustke, Councilor

Also Present:

Mr. Nadine Bell	Town Attorney
Mr. Jason Hoy	Town Engineer
Ms. Lynn Precourt	Town Clerk

Approve Meeting Minutes of Regular Meeting on July 15, 2026:

166-26-000 MOTION BY Mr. Burke, seconded by Mr. Grover, to approve the meeting minutes of the Regular Town Board meeting on July 15, 2026 as published.

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

Motion Carried & Adopted

Budget transfers and modifications:

167-26-007 MOTION BY Mr. Grover, seconded by Mr. Burke, to make the following budget modification to authorize a \$2,100 capital project titled 2026 Historical Marker for Abram Pryne and accept the grant from the Pomeroy Foundation in the amount of \$2,100 for the town.

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

Motion Carried & Adopted

Set public hearing for Brolex Living Community, LLC zone change request from R-40 to PUD on Crego Road, Tax Map No. 034.-03-01.1:

Mrs. Van Der Water said they have received a positive recommendation from the Town Planning Board. Mrs. Van Der Water said there are other involved agencies for SEQR that need to be notified and we will wait 30 days after that notification, refer the project to Onondaga County Planning Board and then will schedule two public hearings. The town will notify residents of the dates of those hearings for their comments.

168-26-017 MOTION BY Mrs. Sullivan, seconded by Mr. Grover, to approve the following resolution:

Brolex Living Community Mixed-Use Residential Project, Crego Road

WHEREAS, the Town of Van Buren Town Board has received a proposal to rezone ±103 acres of land located at Crego Road (Tax map No. 034.-03-01.1) from R-40 to Planned Unit Development (“PUD”) to facilitate construction of ±304 units of housing (“Project”); and

WHEREAS, as proposed, the Project includes ±98 single-family homes and ±206 for-rent townhouse units and a clubhouse; and

WHEREAS, in addition to a zone change, the proposal requires subdivision and site plan approval from the Town of Van Buren; and

WHEREAS, Volume 6 N.Y.C.R.R., Sections 617.3 and 617.6 of the Regulations relating to Article 8 of the Environmental Conservation Law of New York (SEQRA), require that as early as possible and within twenty (20) days after submission of a complete application/action, an involved agency shall make a determination whether a given action is subject to the aforementioned law.

NOW, THEREFORE, BE IT RESOLVED, on motion by Councilor Sullivan, seconded by Councilor Grover, that the Town Board of the Town of Van Buren hereby determines that:

1. The action is a Type I action;
2. The Town Board of the Town of Van Buren shall act as lead agency;
3. The Town of Van Buren Planning Board, Onondaga County Department of Transportation, Syracuse-Onondaga County Planning Agency, Onondaga County Industrial Development Agency, Onondaga County Department of Water Environment Protection, Onondaga County Water Authority, NorthWest Fire District, Baldwinsville Central School District, and New York State Office of Parks, Recreation & Historic Preservation are interested agencies in connection with the SEQRA review; and
4. The action will require the submission of a Long Form Environmental Assessment Form to provide information with regard to the environmental issues pertinent therein; and it is further

RESOLVED, that the Town Board of the Town of Van Buren hereby shall notify all agencies, interested/involved, that it shall be lead agency for this action unless it receives written objection to this determination within thirty (30) days from the date of mailing of such notice.

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

Motion Carried & Adopted

Mr. Jacobson, Brolex Living Properties, asked about reductions in letters of credit for his current development in Treybrook.

Mrs. Van Der Water said at this time the Board is not reducing any letters of credit. The Engineer’s letter is a recommendation, but the Board wants the phases to be complete before any reductions.

Mr. Jacobson said if the work is done there is no reason to hold the money. The reason for the letter of credit is security for the town that if the work is not done you will have the money to complete the work. It is not supposed to be a punishment. There will be additional securities for the next phases and right now there is over \$100,000 just sitting there while the majority of the work has been done.

Councilor Committee Reports and Comments:

Mr. Sherwood said he held a Public Safety meeting last week. He said they discussed the work being done to improve drainage at the Highway Garage and the new gutter system for the roof. They have drainage projects this summer for Interstate Island Road and Connors Road, west of North Brickyard. They will also be paving in Village Green. He said they discussed equipment requests for the 2027 budget and transfers that will be necessary this year to fund salt and overtime lines.

Mr. Grover said the Comprehensive Land Use Plan is nearly done. He scheduled a public hearing and open house for residents on August 18, 2026 at 6:00 pm at Town Hall.

Mrs. Sullivan said the Canton Woods Board of Directors meeting has been moved to next week.

Supervisor Comments:

Mrs. Van Der Water said 391,000 pounds of water chestnuts have been removed so far this season. She said they are moving to Oneida Lake and then will be back in Clay. She thanked all involved for their hard work.

Mrs. Van Der Water said she received the July report from Codes Department. She said they opened 32 permits, one building permit and completed 31 fire inspections.

Highway Superintendent Comments: None

Engineer Comments:

Mr. Hoy said the last heavy rain was a test of the new drainage system at Idlewood Boulevard and Birchwood Boulevard. He said there was no road flooding.

Attorney Comments: None

169-26-014 MOTION BY Mr. Burke, seconded by Mr. Hand, to go into Executive Session to discuss a personnel issue at 7:29 pm.

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

Motion Carried & Adopted

Regular Town Board Meeting August 5, 2026

170-26-000 MOTION BY Mr. Sherwood, seconded by Mr. Grover, to close the executive Session and resume the regular meeting at 7:34 pm

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

Motion Carried & Adopted

171-26-000 MOTION BY Mr. Sherwood, seconded by Mr. Grover, to adjourn to the next Regular Town Board Meeting on August 19, 2026 at 7:00 pm.

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

Motion Carried & Adopted

Meeting closed 7:34 pm

Respectfully submitted,

Lynn Precourt
Town Clerk

Dated: 8/6/26