

Planning/Zoning Board Meeting of the Town of Van Buren held on July 14, 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
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

Absent:	Ms. Jesse McMahon	Planning Board Member
	Mr. Jason Hoy	Town Engineer

Also Present:

Ms. Nadine Bell	Town Attorney
Mr. Chaz Gambino	Director of Codes
Ms. Kamri Kiteveles	Codes Clerk
Mrs. Wendy Van Der Water	Supervisor
Mrs. Jennifer Sullivan	Deputy Supervisor

Minutes:

Motioned by Mr. Sykes, seconded by Mr. Roman, to approve the minutes of June 9, 2026, as published.

Mr. Sykes- Yes, Mr. Roman- Yes, Mr. Bowes- Yes, Mr. Schanzenbach- Yes, Mr. Budosh- Yes

Brolex Living Community: Zone Change, Crego Road, Tax ID # 034.-03-01.1

In attendance to address the Board were applicants Josh Heintz, Job Heintz and Brandon Jacobson, who were represented by legal representative Greg Faucher. Applicants are requesting a zone change from R-40 to a PUD to construct a development located off Crego Road.

Applicant noted that following the June 9, 2026 meeting a PUD Committee was formed and met twice. As a result of those meetings, several revisions were made to the concept plan:

- Single-family zoning – Single-family homes will follow R-15 zoning standards, apart from lot coverage, which will be set at 25-percent.
- Townhome access layout – Townhomes will include two access configurations:
 - Access by common roadway
 - Access by shared driveway
- Town access easement – The town access easement has been relocated to the area between buildings 18 and 19
- Sidewalk connectivity – Sidewalks have been added throughout the plan, providing full and continuous pedestrian connections.
- Lot depth adjustments – Single-family Lots 27 and 28 were revised to meet the required lot depth
- Building relocation – Building 13 was shifted northward to comply with the side-yard setback requirements.
- Preservation area protection – Preservation areas will be protected through signage and HOA oversight

Chair noted that revisions to the traffic impact study were requested to incorporate a more realistic built-out year. The applicant provided the updated study reflecting a full build-out year of 2030.

Chair expressed concern regarding the proposed build-out year and requested that, if the project does not reach full build-out by said year, the traffic impact study must be updated accordingly.

Mr. Bowes stated that Lots 40 through Lots 60 contains a National Grid easement and a drainage easement that restricts the buildable area, requesting that these limitations be documented in the HOA agreement and reflected on the plans.

Mr. Schanzenbach questioned where the applicant stands with the stormwater management plan.

Applicant informed the Board that the detailed stormwater design is forthcoming, but the overall stormwater concept has been established and is the preferred approach.

Mr. Schanzenbach expressed concern and dissatisfaction with the SHPO-designated areas, stating that signage or an HOA agreement will not sufficiently protect those locations.

Motion by Mr. Virginia, seconded by Mr. Sykes, to issue a positive referral to the Town Board for the proposed PUD zone change for the Brolex Living Community Crego Road.

Roll Call Vote:

	Aye	Nay	Other
Mark Budosh	<u> x </u>	<u> </u>	<u> </u>
James Virginia	<u> x </u>	<u> </u>	<u> </u>
James Schanzenbach	<u> x </u>	<u> </u>	<u> </u>
James Bowes	<u> x </u>	<u> </u>	<u> </u>

Roger Roman	<u> x </u>	<u> </u>	<u> </u>
Claude Sykes	<u> x </u>	<u> </u>	<u> </u>
Jesse McMahon	<u> </u>	<u> </u>	<u> x </u>

William J. Kimball: Site Plan, Newport Road & Warners Road, Tax ID # 006.-02-47.0

Brian Petersen was present to address the Board on behalf of the applicant, William Kimball. Applicant is requesting a special use permit and site plan approval to construct a 2,548 square-foot retail building on a 1.17-acre parcel located at the corner of Newport Road and Warners Road. Applicant further explained that the site plan includes adjacent lots located within the Town of Camillus, where twelve housing units are being proposed.

Applicant informed the Board that an application has been submitted to the Town of Camillus, and the roadway proposal has been presented to the Onondaga County DOT. Comments from both agencies are currently pending.

Applicant stated that discussion was had with the Warners Memphis Fire Chief in which two points of entrance were recommended.

Chair questioned the type of retail service that would occupy the proposed location; informing the applicant that retail services are not permitted in the RH zoning district.

Applicant responded that the proposed use is mercantile retail, with no food service.

Town Attorney informed the applicant that the RH district permits office and professional services, but the sale of goods is prohibited.

Discussion was had regarding the types of services permitted within the RH District.

Chair explained the next procedural steps and the site-plan details the applicant must provide if they choose to proceed.

Mr. Schanzenbach asked whether the applicant was in control of all the parcels involved in the proposal. Applicant confirmed.

Discussion was had regarding the process of re-combining the lots and how such consolidation would happen given that the parcels cross town lines.

Town Attorney indicated that further discussion would occur with the Town of Camillus Attorney.

Public Hearing – Mary and Daniel Robinson: Subdivision, 6610 Bennetts Corners Road, Tax ID # 047.-03-19.1

Motion made by Mr. Schanzenbach, seconded by Mr. Roman to adjourn general session and enter into a public hearing.

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

Mary and Daniel Robinson were present to address the Board. Applicants are requesting approval to subdivide a 2-acre lot off a 69.61-acre parcel located at 6610 Bennetts Corners Road.

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 Mr. Sykes to close the public hearing and return to general session.

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

Chair expressed concerns about the close proximity of the proposed driveway to the existing one, and requested the applicant obtain and share Onondaga County DOT's drive-way permit feedback.

Motion by Mr. Sykes, seconded by Mr. Roman, to declare this board lead agency 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, Mr. Schanzenbach- Yes, Mr. Budosh- Yes

Motion by Mr. Roman, seconded by Mr. Sykes to approve the subdivision of Mary and Daniel Robinson of 6610 Bennetts Corners Road as shown on stamped and signed drawings of JW Deemer subdivision preliminary plat dated April 29, 2026, contingent on the driveway permit approval from Onondaga County DOT.

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

Public Hearing – Kevin Morgan: Area Variance, 134 Baker Blvd, Tax ID # 062.-05-22.0

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

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

Kevin Morgan was present to address the Board. Applicant is seeking an area variance relief of 4 feet to construct a 6-foot x 12-foot porch located in the front yard utilizing the existing concrete stairs.

Chair questioned if the porch was an existing structure.

Applicant informed the Board that the only structure present is the staircase, which extends approximately 5.3 feet from the front of the residence.

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

Motion by Mr. Sykes seconded by Mr. Virginia to close the public hearing and return to general session.

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

**RESOLUTION NO. 2026-10
OF THE
ZONING BOARD OF APPEALS
OF THE TOWN OF VAN BUREN**

Mr. Sykes made the following motion, seconded by Mr. Roman :

Kevin P. Morgan (“Applicant”) of 134 Baker Boulevard has applied for area variance relief from § 200-45 of the Town of Van Buren Zoning Code to allow the construction and placement of an attached porch, measuring 6 feet by 12 feet, to the front of a residential structure in a location requiring 4 feet of front yard setback relief. The property, identified as Tax Map No. 062.-05-22.0 (“Property”), is located in the Residential 10 (R-10) Zoning District.

Pursuant to § 200-45 of the Zoning Code, the front yard setback for a principal and attached accessory structure is 30 feet. Applicant seeks area variance relief to allow the construction and placement of an attached porch in the front yard with a setback of 26± feet, instead of the required setback of 30± feet. As proposed, Applicant intends to construct a porch measuring 6 feet by 12 feet on a concrete block foundation. In support of his request, Applicant explained that existing stairs currently extend 5.3 feet into the front yard setback area. Accordingly, the proposed addition of a porch increases the encroachment in the front yard setback by 9 inches. Applicant further noted that due to the location of the right-of-way for Baker Boulevard, Applicant has less than 2 feet within which to locate a porch along the front of his residence.

In support of the application, Applicant submitted an Application for Variance for the placement of the structure in the front yard, dated June 25, 2026, a Building Permit Application

with handwritten plans and details, and an altered survey, titled “Location Survey on Lot #191, Section “E” of the Seneca Knolls Tract,” prepared by R. J. Lighton, Sr., Land Surveyor. A public hearing on the variance application was held July 14, 2026. The Applicant appeared at the public hearing to address the area variance criteria and the concerns of the Board.

Based upon the foregoing, the Board resolves as follows:

1. This matter is Type II under the State Environmental Quality Review Act as it involves the granting of an area variance related to the construction of an attached porch to single-family residence.

2. Given the existence of stairs that currently encroach over 5 feet within the front yard setback area and the limited ability to construct a front porch without encroaching into the front yard setback area, it is determined that the requested variance relief will not produce any undesirable change in the character of the neighborhood and will not be a detriment to nearby properties. Variance relief to allow the placement of the attached porch in the front yard will not have an adverse effect or impact on the physical environmental conditions in the neighborhood or district. Neighbors did not express any opposition to the variance. There is no apparent method to achieve the benefit the Applicant wishes to obtain, other than a variance and the benefit to the Applicant does outweigh any detriment to the neighborhood or community because of granting the variance relief.

3. The requested area variance relief is hereby granted to allow the construction and placement of an attached porch, measuring 6 feet by 12 feet, to the front of a residential structure in a location requiring 4 feet of front yard setback relief, as depicted altered survey, titled “Location Survey on Lot #191, Section “E” of the Seneca Knolls Tract,” prepared by R. J. Lighton, Sr., for property located at 134 Baker Boulevard, Tax Map No. 062.-05-22.0.

Roll Call Vote:

	Aye	Nay	Other
Mark Budosh	<u> x </u>	<u> </u>	<u> </u>
James Virginia	<u> x </u>	<u> </u>	<u> </u>
James Schanzenbach	<u> x </u>	<u> </u>	<u> </u>
James Bowes	<u> x </u>	<u> </u>	<u> </u>
Roger Roman	<u> x </u>	<u> </u>	<u> </u>
Claude Sykes	<u> x </u>	<u> </u>	<u> </u>
Jesse McMahon	<u> </u>	<u> </u>	<u> x </u>

James Hawk: Area Variance, 225 Blanchard Blvd, Tax ID # 061.-05-09.0

James Hawk was present to address the Board. Applicant is requesting an 11.5-foot front yard variance, a 5-foot side yard setback, and a 10-percent lot coverage increase for a 12.3-foot x 8-foot shed located within the front yard. Applicant explained that relocation of the structure would be difficult due to existing fence and trees situated along the perimeter of the property.

Mr. Virginia questioned when the structure was built. Applicant replied one month.

Mr. Schanzenbach noted that the applicant's application indicated an appeal of the Code Enforcement Officer's determination and questioned whether the applicant intended to formally challenge that decision.

Discussion was had between the Town Attorney and the applicant regarding the applicant's misunderstanding of what an appeal of the Code Enforcement Officer's decision entails.

Applicant stated before the Board that he is not requesting an appeal against the Code Enforcement Officer's determination, nor is he seeking an interpretation request.

Chair outlined the criteria that must be met for a variance to be granted and advised the applicant that most of the required criteria would be difficult to prove.

Discussion was had regarding potential solutions and alternative locations for the structure.

Board recommended that the existing pre-built structure located in the front yard be removed and that a new structure be constructed at the rear of the property, the applicant was given 30 days to complete the removal of the existing structure.

Town Attorney stated that, even with removal of the existing structure, the applicant would still exceed the permitted 25-percent lot coverage and recommended that this issue be addressed once the new shed has been constructed, and size and location has been determined.

Michael Flynn: Site Plan, 3334 Walters Road, Tax ID # 055.-03-10.0

Kevin Hagan was present to address the Board on behalf of the applicant Michael Flynn. Applicant is seeking approval to construct a 4,000 square foot addition to an existing 8,000

square foot building for continued use by Big Red Towing; the addition will provide two additional garage bays beyond the existing three bays. Representative stated that the purpose of the building is to store Big Red trucks and perform minor service and repairs.

Applicant noted that a proposed 20-foot by 100-foot addition was included in the 2013 approval but was not constructed.

Furthermore, applicant explained that, as a result of the 40-foot by 100-foot structure, the roadway along the east side of the property will become narrower. However, operations on the west side are being relocated to another facility, which will allow the applicant to reconfigure the traffic flow and utilize the west side as a secondary exit.

Chair questioned the width of the reduced western driveway. Applicant responded 14-feet wide.

Chair requested confirmation that the exterior structure and lighting would ultimately remain unchanged. Applicant confirmed.

Town Attorney noted that a GML referral was deemed unnecessary given the limited scope of the proposed changes, and further stated that, should the Board choose not to hold a public hearing one would not be required.

Mr. Schanzenbach recommended obtaining approval from the Fire Department to ensure appropriate access given the narrow western roadway.

Mr. Schanzenbach asked if there would be any changes to the sanitary load. Applicant stated no.

Mr. Bowes inquired as to whether the structure would have a flat roof.

Applicant stated that the structure would have a low-pitched roof equipped with gutters and downspouts that discharge into the existing swales.

Motion by Mr. Sykes, seconded by Mr. Virginia to bypass holding a public hearing.

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

Motion by Mr. Sykes, seconded by Mr. Roman, to declare this board lead agency 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.

Motion by Mr. Sykes, seconded by Mr. Roman, to approve the Michael Flynn Big Red Towing site plan as shown on the stamped and signed drawings labeled sheet one preliminary site plan, sheet two preliminary site plan zoomed in, and sheet three preliminary floor plan, and sheet four preliminary elevations Big Red Addition dated June 9, 2026.

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

CM Management LLC: Site Plan, Caserta Drive & Van Buren Road, Tax ID # 031.-03-08.0

Julian Clark was present to address the Board on behalf of the applicant Peter Smith. Applicant is requesting site plan approval to develop an 8.3-acre lot located at the east corner of Caserta Drive and Van Buren Road, which is currently zoned PUD. Applicant added that the proposed site would feature five three-story apartment buildings, containing 12 residential units each. Furthermore, the site would include approximately twenty-four 25-foot x 50-foot flex space designed to accommodate a variety of uses, including vehicle and equipment storage, or be modified for office recreational purposes.

Town Attorney stated that the 1989 PUD approval identifies the site as permitted for “Auto Parts Business and other PUD business uses”. Therefore, the broadly defined description does not sufficiently define the specific uses allowed, requiring that the applicant amend the PUD to clearly specify the current and proposed uses for the property.

Discussion was had regarding the next steps in the review process and the requirements for referral to the Town Board for a PUD Amendment.

Mr. Sykes recommended the review and approval of the District’s Fire Chief.

Mr. Virginia asked for clarification on the term “flex space”.

Applicant explained that the proposed flex space is designed to allow businesses to adapt their interior layout to fit their needs.

Mr. Bowes expressed concerns with fire access in relation to the roadway dimensions.

Mr. Schanzenbach questioned wetland delineation, stated that it would be required.

Mr. Schanzenbach referenced the building positioned approximately 25-feet from the centerline of Van Buren Road and recommended that it be moved further back to better align with the placement of the remaining structures along Van Buren Road.

The Board requested that the applicant provide a more detailed and comprehensive site plan. Specially, the Board asked for a more defined flex storage use, a complete stormwater management plan, depiction of all exterior lighting, and verification that the proposed parking layout is sufficient for the intended uses.

Kimbillion Group, Inc.: Site Plan. 7055 Interstate Island Road, Tax ID # 056.-03-03.2

Greg Sgromo was present to address the Board on behalf of Cory Kimball. Applicant is seeking a 10-percent lot coverage variance and site plan approval to re-develop a 3.5-acre parcel located at 7055 Interstate Island Road.

Applicant provided a brief synopsis of the site plan, explaining the proposed lighting layout, the building size and its positioning in relation to the impervious area.

Applicant stated that construction would consist of a roughly 24,500 square-foot light industrial building with a building height of 20-foot with the intended use being to assemble wood product panels.

Chair questioned the distance from the proposed site to the NYS Thruway.

Applicant stated that the highway is located directly behind the site, while the NYS Thruway is further away.

Chair questioned the properties National Grid easement.

Applicant stated that further discussion will be necessary regarding the area beneath the powerlines; however, they do not intend to store anything of excessive height in that location.

Applicant informed the Board of the existing 24-inch drainage line on the property and explained that there is a plan to relocate this line. The relocation ensures that the applicant will not encroach upon the existing drainage easement.

Mr. Bowes questioned if there are any current easements on the property. Applicant responded no.

Chair stated that the applicant must work with the NYS DOT due to the projects location and further noted that a GML 239 referral is required as part of the review process.

Mr. Sykes and Supervisor noted that the preliminary site plans must be revised to state Town of Van Buren.

Motion by Mr. Sykes, seconded by Mr. Virginia to schedule a public hearing for Tuesday, August 11, 2026 for Kimbillion Group for site plan and variance approval.

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

Ethiopian Orthodox Church: Site Plan, 7382 O'Brien Road, Tax ID # 064.-01-06.0

Father Kasahun Endale was present to address the Board. Applicant is seeking site plan approval to construct an accessory use dormitory building located in the rear of the property. Additionally, applicant is proposing expanding the off-street parking configuration.

Chair requested an explanation of the proposed dormitory use.

Applicant stated that the purpose of the proposed dormitory is to house individuals who travel from out of state and stay for a short period of time.

Chair stated that the applicant must provide a comprehensive stormwater management plan and noted that further discussion regarding the sewer district extension is necessary.

Chair requested an overall drainage plan, confirmation that parking is adequate, and details regarding the sprinkler system for the proposed dormitory.

Mr. Bowes asked if there would be food service. Applicant responded no.

Mr. Sykes suggested that the applicant meet with the Lakeside Fire Department to review and discuss fire suppression and overall site safety.

Chair requests applicant return before the Board the following month with their design Engineer

Motion by Mr. Roman, seconded by Mr. Virginia to appoint Claude Sykes to the Data Center and Battery Storage Committee effective today.

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

Motion by Mr. Sykes, seconded by Mr. Roman to adjourn to the next regular meeting on August 11, 2026, at 6:00 PM.

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

Meeting Closed at 8:06 PM

Respectfully submitted,

Kamri Kiteveles, Codes Clerk