Planning/Zoning Board Meeting of the Town of Van Buren held on August 11, 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
Mrs. Jesse McMahon	Planning Board Member
Mr. Roger Roman	Planning Board Member
Mr. James Schanzenbach	Vice Chairman
Mr. Mark Budosh	Chairman

Absent:	Mr. Jamie Bowes	Planning Board Member
	Mr. James Virginia	Planning Board Member

Also Present:

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

Minutes:

Motioned by Mr. Sykes, seconded by Mr. Roman, to approve the minutes of July 14, 2026, as published.

Mr. Sykes- Yes, Mr. Roman- Yes, Mrs. McMahon- Yes, Mr. Schanzenbach- Yes, Mr. Budosh- Yes

Kimbillion Group, Inc.: Site Plan & Area Variance, 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 stated that construction would consist of a roughly 24,500

square-foot light industrial use with a building height of 20-foot with the intended use being to assemble wood product panels.

Applicant noted, as requested a stormwater management and grading plan had been submitted to the Town Engineer. Additionally, revised site plans have been filed with the Code Enforcement Office. The applicant further confirmed receipt and reviewed the comments issued by the Onondaga County Planning Board.

Chair questioned the 15-inch drainage line depicted on the plans underneath the proposed building.

Applicant explained that the footers would be constructed around the drainage line. If required, the applicant stated they would prefer to fill the line rather than removing it.

Mr. Schanzenbach inquired about the maximum allowable lot coverage in that zoning district and questioned whether gravel surfaces were included for the calculation.

Applicant stated that zoning allows a maximum of 50-percent lot coverage, and the requested 10-percent includes all permeable surfaces.

Mrs. McMahon asked whether there was a possibility they may exceed the proposed 60-percent lot coverage.

Applicant stated no, explaining that site constraints would render any future coverage expansions beyond the 60-percent being requested.

Chair asked if the Town Engineer had reviewed the Stormwater Pollution Prevention Plan. The Town Engineer confirmed that the review is currently underway and noted no concerns at this time.

Motion by Mrs. McMahon, seconded by Mr. Roman to schedule a public hearing for Tuesday September 8, 2026, for site plan and variance approval.

Mr. Sykes- Yes, Mr. Roman- Yes, Mrs. McMahon- Yes, Mr. Schanzenbach- Yes, Mr. Budosh- Yes

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

Ed Reid was present to address the Board on behalf of Father Kasahun Endale. Applicant is seeking site plan approval to construct a 60-thousand square foot accessory use dormitory building located in the rear of the property. Additionally, Applicant is proposing expanding the off-street parking configuration.

Applicant explained the proposed water access, noting that ongoing coordination with the Onondaga County Water Authority is required to determine backflow requirements in relation to the necessary sprinkler system.

Furthermore, Applicant acknowledged that the existing septic system cannot accommodate the proposed addition, explaining that a grinder pump will be installed to connect to the force main on O'Brien Road.

Applicant acknowledged that a Stormwater Pollution Prevention Plan is required for the project and briefly outlined their grading strategy.

Mr. Schanzenbach questioned how the stormwater runoff generated by the school would be managed.

Applicant explained that the proposed stormwater management system would be designed to utilize and follow the alignment of the existing drainage swale.

Chair requested clarification regarding the exact nature and operational details of the proposed dormitory use.

Applicant explained that the dormitory use would providing temporary housing for members traveling into the area.

Chair questioned the total occupancy capacity of the proposed dormitory, expressing concern regarding the adequacy of on-site parking spots.

Applicant explained that there is no current parking amount issue on the property; rather, the intent is to formalize and structure the parking layout, which would ultimately result in additional parking capacity for the site.

Discussion was had regarding providing more specific data on expected attendance and corresponding parking demands during major site events, and whether a variance must be obtained.

Chair questioned lighting and requested that the applicant update the site plan to include a detailed exterior lighting layout.

Barram LLC & CM Management: Site Plan, Crego Road. Tax ID # 034.-03-05.1

Greg Ramin was present to address the Board. Applicant is seeking site plan approval for a 6-unit self-storage facility on a 2.5-acre parcel on Crego Road. Applicant explained that the site plan under review was previously approved by the Planning and Zoning Board in 2018, but construction was never initiated.

Applicant explained site access and traffic circulation, stating that primary ingress and egress will be via Store More for Less West access drive off Crego Road, while emergency access will be provided via the Northwest Fire Department entrance off Crego Road.

Applicant explained that construction would be proposed in two phases, three buildings each, with approximately 130 units per building.

Mr. Sykes stated that the installation of proposed trees along Crego Road must be salt tolerant trees, and sidewalk along Crego Road would be required.

Discussion ensued regarding the timing of the sidewalk installation. The Board advised the applicant to depict the sidewalk detailed on the site plans, noting that the exact timeframe of installation would be established later.

Mr. Schanzenbach asked if the Northwest Fire Department would be provided with access to the gate. Applicant confirmed.

Mr. Schanzenbach questioned if there would be onsite staff. Applicant stated no.

Chair questioned the existing access agreements for the property and requested that copies be submitted for Board review.

Chair acknowledged that comments were received from Onondaga County Planning Board, which recommended that all necessary access and easement agreements be fully documented and provided.

Chair requested an updated Stormwater Pollution Prevention Plan be provided to the Town Engineer for review.

Dante Pace: Lot Coverage Variance, 211 Resseguie Drive, Tax ID # 061.-04-07.0

Dante Pace was present to address the Board. Applicant is requesting a 4-percent lot coverage increase to install a 14’ x 22’ shed on a 16’ x 24’ gravel pad in the rear yard of his property. Applicant explained that the intended purpose of the structure is for storage purposes.

Chair asked for the maximum peak building height. Applicant stated 15-feet.

Chair questioned the intended purposes of the shed, addressing the “light duty” description on the application.

Applicant clarified that the proposed shed would be utilized for personal storage purposes.

Mr. Sykes questioned the proposed construction methods for the structure.

Applicant stated that the shed would be constructed on site.

Motion by Mrs. McMahon, seconded by Mr. Sykes to schedule a public hearing for Tuesday September 8, 2026, for lot coverage increase.

Mr. Sykes- Yes, Mr. Roman- Yes, Mrs. McMahon- Yes, Mr. Schanzenbach- Yes, Mr. Budosh- Yes

Joseph Fraser: Area Variance, 405 Idlewood Blvd, Tax ID # 031.2-01-01.1

Joseph Fraser was present to address the Board. Applicant is requesting an area variance to replace an existing 3-foot chain-link fence located within the front yard with a 4-foot chain-link fence in the same footprint.

Applicant explained that the proposed 1-foot increase in height is necessary to ensure safety and containment for his grandchildren and pets.

Applicant noted that the location and transparent nature of the chain-link fence would not create a sight distance impairment for drivers.

Discussion was had regarding the location of the property line relative to the access driveway of the former school entrance.

Chair advised the Board that following the approval and installation of the fence an as-built survey will be required.

Motion by Mr. Roman, seconded by Mr. Sykes to schedule a public hearing for Tuesday September 8, 2026, for a front yard area variance.

Mr. Sykes- Yes, Mr. Roman- Yes, Mrs. McMahon- Yes, Mr. Schanzenbach- Yes, Mr. Budosh- Yes

Michael Albino: Area Variance, 8001 Gallagher Road Ext., Tax ID # 039.-01-44.0

Michael Albino was present to address the Board. Applicant is requesting an area variance to construct a new residential structure located at 8001 Gallagher Road Extension. Applicant explained that an existing structure on the property will be demolished.

Mr. Schanzenbach asked if the existing structure has a foundation. Applicant stated no.

Chair stated that the applicant is requesting a 17-foot front yard variance, and two 6-foot side yard setbacks.

Mr. Schanzenbach questioned why the proposed structure could not be positioned elsewhere on the parcel to avoid or minimize the need for a variance

Applicant informed the Board of the National Grid right-of-way on the property and stated that coordination with National Grid will be complete to determine the precise easement location.

Chair requested the easement be depicted on the plans.

Mr. Schanzenbach asked if the applicant would be willing to position the proposed structure further back on the property, to which the applicant agreed.

Mr. Sykes inquired about potential flooding conditions on the property. Applicant stated unlikely.

Discussion was had regarding whether the New York State Canal Corporation should be contacted, and it was recommended that the applicant contact them.

Motion by Mr. Sykes, seconded by Mr. Schanzenbach to schedule a public hearing for Tuesday September 8, 2026, for an area variance.

Mr. Sykes- Yes, Mr. Roman- Yes, Mrs. McMahon- Yes, Mr. Schanzenbach- Yes, Mr. Budosh- Yes

Allen Clarkson: Site Plan, 246 Button Shores Road, Tax ID # 039.-01-25.0

Allen Clarkson was present to address the Board. Applicant is seeking site plan approval to temporarily retain the existing storage container on his property. Applicant explained plans to develop the adjacent parcel, after which the container will be relocated there to be utilized permanently as a storage shed.

Mr. Sykes questioned the setback distance from the roadway to the container.

Applicant responded 20 feet.

Mr. Sykes referenced the carport currently on the property and inquired if the setback for the container matches that of the carport. Applicant stated that it is 15-17-feet from the roadway.

Mr. Schanzenbach clarified that the application before the Board is for site plan approval regarding the storage container and inquired at what the Town Code allows.

Director of Codes stated that the storage container requires site plan approval of a temporary use permit for six months, which may be renewed for an additional three months.

Discussion ensued regarding the container, the carport, and future development plans for the adjacent parcel. Applicant stated that both structures will eventually be relocated and brought back before the Board to ensure full compliance with zoning codes.

Chair inquired about the existing lot coverage on the property.

Applicant stated that the Director of Codes reviewed the survey and confirmed the property is within allowable lot coverage limits.

Director of Codes confirmed that assessment, noting that the two sheds on the survey are in the process of removal.

Motion by Mr. Roman, seconded by Mrs. McMahon, 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 Mrs. McMahon, to approve the site plan as shown on the stamped and signed survey dated July 14, 2026, prepared by Dennis Everett, LS, PC, subject to the following conditions:

1. Applicant removes or relocates the carport and storage container within six (6) months; or appears before the Board for a three (3) month extension.

2. Applicant removes the shed located within the front yard within six (6) months.
3. Applicant submits the survey depicting the lot coverage calculations to the Code Enforcement Office within five (5) days.

Mr. Sykes- Yes, Mr. Roman- Yes, Mrs. McMahon- Yes, Mr. Schanzenbach- Yes, Mr. Budosh- Yes

Treybrook: Phase Four: Subdivision, Dewport Road, Tax ID # 064.-03-01.1

Brandon Jacobson was present to address the Board. Applicant is seeking phase four subdivision approval for the Treybrook Development located off State fair Boulevard.

Chair inquired about the status of the signed agreements.

Discussion was had regarding the outstanding documentation required for submission. Town Attorney advised the applicant that the only remaining document needed by the Town of the construction and grading agreement.

Mr. Schanzenbach questioned the status of the outstanding park fees, whereupon the applicant paid the balance owed.

Town Attorney informed the applicant that their insurance documents had expired and requested that updated policies be submitted.

Motion by Mr. Sykes, seconded by Mrs. McMahon to ratify and reaffirm the Board's prior negative SEQR determination, and to approve Phase 4 of the Treybrook Subdivision, contingent upon the Phase 4 securities being paid within seven (7) days, by August 18, 2026. Failure to receive the required securities within this timeframe shall render the resolution null and void.

Mr. Sykes- Yes, Mr. Roman- Yes, Mrs. McMahon- Yes, Mr. Schanzenbach- Yes, Mr. Budosh- Yes

Mr. Sykes informed the Board that any questions or comments regarding battery storage or data centers shall be directed to him.

Motion by Mr. Roman, seconded by Mr. Sykes to adjourn to the next regular meeting on September 8, 2026, at 6:00 PM.

Mr. Sykes- Yes, Mr. Roman- Yes, Mrs. McMahon- Yes, Mr. Schanzenbach- Yes, Mr. Budosh- Yes

Meeting closed at 7:38 PM

Respectfully submitted,

Kamri Kiteveles, Codes Clerk