

Regular Meeting of the Town Board of the Town of Van Buren, held on October 7, 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. Roger Hand	Councilor
Mr. Robert Grover	Councilor
Mrs. Jennifer Sullivan	Councilor
Mrs. Wendy Van Der Water	Supervisor

Also Present:

Mr. Rich Andino	Town Attorney
Mr. Jason Hoy	Town Engineer
Mr. Dave Blaisdell	Highway Superintendent
Ms. Lynn Precourt	Town Clerk

Approve Meeting Minutes of Regular Meeting on September 16, 2026:

201-26-000 MOTION BY Mr. Burke, seconded by Mr. Grover, to approve the meeting minutes of the September 16, 2026 Regular Town Board Meeting as published.

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

Motion Carried & Adopted

Approve Meeting Minutes from Special Town Board Meeting September 30, 2026:

202-26-000 MOTION BY Mrs. Sullivan, seconded by Mr. Hand, to approve the meeting minutes of the Special Town Board Meeting September 30, 2026 as published.

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

Motion Carried & Adopted

Citizens Comments: None

Budget Transfers and modifications:

203-26-007 MOTION BY Mrs. Gustke, seconded Mr. Grover, to approve the following budget transfers and modifications:

Regular Town Board Meeting October 7, 2026

BUDGET

TRANSFER:

	A.7189.432	SUMMER STAFF	\$ (2,686.00)
	A.7189.100	PROGRAM WAGES	\$ 2,686.00
	A.7189.432	SUMMER STAFF	\$ (1,200.00)
	A.7310.100	REC YOUTH PROGRAMS	\$ 1,200.00
FROM:	DB.5110.0410	ROAD MATERIALS	\$ (5,000.00)
TO:	DB.5130.413	VEHICLE SUPPLIES	\$ 5,000.00
TO:	B.1440.0440	ENGINEER -NOTHING EVERY SPENT	\$ (1,050.00)
	B.3620.404	GASOLINE	\$ 400.00
	B.3620.420	TELEPHONES	\$ 650.00
FROM:	A.7140.100	RECREATION WAGES	\$ (100.00)
TO:	A.7140.409	SUPPLIES	\$ 100.00

AMENDMENTS:

DB.0000.914	HIGHWAY FUND BALANCE	\$ (48,000.00)
DB.9060.800	HIGHWAY HEALTH INSURANCE	\$ 48,000.00
DB.0000.914	HIGHWAY FUND BALANCE	\$ (18,000.00)
DB.9010.800	HIGHWAY RETIREMENT	\$ 18,000.00
A.0000.914	FUND BALANCE	\$ (35,000.00)
A.9060.800	GENERAL FUND HEALTH INS.	\$ 35,000.00
B.0000.914	FUND BALANCE	\$ (16,000.00)
B.9060.800	PART TOWN HEALTH INS.,	\$ 16,000.00

SW20.0000.914	SENECA HYDRANTS	\$ (200.00)
SW20.8350.410	SENECA HYDRANTS	\$ 200.00
SW21.0000.914	HARBOR HEIGHTS HYDRANTS	\$ (100.00)
SW21.8350.410	HARBOR HEIGHTS HYDRANTS	\$ 100.00
SW26.0000.914	WALTERS ROAD HYDRANTS	\$ (1,000.00)
SW26.8350.410	WALTERS ROAD HYDRANTS	\$ 1,000.00

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

Motion Carried & Adopted

Public hearing for Local Law E-2026, Brolex Living Community, 034.-03-01.1 and 034.-03-01.3 (Crego Road) from R-40 to PUD:

204-26-000 MOTION BY Mr. Burke, 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 October 4, 2026.

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

Motion Carried & Adopted

Mr. Brandon Jacobson, Brolex Living Community, was present to address the Board. He said he is seeking a zone change from R-40 to PUD for the construction of 96 single family homes and 205 townhomes that will be rented by his company. He said they have preserved green space where SHIPO recommended. He said the plan has had a lot of thought and he believes it checks the boxes for demand in the community.

Mrs. Van Der Water opened the public hearing to comments.

Brian Blaisdell, 6 Cross Country Drive, asked what's being done about traffic.

Mrs. Van Der Water said the recent traffic study indicates that the right turn lane by Walgreen's is no longer necessary since the apartments have been taken out of the plan in favor of town houses.

Mark LaRue, 117 Hunter Dr., said the area the traffic study and thinks the 1% used for long term growth in the area is not sufficient and there is no justification for that number. He said he questions the professionalism of the engineer who did the study since he is unable to use the correct direction of Route 690, which runs north and south, not east and west. He also questioned why the right turn lane on Crego Road next to Walgreen's was eliminated.

Mrs. Van DerWater said she explained the reason, but, the Board has not ruled out requiring that turn lane.

Josh Nowak, 21 Comstock Rd., asked if the people currently living on Comstock Road will have an option to purchase the land directly behind them from the developer. He also said he is concerned about whether the local volunteer fire district can respond effectively if there is a fire.

Mrs. Van Der Water said officials from the Northwest Fire District have been given opportunity to comment on the plan and their concern is to make sure there is a fire access on Hunter Drive.

Jane Nagy, 117 Cook Dr., said there are 21 houses and 16 townhomes being constructed on Gentry Street that will impact this plan and increase traffic.

Dan Gosson, 12 Comstock Rd., said he is concerned about traffic and speeding on Tappan Street.

Mandi Gossen, 12 Comstock Rd., said she is not against the project but thinks it will impact traffic wait times and she would like to see a dedicated right turn lane from Crego Road to Downer Street. She said she loves the idea of new people moving into the area.

Deb Kirkendall, 14 Comstock Rd., read a statement that she wants a new traffic study and to keep the zoning R-40 for lower density housing.

Angela Farrell, 2 Wilkinson Pl., said traffic is already a problem and this will make it worse.

Kristen Nowak, 21 Comstock Rd., said she is concerned about what this will do the population of the schools.

Patricia Hester, 24 Grove St., said she would like to see more walkability and maybe partner with the Village of Baldwinsville. She said speeding on Tappan Street is a concern and asked if this will impact river traffic as well.

Tim Kirkendall, 14 Comstock Rd., said they have water pressure issues now.

Meg Sollecito, 15 Comstock Rd., said the right turn lane from Crego to Downer is needed.

Jim Sollecito, 15 Comstock Rd., said he is not against this but it needs to be done correctly. He also wanted to know if Comstock Road residents will be able to purchase the land behind them.

Mary Hendel, 11 Division St., asked if the taxes received from the townhomes will be the same as single family homes.

Mrs. Van Der Water said that will depend on the assessments.

Ellen Roloff, 114 Hunter Dr., said she lives across the road from the house that recently burned down. She said it did take a very long time for the fire department to arrive.

Tomy Geiss, 789 Fairway Cir., said he was on the town's Planning Board for many years and he is in favor of this development.

Annette Bowes, 116 Hunter Dr., asked if there will be a trail along the river. She asked if the town-owned piece of land will become a park and connect with Harbour Heights park.

Mrs. Van Der Water said the Planning Board will discuss those things.

Mike Krupka, 2283 Tappan St., said there is too much traffic on Tappan Street now.

205-26-039 MOTION BY Mrs. Sullivan, seconded by Mr. Burke, to leave the public hearing open until the November 4, 2026 regular town board meeting.

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

Motion Carried & Adopted

Schedule public hearing for Comprehensive Land Use Plan:

Mrs. Van Der Water said this item has been tabled.

Resume public hearing for Local Law D-2026, Zone Change application from Barram, LLC for tax map no. 034.-03-05.1 from R-40 to LB:

206-26-000 MOTION BY Mrs. Gustke, seconded by Mr. Grover, to resume and close the public hearing for Local Law D-2026, Zone Change application from Barram, LLC, for tax map no. 034.-03-05.1 from R-40 to LB.

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

Motion Carried & Adopted

Approve Local Law D-2026, Zone Change for Barrum, LLC tax map no, 034.-03-05.1 from R-40 to LB:

207-26-030 The following resolution was offered by Councilor Mrs. Sullivan who moved its adoption, seconded by Councilor Mr. Burke to wit:

WHEREAS, pursuant to the provisions of the Municipal Home Rule Law, a proposed local law titled Local Law No. C-2026, "A Local Law Amending the Zoning Map of the Town of Van Buren to Change the Zoning Designation for Certain Property from Being Residence District 40 (R-40)

to Being Zoned Local Business (LB) in the Town of Van Buren” was presented and introduced at a regular meeting of the Town Board of the Town of Van Buren; and

WHEREAS, a public hearing was held on such proposed local law on the 16th day of September, 2026 by the Town Board of the Town of Van Buren and proof of publication of notice of such public hearing, as required by law, having been submitted and filed, and all persons desiring to be heard in connection with said proposed local law having been heard, and said proposed local law having been in the possession of the members of the Town Board of the Town of Van Buren in its final form in the manner required by Section 20 of the Municipal Home Rule of the State of New York; and

WHEREAS, this proposed local law was referred to the Onondaga County Planning Board for review pursuant to General Municipal Law §239 and, by Resolution #Z-26-224, the OCPB concluded that the referral will have no significant adverse inter-community or county-wide implications and may be acted on solely by the referring board, with the following comments offered:

1. The municipality must ensure proper review and approvals are in place for any construction or permanent structures within the substantial National Grid easement;
2. The Town is advised to ensure appropriate access and maintenance agreements are in place for the shared access roads; and
3. The applicant is encouraged to indicate any and all stormwater facilities on the plans. Further, the applicant is encouraged to reduce paved surface and install trees and plantings wherever possible to reduce stormwater, protect stormwater quality, and improve aesthetics of this site; and

WHEREAS, the enactment of Proposed Local Law No. C-2026 has previously been determined to be an Unlisted action and the Town Board declared itself lead agency for purposes of completing its environmental review pursuant to the New York State Environmental Quality Review Act (SEQRA); and

WHEREAS, it is in the public interest to enact said Proposed Local Law No. C-2026.

NOW, THEREFORE, it is

RESOLVED AND DETERMINED, the Town of Van Buren Town Board has determined this action is an Unlisted action and having, reviewed the Short Environmental Assessment Form, that, an environmental impact statement (EIS) shall not be required and that this resolution shall constitute a negative declaration under SEQRA; and it is further

RESOLVED AND DETERMINED, in accordance with the Town of Van Buren Zoning Regulations, the R-40 zoning district is recognized as a transitional district that is “intended to be with zone changes to higher-density districts as necessary public improvements are constructed,” and is further intended to “allow low-density residential and supporting nonresidential development within the suburban portions of the Town on sites that are not generally served by public water and sewer;” it is further

RESOLVED AND DETERMINED, in accordance with the Town of VanBuren Zoning Regulations, the Local Business zoning district is intended to “accommodate low-impact business uses within the Town. Uses, buildings and lots are to be limited in scale to ensure compatibility with nearby residential areas. This district should be limited to properties along or proximate to major transportation routes;” it is further

RESOLVED AND DETERMINE, that the Town Board of the Town of Van Buren, Onondaga County, New York, does hereby enact proposed Local Law No. C-2026 as Local Law No. 2-2026 as follows:

“TOWN OF VAN BUREN
LOCAL LAW NO. 2-2026

A Local Law Amending the Zoning Map of the Town of Van Buren
to Change the Zoning Designation for Certain Property from Being Residence District 40 (R-40)
to Being Zoned Local Business (LB) in the Town of Van Buren

Be it enacted by the Town of Van Buren Town Board, as follows:

Section 1. The Zoning Map of the Town of Van Buren as provided for in Section 200-13 of the Code of the Town of Van Buren shall be amended to change the zoning use designation of certain lands described herein in Schedule “A” from Residence District 40 (R-40) to Local Business (LB) as those zoning classifications are defined and regulated pursuant to the provisions of Chapter 200 of the Code of the Town of Van Buren.

(See Schedule A attached hereto)

Section 2. The Town of Van Buren Zoning Map shall be amended and shall incorporate the change of zoning classification, as herein provided.

Section 3. This Local Law shall become effective upon its filing with the New York Secretary of State.

SCHEDULE “A”
Boundary Description
ZONE CHANGE
TAX MAP No. 034.-03-05.1
VAN BUREN, NY

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Van Buren, County of Onondaga, State of New York, being part of Lot 6 in said Town and being more particularly described as follows: BEGINNING at the intersection of the common line between Lots 1 and 2, The Wayne Knapp Farm Amended as filed in the Onondaga County Clerk's Office, Map No. 10047 with the center line of Crego Road, said point also being the intersection of the common line between lands now or formerly owned by Barram, LLC as recorded in the Onondaga County Clerk's Office in Liber of Deeds #4708, Page #263 and lands now or formerly owned by the Northwest Fire District as recorded in the Onondaga County Clerk's Office in Liber of Deeds #5357, Page #419 with the center line of Crego Road; thence along the common line between said Lots 1 and 2 and the common line between said Barram, LLC and Northwest Fire District properties the following:
N.85°39'00”W., a distance of 304.75 feet to a point;
S.04°21'00”W., a distance of 100.02 feet to a point;
N.86°05'29”W., a distance of 220.01 feet to a point;
N.04°21'00”E., a distance of 150.00 feet to appoint in the southerly line of lands now or formerly owned by Niagara Mohawk Power Corporation as filed in the Onondaga County Clerk's Office in Liber of Deeds #2396, Page #229;

thence S.86°05'29"E., along the common line between said Barram, LLC and Niagara Mohawk Power Corporation properties, a distance of 300.01 feet to a point;
thence N.04°21'00"E., continuing along the common line between said Barram LLC and Niagara Mohawk Power Corporation, a distance of 300.00 feet to a point in the southerly line of lands now or formerly owned by Brolex Living Community, LLC as recorded in the Onondaga County Clerk's Office, Instrument No. R-2025-001645;
thence S.86°05'29"E., along the common line between said Barram, LLC and Brolex Living Community, LLC, a distance of 224.75 feet to a point in the center line of Crego Road;
thence S.04°21'00"W., along the center line of Crego Road, a distance of 352.34 feet to the POINT OF BEGINNING. CONTAINING 2.66 Acres of land more or less.

The hereinbefore described parcel of land is subject to any and all easements and/or rights of ways of record."

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

Motion Carried & Adopted

Schedule public hearing for Morgan Rubbish Removal for zone change from IND-B to IND-A for tax map no. 055.-01-06.5, 3280 Ted Park Drive for gravel lot for dumpster storage:

208-26-000 MOTION BY Mr. Grover, seconded by Mrs. Sullivan, to refer the zone change request from Morgan Rubbish Removal, for tax map no. 055.-01-06.5, 3280 Ted Park Dr. for gravel lot for dumpster storage to the Planning Board.

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

Motion Carried & Adopted

Authorize Supervisor to sign three year contract with Friends Forever Animal Rescue for Dog Control and Animal Cruelty Investigations:

209-26-002 MOTION BY Mrs. Gustke, seconded by Mr. Sherwood, to authorize the Supervisor to sign a three year contract with Friends Forever Animal Rescue for Dog Control and Animal Cruelty Investigations.

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

Motion Carried & Adopted

Authorize Supervisor to sign contract with Mirabito for propane:

210-26-002 MOTION BY Mrs. Sullivan, seconded by Mr. Hand, to authorize the Supervisor to sign contract with Mirabito for propane.

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

Motion Carried & Adopted

Councilor Committee Reports and Comments:

Mr. Sherwood thanked the residents who came out tonight for their comments.

Mrs. Gustke thanked the people who attended the public hearing.

Mrs. Sullivan said Meals on Wheels and B'Ville Express are still looking for volunteers and Meals on Wheels is still accepting pantry items for winter.

Mrs. Sullivan said she received the report from the Parks & Recreation Department; they are working on finishing up Pavilion AA and getting ready for their Halloween Hunt and have held two frisbee golf tournaments.

Mr. Burke thanked those who came tonight for their comments.

Supervisor Comments:

Mrs. Van Der Water thanked the County Executive for extending the time for the town to complete our Comprehensive Land Use Plan.

Mrs. Van Der Water received the Codes Department report and they opened seven new permits, closed 33 and 19 fire inspections were done.

Mrs. Van Der Water read a thank you note from Donna Metz, Meals on Wheels Director, for attending their anniversary dinner and applying for grant for the kitchen remodel.

Highway Superintendent Comments: None

Engineer Comments: None

Attorney Comments: None

211-26-014 MOTION BY Mr. Burke, seconded by Mr. Grover, to recess the regular meeting and go into Executive Session, inviting Claude Sykes to attend, at 8:32 pm.

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

Motion Carried & Adopted

212-26-000 MOTION BY Mr. Grover, seconded by Mr. Sherwood, to close the Executive Session and resume the regular meeting at 9:20 pm.

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

Motion Carried & Adopted

213-26-000 MOTION BY Mr. Grover, seconded by Mr. Sherwood, to adjourn to the next Regular Town Board Meeting on October 21, 2026 at 7:00 pm.

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

Motion Carried & Adopted

Meeting closed 9:20 pm

Respectfully submitted,

Regular Town Board Meeting October 7, 2026

Lynn Precourt
Town Clerk

Dated: 10/9/26