Planning/Zoning Board Meeting of the Town of Van Buren held on September 8th, 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 Bowes	Planning Board Member
Mr. James Virginia	Planning Board Member
Mr. James Schanzenbach	Vice Chairman

Absent: Mr. Mark Budosh Chairman

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

Minutes:

Motioned by Mr. Roman, seconded by Mrs. McMahon, to approve the minutes of August 11th, 2026, as published.

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

Public Hearing – Kimbillion Group, Inc.: Site Plan & Area Variance, 7055 Interstate Island Road, Tax ID # 056.-03-03.2

Motion by Mr. Roman, seconded by Mr. Virginia, 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

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 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 confirmed the submission of the required site plan documentation, including the Stormwater Pollution Prevention Plan, lighting plan, architectural plans, and landscaping plan for board review.

Vice Chair noted that the applicable zoning permits up to 50-percent maximum coverage, and the applicant is seeking a variance for an additional 10-percent.

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

Motion by Mr. Roman, 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, Ms. McMahon- Yes, Mr. Schanzenbach- Yes

In response to Board concerns regarding the existing stormline beneath the proposed structure, the Vice Chair noted that the applicant has agreed to video-inspect the stormline both prior to and upon completion of construction, and to submit the video footage to the Town for review.

Vice Chair further advised the Board that the applicants engineer will evaluate methods to reduce the structural load on the stormline, to minimize the impact as much as possible.

Mr. Sykes inquired about the contingency plan should the initial video inspection reveal pre-existing damage or issues with the stormline. Applicant stated they would work with the Town Engineer.

Applicant stated that a preliminary inspection of approximately 60 feet of the stormline was conducted, with no concerns observed.

RESOLUTION NO. 2026-11
OF THE
ZONING BOARD OF APPEALS
OF THE TOWN OF VAN BUREN

Mr. Sykes made the following motion, seconded by Ms. McMahon:

Kimbillion Group, Inc. seeks an area variance and site plan approval to construct a 24,500 square foot light manufacturing (wood panel assembly) facility with parking on 3.5-acres located

t 7055 Interstate Island Road, Tax Map No. 056.-03-03.2 (the "Property"), pursuant to Sections 200-21, 200-79(B) and 200-45 of the Town of Van Buren Zoning Code. The Property is in the Industrial-A Zoning District.

The Property abuts Interstate-690 and the NYS Thruway, and is surrounded by a recreational vehicle retailer, a commercial truck service company, a moving and storage company, and a control panel manufacturer. As proposed, the manufacturing facility will have 17 parking spaces with a gravel storage yard. In addition to site plan approval, area variance relief is requested to increase the maximum lot coverage, as permitted by Section 200-45 of the Zoning Regulations, from 50% to 60%.

In support of its request, Applicant submitted an application for site plan approval and area variance relief, project narrative prepared by Dunn & Sgromo Engineers, PLLC, Full Environmental Assessment Form ("Full EAF"), topographic survey, last revised dated July 2, 2024, and ALTA/ NSPS Land Title Survey, dated April 15, 2026, prepared by Ianuzi & Romans, P.C., Sheet A1, titled "Exterior Elevations," dated July 27, 2026, prepared by RAV Architect P.C., and site plans prepared by Dunn & Sgromo Engineers, PLLC**,** consisting of the following:

1. C1, "Site Plan," dated June 30, 2026;
2. C2, "Grading & Drainage Plan," last revised July 28, 2026;
3. C3, "Photometric Plan," dated July 28, 2026;
4. C4, "Erosion & Sediment Control Details," dated July 28, 2026;
5. C5, "Site Details," dated July 28, 2026;
6. C6; "Stormwater Management Details," dated July 28, 2026;
7. C7, "Erosion & Sediment Control Details," dated July 28, 2026.

A representative for the Applicant appeared at the public hearing to explain the proposal and address the concerns of the Board.

Upon review by the Onondaga County Planning Board, Case Nos. Z-26-185 and Z-26-186, it has been recommended that the proposal be modified as follows:

(1) Per the New York State Department of Transportation, additional stormwater runoff into the state's right-of-way is prohibited, and no direct connection into the state stormwater system is permitted. The applicant must contact the Department for further information. The municipality must ensure any mitigation as may be determined by the

Department is reflected on the project plans prior to, or as a condition of, municipal approval.

(2) The municipality and applicant are advised to ensure proper review and approvals are in place for any construction or permanent structures within the substantial National Grid easement.

Notice of the public hearing was duly published. The public hearing was held on September 8, 2026. No one from the public appeared to either support or oppose the application.

Based upon the submissions of Applicant and proof taken at the public hearing, the Board resolves as follows:

1. This matter is subject to the State Environmental Quality Review Act and is classified as an Unlisted Action. The Board does hereby declare itself Lead Agency on an uncoordinated review basis. Having reviewed the Full Environmental Assessment Form, the Board does hereby issue a negative declaration, determining that the issuance of an area variance and site plan approval to allow the construction and operation of a light manufacturing facility to assemble wood product panels, which will not require bulk storage or the use of petroleum or chemicals, and will not result in an increase in ambient noise, odors, dust or pollution, will have no potential adverse environmental impacts, particularly with respect to water, drainage, air quality, soils or other matters of environmental significance.

2. Relative to Section 200-45 of the Zoning Regulations and the request for an area variance to increase the permitted lot coverage to 60%, the Board issues the following findings and determinations:

a. The abutting land uses are industrial in nature. It is determined that granting the request variance relief to increase lot coverage by 10% will not produce any undesirable change in the character of the neighborhood and will not be a detriment to nearby properties.

b. Variance relief will not have an adverse effect or impact on the physical environmental conditions in the neighborhood or district. Neighboring property owners did not express any opposition to the variance.

c. There is no apparent method to achieve the benefit Applicant wishes to obtain, other than a variance and the benefit to Applicant does outweigh any detriment to the neighborhood or community because of granting the variance relief.

3. An area variance to increase the maximum permitted lot coverage to 60% is hereby granted.

4. The Board does further grant site plan approval in accordance with the site plan documents set forth herein, conditioned upon the following:

a. Applicant shall video the existing storm line using their own resources. The video shall be provided to the Town of Van Buren Code Enforcement Department prior to the issuance of a building permit, and again within 60 days of project completion at which time the Code Enforcement Department shall share the video received with the Town Engineer.

b. Applicant's design team shall make reasonable design changes to minimize the impact of the building load on the storm line.

Roll Call Vote:

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

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

Motion by Mr. Roman, seconded by Mrs. 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

Dante Pace was present to address the Board. Applicant is requesting a 4-percent lot coverage increase to construct a 14' x 24' 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, and bicycle repairs.

Vice Chair informed the applicant that the requested variance was increased to 5 percent to ensure the project remains compliance and avoids potential coverage violations.

Vice Chair asked if anyone 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, Ms. McMahon- Yes, Mr. Schanzenbach- Yes

Mr. Virginia questioned if a reduced shed size had been considered.

Applicant stated that the proposed dimensions are the minimum size feasible while still accommodating the requested operational uses.

RESOLUTION NO. 2026-12
OF THE
ZONING BOARD OF APPEALS
OF THE TOWN OF VAN BUREN

Ms. McMahon made the following motion, seconded by Mr. Roman:

Dante Pace ("Applicant") of 211 Resseguie Drive has applied for area variance relief from Sections 200-43 and 200-45 of the Town of Van Buren Zoning Code to increase the permitted lot coverage to 30% to allow for the construction and installation of an accessory structure. The property is located in the R10 District and is identified as Tax Map No. 061.-04-07.0 ("Property").

Pursuant to Sections 200-43 and 200-45 of the Zoning Code, the maximum permitted lot coverage in the R10 Zoning District is 25%. Applicant requests variance relief to increase the maximum permitted lot coverage from 25% to 30% to accommodate the construction and installation of an accessory structure.

In support of the application, the Applicant submitted an Application for Variance, building elevations, and a survey prepared by Dussing Land Surveying, LLC, dated June 16, 2023, altered to reflect the proposed storage structure. A public hearing on the application was held on September 8, 2026, and the Applicant addressed the area variance criteria and explained the intended storage and workshop purpose for the proposed structure.

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 an accessory structure for single-family residential use.

2. It is determined that the requested variance relief will not produce any undesirable change in the residential character of the neighborhood and will not be a detriment to nearby properties. Variance relief to increase lot coverage 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 maximum permitted lot coverage to increase from 25% to 30% for property located at 211 Resseguie Drive, Tax Map No. 061.-04-07.0.

Roll Call Vote:

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

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

Motion by Mr. Sykes, seconded by Mrs. 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

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.

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

Motion by Mr. Sykes, seconded by Mrs. 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

Vice Chair requested the applicant submit an as-built survey upon completion of the project.

RESOLUTION NO. 2026-13
OF THE
ZONING BOARD OF APPEALS
OF THE TOWN OF VAN BUREN

Joseph Fraser ("Applicant") of 405 Idlewood Boulevard has applied for area variance relief from Section 200-72(B) of the Town of Van Buren Zoning Code relating to the installation of a fence measuring four feet (4') in height in his front yard along Idlewood Boulevard. The property, identified as Tax Map No. 031.2-01-01.1, is zoned R10 ("Property").

Pursuant to Section 200-72(B) of the Zoning Code, "[o]n all lots, no wall, hedge or fence over 3 ½ feet in height shall be erected within the front yard." Accordingly, the Applicant is seeking approval for the placement of a four foot (4') high chain link fence in his front yard along Idlewood Boulevard. The request requires six inches (6") of variance relief.

A public hearing on the application was held on September 8, 2026. The Applicant confirmed that the proposed four foot (4') high chain link fence will replace an existing three foot (3') high chain link. As proposed, the new fence will use existing fence posts and the height of the new fence in the front yard will be consistent with the height of the balance of the fence. Noting that the Property abuts the Reynolds Elementary School, the Applicant indicated the higher fence would help prevent children and pets from scaling the fence.

In support of the application, the Applicant submitted an Application for Area Variance for the fence dated July 28, 2026, and an altered survey prepared by Jack Cottrell, Licensed Land Surveyor, dated August 13, 1962.

Based upon the foregoing, upon motion of Mr. Sykes, seconded by Mr. Virginia, the Town of Van Buren Planning Board/ Zoning Board of Appeals 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 an accessory structure for single-family residential use.

2. It is determined that the requested variance relief to increase the fence height to four feet (4') will not produce any undesirable change in the residential character of the neighborhood and will not be a detriment to nearby properties. Variance relief for the proposed fence 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. An area variance is hereby granted allowing a fence measuring four feet (4') in height to be situated in the front yard along Idlewood Boulevard on property located at 405 Idlewood Boulevard, Tax Map No. 031.2-01-01.1, conditioned upon the submission of an as-built survey to the Town of Van Buren Code Enforcement Office depicting the installation of the fence.

Roll Call Vote:

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

Public Hearing – Michael Albino: Area Variance, 8001 Gallagher Road Extension, Tax ID # 039.-01-44.0

Motion by Mr. Virginia, seconded by Mr. Sykes, 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

Michael Albino was present to address the Board. Applicant is requesting front yard and side yard variances to construct a new residential structure located at 8001 Gallagher Road Extension. Applicant noted that the existing structure on the property would be demolished.

Applicant stated that, following the previous month's meeting, documentation was obtained from National Grid depicting the location of a 20-foot easement on the property.

Discussion was held between the Board and the applicant regarding the National Grid easement, the residential location, and the resulting dimensional variances that would now be required.

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

Motion made by Mr. Sykes, seconded by Mr. Roman, 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

Vice Chair noted receipt of correspondence from the New York State Canal Corporation in which the agency determined it has no jurisdiction over the proposed improvements or construction.

The Board and the applicant discussed the specific setback dimensional requirements necessary for site plan approval.

Applicant informed the Board that if additional relief is required, in any aspect, they will come back before the Board for approval.

RESOLUTION NO. 2026-14
OF THE
ZONING BOARD OF APPEALS
OF THE TOWN OF VAN BUREN

Mr. Sykes made the following motion, seconded by Ms. McMahon:

Michael Albino ("Applicant") of 107 Viewpoint Lane in the Town of Camillus has applied for area variance relief from § 200-45 of the Town of Van Buren Zoning Code to allow the construction of a residential dwelling within the front yard and side yard setback areas on property located at 8001 Gallagher Road Extension. The property, identified as Tax Map No. 039.-01-44.0 ("Property"), is situated on the Seneca River in the A-R 80 Zoning District.

Pursuant to § 200-45 of the Zoning Code, the front yard setback for a residential structure in the AR-80 Zoning District is 60 feet and the required side yard setback is 40 feet. As proposed, the residential structure will have 43 feet of front yard setback from the Seneca River and 34 feet of side yard setback distance along both the northern and southern boundary line. In support of his request, Applicant explained that an existing residential structure which is located within the setback areas will be demolished and replaced with a new structure, which will be centered on the Property, that is six inches (6") wider. The Applicant confirmed that the placement of the structure is limited, in part, by the National Grid easement that crosses the Property.

In support of the application, Applicants submitted an Application for Variance, dated July 22, 2026, a survey prepared by Ianuzi & Romans Land Surveying, P.C., dated June 23, 2026, and a Short Environmental Assessment Form, dated July 24, 2026. A public hearing on the variance application was held on September 8, 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 area variance relief related to a single-family residential structure.

2. 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 a new residential structure to be built within the front yard and side yard setbacks, in a manner comparable to the existing residential structure, 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 by means of variance relief 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 allowing the construction of a residential dwelling with 43 feet front yard setback, 33 feet of side yard setback from the northern boundary, and 35 feet side yard setback from the southern boundary for property located at 8001 Gallagher Road Extension, Tax Map No. 039.-01-44.0, conditioned upon the submission of an as-built survey setting forth the setbacks approved herein upon completion of the structure.

Roll Call Vote:

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

Public Hearing – Charles Dunler: Lot Coverage Variance, 114 Overlook Drive, Tax ID # 035.-05-12.0

Motion by Mr. Roman, seconded by Mr. Sykes, 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

Charles Dunler was present to address the Board. Applicant is seeking a 6 percent lot coverage variance to allow the installation of an 18-foot round partially in-ground pool. Applicant informed the Board that they purchased the residence within the past year and were made aware that the property exceeded the maximum permitted lot coverage upon submitting the current application.

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

Motion by Mrs. McMahon, 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, Ms. McMahon- Yes, Mr. Schanzenbach- Yes

Discussion ensued regarding the applicable zoning districts maximum lot coverage limit of 25 percent. Upon review of the proposed plans, the Board determined that the requested lot coverage is 32 percent, requiring a 7 percent area variance.

RESOLUTION NO. 2026-15
OF THE
ZONING BOARD OF APPEALS
OF THE TOWN OF VAN BUREN

Mrs. McMahon made the following motion, seconded by Mr. Roman:

Charles and Lorena Dunler ("Applicants") of 114 Overlook Drive have applied for area variance relief from Sections 200-43 and 200-45 of the Town of Van Buren Zoning Code to

increase the permitted lot coverage to 32% to allow for the installation of an above-ground swimming pool. The property is located in the R10 District and is identified as Tax Map No. 035.-05-12.0 ("Property").

Pursuant to Sections 200-43 and 200-45 of the Zoning Code, the maximum permitted lot coverage in the R10 Zoning District is 25%. Applicants request variance relief to increase the maximum permitted lot coverage from 25% to 32% to accommodate the installation of an above-ground swimming pool measuring 18 feet in diameter.

In support of the application, the Applicants submitted an Application for Variance, Building Permit Application, sketch of the Property, and survey prepared by Martin E. Davis, Licensed Land Surveyor, dated September 3, 2025. A public hearing on the application was held on September 8, 2026, and the Applicant addressed the area variance criteria.

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 an accessory structure for single-family residential use.

2. It is determined that the requested variance relief will not produce any undesirable change in the residential character of the neighborhood and will not be a detriment to nearby properties. Variance relief to increase lot coverage 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 Applicants wish to obtain, other than a variance and the benefit to the Applicants 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 maximum

permitted lot coverage to increase from 25% to 32% for property located at 114 Overlook Drive,

Tax Map No. 035.-05-12.0.

Roll Call Vote:

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

Public Hearing – New Heart Ministries: Area Variance, 6813 Van Buren Road, Tax ID # 055.-08-19.2

Motion by Mr. Roman, seconded by Mr. Virginia, 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

Charity and Brian Gustke were present to address the Board. Applicants are seeking a 10-square-foot area variance to permit a proposed front-building sign on a newly purchased facility. Applicants stated that the building frontage width is 40 feet, which under current Code permits a maximum allowable signage area of 40 square feet.

Applicant explained that the proposed signage was previously utilized at another location. To avoid the cost of purchasing new signage, the applicant is requesting a variance to re-install and utilize the existing sign 50-square-foot sign at the current property.

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

Motion by Mr. Sykes, seconded by Mr. 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. Virginia asked if the sign would be illuminated. Applicant responded no, informing the Board that outdoor lighting is pre-existing.

Discussion was had regarding the building's proximity to the roadway, as well as the requirements for any additional future signage proposed by the applicant.

RESOLUTION NO. 2026-16
OF THE
ZONING BOARD OF APPEALS
OF THE TOWN OF VAN BUREN

Mr. Sykes made the following motion, seconded by Ms. McMahon:

New Heart Ministries ("Applicant") seeks area variance relief from Section 200-54(B)(1) of the Town of Van Buren Zoning Regulations to allow an increase in the size of an attached wall sign from the maximum allowable 40 square feet to 50 square feet for a religious institution to be situated on property located at 6813 Van Buren Road, Tax Map No. 055.-08-19.2, in the Town of Van Buren (Property). The Property is located in the Industrial A Zoning District.

Pursuant to Section 200-54(B)(1) of the Zoning Code, "[t]he total of all signage on a lot shall not exceed one square foot for each linear foot of the structure or building frontage occupied by each business conducted on the premises." The existing structure upon which the signage is to be attached is 40 feet linear feet. Applicant is requesting an area variance to allow the installation of a wall sign that measures 50 square feet, 10 square feet more than is permitted.

In support of the application, Applicant submitted an Application for Variance, Building Permit Application, Short Environmental Assessment Form, dated September 8, 2026, building elevation with proposed signage depicted, and a copy of the Property's survey evidencing the setback distance of the structure from Van Buren Road.

Applicant appeared before the Board to explain the requested variance relief and address the Board's concerns. It was explained that Applicant sought to use signage that had been installed at a prior location for the ministry and that the structure upon which the signage was intended to be attached was situated a significant distance off of Van Buren Road, minimizing any impacts to be realized by the slight increase in square footage.

During the public hearing on September 8, 2026, no one appeared in opposition to the

application.

Based upon the submission of Applicant and the testimony presented at the public hearing, the Board resolves as follows:

1. This matter is Unlisted under the State Environmental Quality Review Act as it involves the granting of area variance relief related to signage. The signage, which is not illuminated, will be setback a significant distance from Van Buren Road, and no negative environmental impact is anticipated.

2. With regard to the requested variance from Section 200-54(B)(1), it is determined the requested variance relief will not produce any undesirable change in the industrial character of the neighborhood and will not be a detriment to nearby properties. The alleged hardship has been self-created due to the Applicant's proposal to use an existing wall sign from a prior location; however, it is not a determining factor. Due to the nature of the proposed use, the benefit sought by Applicant cannot be achieved by any other feasible method. The benefit to Applicant does outweigh any detriment to the neighborhood or community as a result of granting the requested variance and the relief requested is the minimum relief necessary to allow Applicant relief from the Town's Zoning Regulations.

3. For the reasons set forth, variance relief from Section 200-54(B)(1) is hereby granted to allow an increase in the size of an attached wall sign from the maximum allowable 40 square feet to 50 square feet for a religious institution to be situated on property located at 6813 Van Buren Road, Tax Map No. 055.-08-19.2, in the Town of Van Buren.

Roll Call Vote:

	Aye	Nay	Other
Mark Budosh			x
James Virginia	x		
James Schanzenbach	x		
James Bowes	x		

Roger Roman	x		
Claude Sykes	x		
Jesse McMahon	x		

Discussion ensued regarding a proposed development consisting of duplexes and single-family homes within the Village of Baldwinsville. Due to the property's proximity to the municipal boundary, the applicants engineer requested feedback from the Town of Van Buren. Town Attorney asked Board members to submit any comments directly to her so she may relay them.

Motion by Mr. Roman, seconded by Mrs. McMahon to adjourn to the next regular meeting on October 13th, 2026, at 6:00 PM.

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

Meeting Closed at 7:25 PM

Respectfully submitted,

Kamri Kiteveles, Codes Clerk