Regular Meeting of the Town Board of the Town of Van Buren, held on November 18, 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
Mrs. Jennifer Sullivan	Councilor
Mrs. Wendy Van Der Water	Supervisor

Absent: Mr. Robert Grover, Councilor

Also Present:

Ms. Rachel Brenner	Town Attorney
Mr. Dave Blaisdell	Highway Superintendent
Ms. Lynn Precourt	Town Clerk

Approve meeting minutes of Regular Town Board Meeting on November 4, 2026:

236-26-000 MOTION BY Mr. Sherwood, seconded by Mrs. Gustke, to approve the minutes of the Regular Town Board meeting held on November 4, 2026 as published.

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

Motion Carried & Adopted

Citizens Comments:

Mr. Brandon Jacobson, Brolex Properties, was present to address the Board. He said he wanted to talk about the stop work order and some confusion about what is happening in Treybrook.

He said he has completed the list of work the town engineer gave him and he is happy with what has been done. He said there is still a stop work order on the townhouses because of confusion about lot coverage. He said neither he nor the Code Enforcement Officer was aware of the lot coverage issue and he was issued 12 building permits. He said he has started building and now has stop order until he can go before the Planning Board for a resolution. He said there are three that need to be closed in before winter so there is no damage due to the elements. He said this is an error on both sides and 70 people have stopped working because of it. He asked the board members to please come to the development and meet him there to see what he has accomplished. He is looking to be a good partner, and knows he has not been in the past, but has turned things around. He said he has pulled his zone change request for the Crego Road property to focus on Treybrook and making things right for those who have moved in there.

Mrs. Van Der Water said she has the list from the engineer and nearly all items are complete. She said she is prepared to lift the stop work order and allow work to be continued on the townhomes that are in compliance and to button up the ones that are not but construction has started.

Mrs. Van Der Water polled the Board and they agreed to the following:

Once the Snow Plow Agreement is executed, which should be 11/19, the Stop Work Order can be lifted.

The units IN compliance he can continue all work
The Non compliant units can be "buttoned up" (as noted above)
No further building permits are to be given for new duplexes until the lot coverage issue is resolved. Brandon will be on December's planning board agenda for this matter which is the PUD Amendment that the Town Board referred to Planning Board at the 11/4 board meeting.

Mr. Karl Ashley, was present to address the Board. He is the developer of the lot on Gentry Street and he needs Board approval to tie into Tappan Street.

Mrs. Van Der Water said this will have to go on the next meeting agenda.

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:
237-26-000 MOTION BY Mrs. Sullivan, seconded by Mr. Burke, to recess the regular meeting and open the continued public hearing from November 4, 2026.
Mr. Sherwood – Yes, Mrs. Gustke – Yes, Mr. Burke – Yes, Mr. Hand – Yes, Mrs. Sullivan – Yes, Mrs. Van Der Water – Yes

Motion Carried & Adopted

Mrs. Van Der Water said the developer has pulled the application for the zone change but she has written comments to read into the minutes. Mrs. Van Der Water read written comments from the following residents:
Jim Sollecito
Jacob Bano
Michelle Bano
Steve Bano
Carson Kirkendall
Debbie Kirkendall
Gavin Kirkendall
Amy Fox
Tim Kirkendall
Karen Muallarney
Dawn O'Neill
Peter Caluwe

K Chapin

238-26-000 MOTION BY Mrs. Gustke, seconded, by Mr. Burke, to close the public hearing and resume the regular meeting at 7:57 pm.
Mr. Sherwood – Yes, Mrs. Gustke – Yes, Mr. Burke – Yes, Mr. Hand – Yes, Mrs. Sullivan – Yes, Mrs. Van Der Water – Yes

Motion Carried & Adopted

Public Hearing for 2026 Comprehensive Plan:
239-26-000 MOTION BY Mrs. Sullivan, seconded by Mr. Burke, to recess the regular meeting, open the public hearing and waive reading the legal notice published in the *Post Standard* on November 16, 2026.
Mr. Sherwood – Yes, Mrs. Gustke – Yes, Mr. Burke – Yes, Mr. Hand – Yes, Mrs. Sullivan – Yes, Mrs. Van Der Water – Yes

Motion Carried & Adopted

Dan Theobald, Barton & Loguidice, said the town received a grant to update the Comprehensive Plan Document, which is a blueprint of where the town is today and where we want it to be moving forward. He said after a community survey, two open houses and a public hearing the town identified eight areas to address, agriculture, neighborhoods, economic development, transportation, parks and recreation, infostructure, community character and natural environment, he said the next step is to update the zoning laws to align with the plan.

Mrs. Van Der Water asked if there was anyone to speak for or against this plan document.

Mrs. Carol Garvey, Crandon Terrace, said this area needs more affordable housing and higher density housing. She said we need affordable rental property and she cannot tell how much land is reserved for that purpose in this plan. She encouraged the board to seek more solar options for land as well because we cannot rely on fossil fuels. She said she uses the Earie Canal Trail and asked the town to look at our section because it is the worst maintained portion.

240-26-000 MOTION BY Mr. Sherwood, seconded by Mrs. Sullivan, to close the hearing and resume the regular meeting at 8:05 pm.
Mr. Sherwood – Yes, Mrs. Gustke – Yes, Mr. Burke – Yes, Mr. Hand – Yes, Mrs. Sullivan – Yes, Mrs. Van Der Water – Yes

Motion Carried & Adopted

Consider adoption of 2026 Comprehensive Plan:
241-26-052 The following resolution was offered by Councilor Hand who moved its adoption, and seconded by Councilor Sullivan
WHEREAS, the Town of Van Buren has undertaken an update to its Comprehensive Plan pursuant to Section 272-a of New York State Town Law to establish a long-range vision for the Town's future growth, development, preservation, and revitalization; and

WHEREAS, the Town established a Comprehensive Plan Steering Committee to guide the planning process, facilitate public participation, and provide recommendations to the Town Board, with assistance from Barton & Loguidice, D.P.C.; and
WHEREAS, the Comprehensive Plan Update was developed through an extensive public participation process, including Steering Committee meetings, a community survey, public workshops, and opportunities for public review and comment; and
WHEREAS, the Steering Committee held an Open House and Public Hearing on August 18, 2026, to receive public comments on the Draft Comprehensive Plan and subsequently passed a resolution recommending the Plan to the Town Board for consideration and adoption; and
WHEREAS, the Draft Comprehensive Plan was referred to the Onondaga County Planning Board for review pursuant to General Municipal Law §239-m, and the County Planning Board recommended approval of the Plan; and
WHEREAS, the Town Board has undertaken environmental review of the proposed Comprehensive Plan Update pursuant to the State Environmental Quality Review Act (SEQRA), including review of the Full Environmental Assessment Form Parts 1, 2, and 3; and
WHEREAS, based on its review of the Comprehensive Plan and supporting environmental documentation, the Town Board has determined that adoption of the Plan will not result in significant adverse environmental impacts;
NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Van Buren, acting as Lead Agency, hereby issues a Negative Declaration pursuant to SEQRA and 6 NYCRR Part 617, determining that adoption of the 2026 Town of Van Buren Comprehensive Plan Update will not result in significant adverse environmental impacts and that an Environmental Impact Statement is not required; and
BE IT FURTHER RESOLVED, that the Town Board hereby adopts the 2026 Town of Van Buren Comprehensive Plan Update as the official Comprehensive Plan of the Town of Van Buren pursuant to New York State Town Law §272-a, including any final revisions approved by the Town Board.
This resolution shall take effect immediately.
Roll Call Vote: Mr. Sherwood – Yes, Mrs. Gustke – Yes, Mr. Burke – Yes, Mr. Hand – Yes, Mrs. Sullivan – Yes, Mrs. Van Der Water – Yes

Motion Carried & Adopted

Authorize Partial Release of Securities for Treybrook Phase 2A in the amount of $52,500 to be reduced to $9,500 upon receipt of Partial Release Lien Waiver from Developer:
242-26-000 The following resolution was offered by Mr. Sherwood, who moved its adoption, seconded by Mrs. Sullivan, to wit:

RESOLVED to accept the amount of Nine Thousand Five Hundred and 00/100 Dollars ($9,500.00) as reduced security guarantee pursuant to Section 17 of the Grading and Construction Agreement (hereinafter the "Agreement") dated April 14, 2021, between Brolex Properties, LLC and the Town of Van Buren, subject to the following conditions:

1. receipt of a fully executed Affidavit of No Liens;
2. receipt of a fully executed Certificate as to Partial Release of Guarantee; and
3. payment of all outstanding fees associated with the development.

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

Motion Carried & Adopted

Authorize Supervisor to sign one year agreement with Millenium Strategies LLC for consulting services for grant research and writing:
243-26-057 MOTION BY Mrs. Gustke, seconded by Mr. Sherwood, to aurhorize Supervisor to sign one year agreement with Millenium Strategies, LLC for consulting services for grant research and writing.
Mr. Sherwood – Yes, Mrs. Gustke – Yes, Mr. Burke – Yes, Mr. Hand – Yes, Mrs. Sullivan – Yes, Mrs. Van Der Water – Yes

Motion Carried & Adopted

Authorize Supervisor to submit speed reduction request to NYS Department of Transportation for Sun Meadows from Cross Country, Sun Meadows and Naylor Circle to Meigs Road:
243-26-046 MOTION BY Mrs. Sullivan, seconded by Mr. Hand, to authorize the Supervisor to submit speed reduction request to NYS Department of Transportation for Sun Meadows from Cross Country, Sun Meadows and Naylor Circle to Meigs Road from 30 mph to 25 mph.
Mr. Sherwood – Yes, Mrs. Gustke – Yes, Mr. Burke – Yes, Mr. Hand – Yes, Mrs. Sullivan – Yes, Mrs. Van Der Water – Yes

Motion Carried & Adopted

Consideration for RPTL §§458-a(11), 100% property tax exemption for qualifying permanently and totally disabled veterans:
244-26-039 Councilor Burke introduced proposed Local Law No. F-2026, titled "A Local Law Amending Chapter 180 of the Code of the Town of Van Buren to Add a New Article XI, Titled 'Alternative Veterans Exemption'", and made the following motion, which was seconded by Hand

WHEREAS, no other agency has the legal authority or jurisdiction to approve or directly undertake the enactment of a local law in the Town of Van Buren, such that there are no other involved agencies within the meaning of the New York State Environmental Quality Review Act (SEQR) with respect to the proposed enactment of said Local Law, with the result that the Town Board shall act as lead agency in this matter; and

WHEREAS, the adoption of said Local Law is an unlisted action for purposes of environmental review under SEQR; and

WHEREAS, the Town Board has determined that a short environmental assessment form (EAF) shall be required in connection with this matter; and

WHEREAS, the said EAF has been prepared and has been reviewed by the Town Board; and

WHEREAS, the Town Board has considered the adoption of said Local Law, has considered the criteria contained in 6 N.Y.C.R.R. Part 617.7 and has compared the impacts which may be reasonably expected to result from the adoption of said Local Law against said criteria.

NOW, THEREFORE, it is

RESOLVED AND DETERMINED that the enactment of proposed Local Law No. F-2026 is an unlisted action, there are no other involved agencies and this Board shall act as lead agency in this matter for purposes of SEQR review; and it is further

RESOLVED AND DETERMINED that this action shall have no significant adverse impact on the environment; that, accordingly, an environmental impact statement (EIS) shall not be required; and that this resolution shall constitute a negative declaration under SEQR; and it is further

RESOLVED AND DETERMINED that the Town Board shall conduct a public hearing as to the enactment of proposed Local Law No. F-2026 at the Town Hall located at 7575 Van Buren Road in the Town of Van Buren on December 2, 2026, at 7:00 p.m., or as soon thereafter as the matter can be heard, at which time all persons interested in the subject shall be heard.
Mr. Sherwood – Yes, Mrs. Gustke – Yes, Mr. Burke – Yes, Mr. Hand – Yes, Mrs. Sullivan – Yes, Mrs. Van Der Water – Yes

Motion Carried & Adopted

Authorize Change Order for O'Connell Electric not to exceed $12,000:
245-26-000 MOTION BY Mrs. Sullivan, seconded by Mrs. Gustke, to authorize the change order for O'Connell Electric not to exceed $12,000.
Mr. Sherwood – Yes, Mrs. Gustke – Yes, Mr. Burke – Yes, Mr. Hand – Yes, Mrs. Sullivan – Yes, Mrs. Van Der Water – Yes

Motion Carried & Adopted

Authorize the Highway Superintendent to piggy back off of NYS Master Contract #020223.CEC for purchase of a E55 R2-Series Bobcat Compact Excavator not to exceed $85,12.26 to be paid from DB Fund Balance:
Mrs. Van Der Water said this item is being tabled.

Budget Transfers and modifications:
246-26-007 MOTION BY Mr. Burke, seconded by Mr. Sherwood, to approve the following budget transfers:

FROM:	DB FUND BALANCE		($96,727.66)
TO:	DB.5110.0200	DUMP TRUCK EXCAVATOR AND DUMP	$ 96,727.66
			$0.00

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

Motion Carried & Adopted

Authorize the Highway Superintendent to piggy back off of NYS Award Number 23166 (Contract #PC68942) for purchase of a 2026 Chevrolet Silverado 3500HF CC 4WD Reg Cab

including Blade assembly and Marauder SS assembly not to exceed $96,727.66 to be paid from DB Fund Balance:
247-26-026 MOTION BY Mr. Sherwood, seconded by Mr. Burke, to authorize the Highway Superintendent to piggy back off of NYS Award Number 23166 (Contract #PC68942) for purchase of a 2026 Chevrolet Silverado 3500HF CC 4WD Reg Cab including Blade assembly and Marauder SS assembly not to exceed $96,727.66 to be paid from DB Fund Balance
Mr. Sherwood – Yes, Mrs. Gustke – Yes, Mr. Burke – Yes, Mr. Hand – Yes, Mrs. Sullivan – Yes, Mrs. Van Der Water – Yes

Motion Carried & Adopted

Accept PUD Amendment Request from CM Management, LLC for, tax map nos. 031.-03-10 (7566-7674 Van Buren Road), 031.-03-09 (7576 Van Buren Road) and 031.-03-08 9 (vacant)
Mrs. Van Der Water said this for the purpose of building five three story apartment buildings and 22 flex space units and garages for the apartments.
248-26-052 MOTION BY Mr. Hand, seconded by Mrs. Sullivan, to refer the PUD amendment request from CM Management, LLC for tax map nos. 031.-03-10 (7566-7674 Van Buren Road), 031.-03-09 (7576 Van Buren Road) and 031.-03-08 9 (vacant) to the Planning Board for their review and recommendation.
Mr. Sherwood – Yes, Mrs. Gustke – Yes, Mr. Burke – Yes, Mr. Hand – Yes, Mrs. Sullivan – Yes, Mrs. Van Der Water – Yes

Motion Carried & Adopted

Authorize Supervisor to sign the snow plowing contract with Brolex Properties, LLC:
249-26-000 MOTION BY Mr. Sherwood, seconded by Mrs. Sullivan, to authorize the Supervisor to execute the snow plowing agreement with Brolex Properties, LLC for winter street plowing in parts of the Treybrook neighborhood where roads have not been accepted by the town.
Mr. Sherwood – Yes, Mrs. Gustke – Yes, Mr. Burke – Yes, Mr. Hand – Yes, Mrs. Sullivan – Yes, Mrs. Van Der Water – Yes

Motion Carried & Adopted

Councilor Committee Reports and Comments:
Mrs. Sullivan said she received the report from the Parks & Recreation Department. She said they held a nighttime egg hunt for Halloween and have been busy winterizing the park.

Mrs. Sullivan wished everyone a Happy Thanksgiving.

Supervisor Comments:
Mrs. Van Der Water said the Veterans' Outreach Coordinator, Mr. Sellers, has been busy attending several monthly meetings with veterans and was recently at the Veterans Day Parade at the Fairgrounds.

Mrs. Van Der Water said the town is still looking for a Code Enforcement Officer and a Comptroller.

Mrs. Van Der Water said she went to the unveiling of the historical marker at the corner of East Sorrell Hill Road and Warners Road, the home of Abram Pryne, who was a prominent abolitionist. She thanked our Historian Steve McMahon for coordinating the event.

Mrs. Van Der Water read the following message from Town Historian McMahon:

The purpose of this memo is to recognize two members of the Town of Van Buren Parks Facilities
department, specifically Chris Ordway and James Bell, for their role in placing a historical marker
in Warners on the site of the former home of the abolitionist, the Reverend Abram Pryne.
From start to finish, Chris and James were knowledgeable, resourceful and professional, despite the process being (through no fault of their own) twice as challenging as it should have been. Because I simultaneously ordered two different historical markers, one for this Warners site and one for the Baldwin Canal in Baldwinsville (both funded by grants from the Pomeroy Foundation),
I mistakenly requested that they install the Baldwin Canal sign and pole at the Warners site. After determining that the two sets of poles and signs were not interchangeable, Chris and James pursued the only option left to them: they excavated the first pole and replaced it with the other one. Despite the degree of difficulty in undoing my error, they did so quickly and cheerfully. While I'm embarrassed to admit my mistake, it gave me the chance to witness the character of these two town employees. Tomorrow, we'll dedicate the two historical markers in Baldwinsville and Warners, respectively. Without the hard work of Chris and James, this wouldn't be possible. Thank you for the opportunity to recognize these two individuals.

Mrs. Van Der Water wished everyone a safe and Happy Thanksgiving.

Highway Superintendent Comments:
Mr. Blaisdell thanked the Board for the new truck purchase for the department.

Engineer Comments: None
Attorney Comments: None

250-26-000 MOTION BY Mrs. Gustke, seconded by Mr. Sherwood, to adjourn to the next Regular Town Board meeting on December 2, 2026 at 7:00 pm.
Mr. Sherwood – Yes, Mrs. Gustke – Yes, Mr. Burke – Yes, Mr. Hand – Yes, Mrs. Sullivan – Yes, Mrs. Van Der Water – Yes

Motion Carried & Adopted

Meeting closed 8:30 pom

Respectfully submitted,

Lynn Precourt

Lynn Precourt, Town Clerk, Dated: 11/20/26

Supervisor

From: Jim Sollecito [redacted]
Sent: Friday, November 6, 2026 2:32 PM
To: Supervisor
Subject: Comments for the public record

Dear Supervisor Van Der Water,

I wanted to state, for the record, that there is strong opposition to changing the PUD for the Crego Farm land. The developer knew what he was buying, and the current zoning for 200 homes should stay intact. This parcel, which my home abuts, is next to single family homes, and the neighborhood character should not be changed.

Second, I don't believe Brolex has the financial abilities to do this project correctly, and strongly recommend that researching Dun and Bradstreet as well as Moody's will reveal why the Town should reject this developer for this, and any other project. Brolex can sell this parcel and make a handsome profit, it is well known they have been offered $5 million for the land. Our neighborhood welcomes a professional developer with a proven track record, still within the current 200 units that zoning allows.

Third, before ANY project with a better developer is given the green light, a new 16' wide turning lane needs to be installed by Walgreen's. There will be a lot of construction and service vehicles driving on that stretch of road, and if the Town waits to have the turning lane installed while construction is happening, this will really cause a bottleneck, This expense should be born by the developer in advance of any shovel in the ground for the development.

Thank you,

Jim Sollecito
15 Comstock Road

Town Supervisor

Wendy Van Der Water

RE: Crego Farm Zone Change

Overdevelopment and Quality of Life

At what point does our town say enough is enough? We cannot continue building simply because land is available. Development needs to make sense for the community, not just for developers. Residents should not have to sacrifice their quality of life, safety, and community resources to accommodate continuous growth.

I believe the Town Board has a responsibility to look at the bigger picture. Before approving another development, the town needs to evaluate the cumulative impact of all the growth that has already occurred and determine whether our infrastructure and public services can handle any more.

I am asking the Town Board to put a stop to approving additional residential developments until the town can demonstrate that our roads, schools, emergency services, and infrastructure can safely and adequately support further growth.

We should not wait until there is a serious traffic accident, an emergency response delay, or a school capacity crisis before recognizing that our town has grown beyond what its current resources can support.

The people who already live here matter. Our safety matters. Our families matter. Our quality of life matters.

Please listen to the concerns of your residents and consider the long-term consequences before approving more development. We moved here to be part of a community, not to watch it become overcrowded and overwhelmed by unchecked growth.

Enough is enough. Our town needs to focus on protecting and maintaining the community we already have rather than continuing to build beyond its capacity.

Thank you,

Jacob Bano

Town of Van Buren
Town Supervisor
Wendy Van Der Water

Michelle Bano
109 Hunter Drive
Baldwinsville NY

RE: Crego Farm Zone Change

I am writing to formally express my opposition to the proposed new development of rental townhomes in our town.

While I understand that communities grow and change over time, I believe we need to carefully consider the impact this development will have on our existing residents, infrastructure, schools, and overall quality of life.

My concerns include the following:

- Traffic and Road Congestion: Traffic is already congested throughout town, particularly during peak commuting hours. Adding more homes will mean more vehicles on our roads, increased traffic delays, and additional safety concerns for residents, pedestrians, and children.

- Overcrowded Schools: Our schools are already overcrowded. Adding more families to the community will place even greater pressure on our school district, classrooms, teachers, and resources. Before approving additional residential development, we need to consider whether our schools have the capacity to support more students.

- Strain on Existing Infrastructure: Additional housing means increased demand on our roads, utilities, emergency services, and other public resources. These impacts need to be fully evaluated before any development is approved.

- Quality of Life: Many of us chose to live in this town because of the community, the neighborhoods, and the quality of life it offers. Continued development without adequately addressing existing concerns could negatively affect the very things that make this town a desirable place to live.

I strongly believe that the town should put the needs of its current residents first and take a closer look at whether our community can responsibly support this additional development.

Concerns Regarding the Developer's Track Record

I also have serious concerns regarding the developer involved in this proposal. There are public concerns surrounding this developer's business practices, including reports of ongoing legal disputes, promises that have allegedly not been fulfilled, and questions about whether previous commitments have been delivered as represented.

Before the town considers granting a zoning change that could significantly benefit this developer, I believe the Town Board has a responsibility to conduct thorough due diligence. Residents deserve transparency and accountability. We need to know whether the developer has a proven track record of completing projects as promised and honoring commitments made to municipalities and communities.

Why should residents be expected to trust promises when there are concerns about commitments made on other projects? The town should not rely solely on assurances from a developer. Any promises or proposed improvements should be documented, enforceable, and independently verified.

Thank you for your time and consideration

Michelle Bano

Town of Van Buren
Town Supervisor
Wendy Van Der Water

Re: Crego Farm Zone Change

My name is Steve Bano and next month it will be FORTY YEARS that I have lived at 109 Hunter Drive. Over the these 40 years I have heavily invested in our family home because it is a quiet street in a nice neighborhood and my business has been in Lysander for 45 years which used to make it an easy commute back and forth through the village before all new new development.

At the November 4, 2026 public meeting I had a prepared statement which I was going to read but after listening to all the speakers I did not because they said everything I was going to say and point out. The next day I had second thoughts and decided to forward this letter to get my thoughts and opinions on the record.

All attendees at the meeting were pleased to hear Brolex say they would install the turning lane at Walgreens. I believe it is a must and should be required before any Crego Farm development starts. Having lived off Tappan Street for all these years I do not believe or have any faith in the traffic study that was presented. Tappen street has already become a race track for people avoiding Downer Street and safety should be a top concern for the board.

My second point is the need for Townhouses in this project. Van Buren has new townhomes at Marion Gardens with more on the way and Apartments behind the old RiteAid building with more on the way. This development should be single family homes only that blend in with the existing Comstock tract and Harbor Heights. Homes that people own not rent so they will be maintained and taken care of. The PUD for townhomes should be denied.

Lastly this developer does not have a good track record with the town or people of Van Buren as was so clearly described by many speakers . His Treybrook development was to start in March of 2020 according to the Syracuse.com article I have a copy of, and here it is November of 2026 and that project looks like it is maybe half built out! I sincerely hope the Board thinks long and hard about letting Brolex build rental Townhomes that the current residents of Van Buren do not want.

Thank you for your time.

Steve Bano

Supervisor

From: Carson Kirkendall [redacted]
Sent: Thursday, November 12, 2026 6:26 PM
To: Supervisor
Subject: Crego Farms Project

Follow Up Flag: Follow up
Flag Status: Flagged

Town of Van Buren Town Board & Planning Board

7575 Van Buren Road

Baldwinsville, NY 13027

RE: Public Record Submission — Proposed Zone Change (R-40 to PUD) on Crego Road (Tax Map No. 034.-03-01.1)

Dear Supervisor and Members of the Board,

My name is Carson Kirkendall, I am 18 years old, and I live with my family at 14 Comstock Road. I am writing to ask the board to please vote no on the rezoning request to build 304 new units on Crego Road. Even though I am just starting out as an adult and a new driver, this decision directly affects my safety and my everyday life in our neighborhood.

I am currently learning how to drive, and practicing around my own neighborhood is already stressful because of how people use our streets. Tappan Street is right next to my road, and drivers treat it like a shortcut to avoid highway traffic, flying past the 30 mph speed limit all day long. As someone who is still gaining confidence behind the wheel, pulling out onto these roads with speeding commuters is intimidating. Adding hundreds of more cars from a massive housing development will make it way harder and more dangerous for young, inexperienced drivers like me to safely navigate our own streets.

The traffic on Tappan Street has also taken away things that should be normal for kids and teenagers living in a quiet neighborhood. I cannot even ride my bike around our neighborhood loop anymore because there is no safe space with cars speeding past. In fact, the traffic at the end of our street is so unsafe that my school bus has to pick me up right at my front door instead of at the corner.

Growing up in Van Buren has been great because our neighborhood has always felt quiet, safe, and spread out. Putting 304 new homes and townhouses right next to us will bring way too much traffic to streets that already feel unsafe for kids walking, riding bikes, or learning to drive. Please think about the safety of the teenagers and kids who live here and vote no on this zone change.

Thank you for your time and for listening to my perspective.

Sincerely,

Supervisor

From: Debbie Kirkendall <[redacted]>
Sent: Thursday, November 12, 2026 6:25 PM
To: Supervisor
Subject: Crego Farms Project

Follow Up Flag: Follow up
Flag Status: Flagged

November 12, 2026

Town of Van Buren Town Board & Planning Board

7575 Van Buren Road

Baldwinsville, NY 13027

RE: Public Record Submission — Proposed Zone Change (R-40 to PUD) for Brolex Living Community / Crego Farms (Tax Map No. 034.-03-01.1)

Dear Supervisor, Members of the Town Board, and Members of the Planning Board,

I am writing to formally enter my comments from the recent public hearings into the official record regarding the application by Brolex Living Community to rezone Tax Map Number 034.-03-01.1 on Crego Road from R-40 to a Planned Unit Development for 304 residential units. As a homeowner at 14 Comstock Road, I urge this Board to vote no on this zone change request and protect the safety, infrastructure, and small-town character of our community.

When residents choose to make Van Buren our home, invest in our properties, and raise our families here, we rely on the town's comprehensive plan and established zoning laws. R-40 zoning was enacted to preserve our small-town charm, protect open space, and maintain low-density neighborhoods built on spacious lots with natural buffers and manageable traffic. An R-40 designation represents a commitment between this Board and existing taxpayers. Changing this parcel to a high-density PUD breaks that commitment by replacing single-family living with 304 tightly clustered units and multi-unit rental townhomes. Spot-zoning to allow urban-level density in an established low-density area erodes the very small-town identity you were elected to protect.

Those of us living on Crego Road and throughout the Comstock Tract—including Comstock Road, Tappan Street, and our surrounding residential streets—already experience severe traffic strain every day. Tappan Street and Crego Road were built as secondary residential corridors, not high-volume commuter bypasses. Drivers already routinely exceed the 30 mph speed limit on Tappan Street to bypass Route 690 congestion, and dumping hundreds of additional daily vehicle trips from 304 new households into the Comstock Tract puts school buses, cyclists, and families in direct conflict with cut-through commuters. Furthermore, our primary artery on Downer Street continues to see serious motor vehicle collisions with injuries, even after the installation of new traffic signals at the Route 690 ramps, while the fire station on Crego Road already contends with daily bottleneck congestion. Adding 304 households

directly onto this corridor threatens emergency response times when every second counts. Should this project ever advance in any capacity, our neighborhood demands strict safety protections, including mandatory right-turn-only exiting restrictions to prevent commuters from flooding our residential streets.

In addition, the developer's baseline traffic studies on file date back to 2021 through 2023 and fail to reflect current regional realities. Prior Planning Board sessions and NYS DOT reviews already highlighted compounding bottlenecks at the Route 690 and Route 31 interchanges, and regional growth—including the nearby Amazon facility and the Micron expansion in neighboring Clay and Cicero—has fundamentally altered traffic patterns across northern Onondaga County. Under New York's SEQR guidelines, this Board is obligated to take a genuine hard look at cumulative environmental and traffic impacts before granting a rezoning. Relying on pre-2024 traffic data falls short of that standard, and a fresh, independent cumulative traffic study should be required before any zoning action is considered.

Finally, granting a major rezoning is an extraordinary privilege, not a right. As our elected representatives, you have a duty to protect Van Buren taxpayers by thoroughly vetting any applicant seeking to alter our zoning map. Before placing our community's future in a developer's hands, this Board must demand proven financial stability and a clean track record. Given the growing public concerns, tenant and contractor grievances, project delays, and unresolved disputes surrounding Brolex's other regional developments in Onondaga County, Van Buren cannot afford to gamble our neighborhood's stability or taxpayer interests on an unproven partner.

We entrusted you with the responsibility to uphold our master plan, preserve our R-40 low-density neighborhoods, and represent the constituents who live here. Please hold the line for Van Buren's families, require an independent cumulative traffic study, and vote no on the proposed R-40 to PUD zone change.

Respectfully submitted,

Deb Kirkendall

14 Comstock Road

Baldwinsville, NY 13027

Supervisor

From: Gavin Kirkendall <[redacted]
Sent: Thursday, November 12, 2026 6:37 PM
To: Supervisor
Subject: Crego Farm's Project

Follow Up Flag: Follow up
Flag Status: Flagged

November 12, 2026

Town of Van Buren Town Board & Planning Board

7575 Van Buren Road

Baldwinsville, NY 13027

RE: Public Record Submission — Proposed Zone Change (R-40 to PUD) on Crego Road (Tax Map No. 034.-03-01.1)

Dear Supervisor and Members of the Board,

My name is Gavin Kirkendall, I am 20 years old, and my family's home is at 14 Comstock Road. I am writing to ask the board to vote no on the proposed rezoning request to build 304 new units on Crego Road. Having grown up in Van Buren my entire life, I care deeply about the future of this town and the kind of community it will remain for my generation.

Because I am away at college for much of the year, I notice the changes happening around here every time I come home on breaks. Over the past few years, it has become impossible to ignore how much busier and more congested our local roads have gotten. Streets like Tappan Street and Crego Road used to feel like quiet, laid-back neighborhood roads, but now they are constantly packed with cars cutting through to avoid highway traffic. Putting a massive, high-density development right in the middle of this area will only make that congestion worse and add hundreds of extra cars to roads that already feel overwhelmed.

Beyond the traffic, what bothers me most is watching the small-town charm that made Van Buren such a great place to grow up slowly disappear. One of the best parts about coming home from school is getting away from crowded, fast-paced areas and returning to a quiet community with open space and room to breathe. Replacing low-density R-40 zoning with hundreds of tightly packed townhomes and houses permanently changes the feel of our town and turns a peaceful residential area into just another overdeveloped suburb.

I hope to see Van Buren keep the character that made it special when I was growing up, not lose it to overdevelopment. Please protect our neighborhood roads, preserve our small-town atmosphere, and vote no on this zone change.

Thank you for your time and consideration.

Sincerely,

Gavin Kirkendall

14 Comstock Road
Baldwinsville, NY 13027

Supervisor

From: Amy Fox <[redacted]
Sent: Thursday, November 12, 2026 7:32 PM
To: Supervisor
Subject: Opposition to Proposed Zone Change – Crego Road, Brolex Living Community

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Town Supervisor and Members of the Town Board,

I am writing to express my concern and opposition to the proposed zone change application submitted by Brolex Living Community for the property located on Crego Road in Baldwinsville.

Although I understand that communities grow and change over time, I believe decisions of this magnitude need to take into consideration the long-term impact they will have on the surrounding community.

This proposal has the potential to affect far more than just the immediate area or the residents of the Town of Van Buren. Baldwinsville is a connected community, and changes of this nature can place additional strain on our already established infrastructure, including our roads, traffic patterns, schools, and public services.

As a member of this community, I am concerned about the impact that increased development could have on the affordability, character, and quality of life that make Baldwinsville such a wonderful place to live and raise a family.

I also believe it is important that the voices of residents throughout the greater Baldwinsville area are heard, not just those who live directly within the proposed development's immediate surroundings. We all share these roads, schools, businesses, and community resources, and we all have a stake in the decisions being made about our town's future.

I respectfully ask the Town Board to carefully consider the long-term consequences of this proposed zone change and the concerns of the residents who will be affected by it. Growth should never come at the expense of the existing community or the infrastructure needed to support it.

Please consider the impact this decision will have on our community before moving forward. I urge the Town Board to vote against this proposed zone change.

Thank you for taking the time to consider my concerns and for allowing residents an opportunity to have their voices heard.

Sincerely,
Amy Fox

Supervisor

From: Tim & Deb Kirkendall <[redacted]
Sent: Friday, November 13, 2026 7:13 AM
To: Supervisor
Subject: Crego Farms Project

Follow Up Flag: Follow up
Flag Status: Flagged

November 12, 2026

Town of Van Buren Town Board & Planning Board

7575 Van Buren Road

Baldwinsville, NY 13027

RE: Public Record Submission — Proposed R-40 to PUD Rezoning for Crego Farms / Brolex Living Community (Tax Map No. 034.-03-01.1)

Dear Supervisor, Members of the Town Board, and Members of the Planning Board,

I am writing to formally enter my objections into the official public record regarding the proposed rezoning of Tax Map Number 034.-03-01.1 on Crego Road from R-40 to a Planned Unit Development for 304 residential units. As a homeowner at 14 Comstock Road, I urge this Board to vote no on this application and protect the basic infrastructure, safety, and quality of life of the taxpayers who already live here.

My most immediate practical concern is our public water system. Residents in our neighborhood already experience frequent, frustrating drops in water pressure under current demand. Adding 304 new households—along with irrigation and clubhouse operations—onto this same public water supply is a major concern. Before this Board even entertains a high-density rezoning, the town needs to answer a basic infrastructure question about how existing homeowners will maintain adequate daily water pressure, and how fire hydrants will maintain critical flow, when hundreds of additional units start drawing from the exact same lines.

From a day-to-day safety perspective, our neighborhood roads simply cannot absorb this level of density. Everyone living in the Comstock Tract knows that Tappan Street is already treated as a commuter shortcut to bypass Route 690, with drivers routinely ignoring the posted 30 mph speed limit. Dumping hundreds of additional daily vehicle trips into the immediate network connecting Crego Road, Tappan Street, and Comstock Road will make turning out of our driveways and walking our neighborhood significantly more dangerous. If this project is ever considered in any form, the Board must protect our residential streets by requiring a mandatory right-turn-only exit out of the development so commuters are forced toward main arteries rather than cutting through our neighborhood.

When my family bought our home in Van Buren, we relied on the town's R-40 zoning to protect our investment and ensure our neighborhood would remain spacious, quiet, and low-density. R-40 zoning isn't just a line on a map; it is a commitment to the people who live here. Replacing single-family, low-density standards with 304 tightly packed units changes the small-town character we moved here for, purely to maximize a developer's unit count.

Granting a zone change of this magnitude is an extraordinary privilege, not an entitlement. This Board has an obligation to verify that any developer seeking to reshape our town has the financial stability and proven track record to deliver without leaving taxpayers holding the bag. Given the documented project delays, contractor complaints, and legal disputes surrounding Brolex's other regional builds across Onondaga County, Van Buren should not take on that risk.

We elected you to represent your constituents, protect our local infrastructure, and hold the line on our zoning laws. Please listen to the residents who live here, protect our water and road systems from overload, and reject this zone change request.

Sincerely,

Tim Kirkendall

14 Comstock Road

Baldwinsville, NY 13027

Sent from my iPhone

Supervisor

From: THOMAS MULLARNEY <[redacted]>
Sent: Thursday, November 5, 2026 8:34 PM
To: Supervisor
Cc: Jennifer Sullivan; Chris Sherwood; Robert Grover; Michael Burke; Roger Hand; Charity Gustke
Subject: Brolex Living Community Zone Change

Madam Supervisor and Town of Van Buren Board Members:

My husband and I live at 101 Hunter Drive —directly across from the Crego farm.

Please know I am opposed to the Brolex Living Community project.

I attended the meeting last evening. Initially, I was opposed to the project as it has been presented.

I have been concerned about the density, traffic, and the change in the character of this farmland as Sean Fitzgerald stated so well last evening.

Today, I am strongly opposed to having Brandon Jacobson involved in any projects in Van Buren.

After hearing about the experiences of the Treybrook residents, seeing my neighbors hold up evidence of the legal issues he has had

and learning about his questionable fiscal capability of such an extensive project I have no confidence in the Brolex Company.

His Treybrook clients became victims - we heard repeatedly about broken promises, ignored issues and misuse of funds.

I did not hear even one situation had been resolved—and trouble continues with the current "stop work order" recently imposed.

He stated at the beginning of the meeting he would put in the turning lane at his own expense — will that be another broken promise when he finds out the cost of such a project?

I am asking that you and the other town board members to please vote "No".

Thank you,
Karen Mullarney
101 Hunter Drive
Baldwinsville, NY. 13027

315-436-2526

Supervisor

From: Dawn [redacted]
Sent: Tuesday, October 20, 2026 11:57 AM
To: Supervisor
Cc: Peter Caluwe
Subject: Crego Development Public Hearing Comments

Hi Wendy --

Pete Culawe sent me a photo of the email you sent. I think I did not get it because you mistyped my email.

However, I will be out of town on the day of the public hearing, so regardless, I'd like to submit my comments below (and copy Pete so that he can also speak on my behalf).

1. I have NO compliments to provide on the proposed builder BYOH/Brolex.
2. He does NOT complete any job he started in Treybrook.
3. Roads flood regularly due to his inability to properly excavate and implement roadways.
4. He does not know how to properly grade properties, as evidenced in Treybrook where MULTIPLE homes and properties have had repeated issues with flooding, etc.
5. He never completely finishes any house he starts, many structural items left undone and up to the homeowner to attempt to finish on their own.
6. He makes promises (features in a home, customer service, follow up service, fire code items, etc...) that he never returns to address or ever fix.
7. He does not have a crew committed to work for him. Many of the workers or subs he attempted to use in Treybrook development left or quit because he doesn't pay his workers and leaves the homeowners grossly over completion commitments or budget. The workers, at one time, put up a sign in our development that read "Brandon Jacobson/Brolex PAY your workers".
8. He cannot (as proven by every contract with the homeowners in Treybrook) stick to budget. He blew through every one of our budgets and then expected to still get paid for a mediocre quality, semi-built home.
9. He, on multiple occasions went directly to the bank (around the homeowner) to get them to release draws without the homeowners consent.
10. He violated multiple codes in the process for our development and was never held properly accountable.
11. This development has been "in development" for over 5 years now and not even half of it is completed, yet the promise was for it to be completed well before now.
12. He could not afford to finish the development, or was incompetent to be able to do it, and started selling off lots to other developers. The neighborhood is in shambles.
13. He does, what I will call, a ponzi scheme, where he used $ from my draws to use on the development of another home, and then spiraled it from there. When he takes a construction loan draw from a homeowner, it is ONLY to be used for the construction of THAT home and no other.
14. He/They do NOT know how to build homes, keep a steady team of contractors employed and live up to his commitments.

15. There is construction garbage and messes all over the neighborhood...nothing to be proud of at all.
16. He is a salesman at best but definitely not a homebuilder.

Bottom line, the entire experience was and continues to be a nightmare.

I beg the Town of VanBuren to NOT let this man/company destroy another neighborhood or other fine people who just want a quality home. He is untrustworthy in all his execution of Treybrook. He did it with Minoa Farms as well, and I am 100% convinced he WILL do it with Crego if allowed to.

Dawn O'Neill
Treybrook Development
Baldwinsville, NY

To the Van Buren Town Board and Supervisor:

I oppose the change in zoning to the property at Crego Rd. If housing is to be built, it should be low density housing.

Increased traffic on Crego Rd. is a major concern, in addition to the need for a right hand turning lane from Crego to Downer St.

The zoning should remain R-40 with lower density housing.

Also of concern is the reputation and reliability of the development company.

K Chapin, 108 Cook Dr.
11/17/2026