Planning/Zoning Board Meeting of the Town of Van Buren held on November 10, 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
Ms. 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
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 Mr. Schanzenbach, to approve the minutes of October 13, 2026, as published.

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

Public Hearing – Serge Shelestovsky: Area Variance: Lot Coverage, 414 Dewport Road, Tax ID # 064.-03-44.1

Motion by Mrs. McMahon, seconded by Mr. Sykes, to adjourn general session and enter back into a public hearing.

DRAFT

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

Serge Shelestovsky was present to address the Board. Applicant is seeking a 21-percent lot coverage area variance to permit the construction of a 25' x 45' pool, and 20' x 65' pool house located in the rear yard at 414 Dewport Road.

Chair clarified that the applicant is requesting a 21-percent increase in total lot coverage, increasing the permitted coverage from 20 percent to 41 percent. This calculation includes all proposed site improvements, specifically the pool house, swimming pool, and the surround concrete and paver flatwork.

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, Mr. Budosh- Yes

Chair stated that during the October 13th, 2026, public hearing, the Board requested additional details regarding the site plan – specifically concerning the space between and around the pool and pool house. The applicant has since addressed this request, as shown on the updated plan with specific reference to Area 5.

Mr. Virginia inquired about the applicable side yard setback requirements for an accessory structure.

Director of Codes responded 5 feet.

RESOLUTION NO. 2026-17

OF THE

ZONING BOARD OF APPEALS

OF THE TOWN OF VAN BUREN

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

Serge Shelestovsky ("Applicant") of 414 Dewport Road has applied for area variance relief from Section 200-45 of the Town of Van Buren Zoning Code to increase the permitted lot coverage by 21% to allow for the construction of an inground pool and recreational pool house accessory

structure. The property is located in the Planned Unit Development (PUD) District and is identified as Tax Map No. 064.-03-44.1 ("Property").

Under Section 200-45 of the Zoning Code, the maximum permitted lot coverage in the PUD Zoning District is 20%. Applicant seeks relief to increase the maximum permitted lot coverage to 41% to accommodate the construction of aforementioned backyard amenities, as depicted on an undated "Proposed Site Plan" submitted by Applicant.

In support of the application, the Applicant submitted an Application for Variance, undated "Proposed Site Plan," and a survey, devoid of the surveyor's name or stamp. A public hearing on the application was opened on October 13, 2026, and continued until November 10, 2026. Applicant addressed the area variance criteria and explained that the residential structure, including the garage and porches, and the driveway had been constructed and installed by a prior owner. Applicant indicated that the size of the proposed pool house structure was the minimum necessary to accommodate pool equipment, "changing," and storage. Due to the existing footprint, Applicant advised that placement of the proposed structures in the rear yard could not be accomplished without variance relief. It was acknowledged that a neighboring property, located at 422 Dewport Road, had been granted area variance relief to increase the permitted lot coverage to accommodate the construction of an inground pool, patio, walkways, and recreational accessory 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 a single-family residential use.

2. It is determined that the requested variance relief to increase lot coverage by 21% 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 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. Area variance relief is hereby granted to allow the maximum permitted lot coverage to increase from 20% to 41% to accommodate the installation of an inground pool and the construction of a detached pool house structure, in accordance with the plans submitted by Applicant for property located at 414 Dewport Road, Tax Map No. 064.-03-44.1, conditioned upon Applicant's submission of (1) an as-built survey upon the installation of the inground pool and recreational pool house accessory structure and (2) a site plan that has amended to reflect a current date.

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

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

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

Greg Ramin was present to address the Board. Applicant is seeking site plan and lot coverage approval to construct a 6-building self-storage facility located on an approximate 2.5-acre parcel located off Crego Road.

Applicant addressed the following updates to the proposed site plan:

1. Access Points: Relocated the entrance and exit access points to the southern entrance and eliminated shared access.
2. Landscaping: Moved proposed trees further back from the roadway.
3. Pedestrian Access: Included a future proposed sidewalk extending along Crego Road.
4. Turning Radius: Provided a 42-foot turn radius, which is the largest NWFD vehicle.
5. Communication: Spoke with Northwest Fire Department for feedback regarding accessibility of emergency vehicles.

Chair questioned if the site plan would be developed in phases.

Applicant confirmed that Phase 1 would consist of the front three buildings, and that they would return before the Board to present plans prior to commencing construction on Phase 2.

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

Motion by Mr. Sykes, seconded by Mr. Schanzenbach 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. Budosh- Yes

Chair requested clarification from the applicant regarding an email recently received from the Chief of the Northwest Fire Department, which addressed concerns raised by the Board concerning adequate fire access.

Applicant stated that, to their understanding, the Fire Chief indicated that there would be no issue maneuvering in and out of the facility. Although access to the rear of the property would likely require backing out, the applicant clarified that an established procedure exists for this maneuver and maintained that no safety or operational issues would result.

Applicant acknowledged concerns regarding the storage of fire-hazardous materials, stating that management would establish operational rules and regulations, with the expectations that tenants would comply.

Chair recommended a temporary turnaround be constructed between Phase 1 and Phase 2.

Applicant confirmed.

Mr. Sykes inquired about the expiration timeframe associated with site plan approval.

Town Attorney clarified that there is no expiration date tied to the site plan approval itself noting that expiration timeframes instead commence with the issuance of the building permit.

RESOLUTION NO. 2026-18

OF THE

ZONING BOARD OF APPEALS

OF THE TOWN OF VAN BUREN

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

Barram LLC and C & M Management seek an area variance and site plan approval to construct and operate a 31,838 square foot self-storage facility on 2.66-acres located on Crego Road, Tax Map No. 034.-03-05.1 (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 Local Business (LB) Zoning District.

The Property is vacant land located east of Interstate-690 at the edge of a commercial district occurring around the Downer Street/ Crego Road intersection. As proposed, the self-storage facility will consist of six (6) buildings with access from paved perimeter driveways and chain-link fencing surrounding the site. Three (3) of the buildings are situated at the front of the site, parallel to Crego Road. The remaining three (3) buildings are located to the rear and are situated perpendicular to Crego Road. 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 30% to 68%.

In support of its request, Applicant submitted an application for site plan approval and area variance relief, Short Environmental Assessment Form ("Short EAF"), dated July 23, 2026, narrative dated October 6, 2026, prepared by James R. Stephenson, RLA, on behalf of Empire Landscape Architects, with site aerial map, property description, site deed and legal description, easement legal description, USGA map, site survey, geotechnical evaluation, building elevations,

building lighting, topographic survey, prepared by Applied Earth Technologies, dated February 3, 2003, site fencing and the following site plan documents prepared by Empire Landscape Architects, dated November 11, 2026:

1. Sheet C-00, titled "Coversheet;"
2. Sheet C-100, titled "Site Demolition and SESC Plan;"
3. Sheet C-101, titled "Site Layout and Planting Plan;"
4. Sheet C-102, titled "Site Grading and Utility Plan;"
5. Sheet C-103, titled "Site Details;"
6. Sheet C-104, titled "Site Details;"
7. Sheet C-105, titled "Site Entrance Plans;"
8. Sheet C-101T, titled "Fire Truck Access Plan;" and
9. Sheet E-100, titled "Site Lighting Plan."

A representative for the Applicants 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 No. Z-26-190, it has been recommended that the proposal be modified as follows:

(1) 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;
(2) The Town is advised to ensure appropriate access and maintenance agreements are in place for the shared access roads; and

the applicant was encouraged to reduce paved surface and install trees and plantings wherever possible to reduce stormwater, protect stormwater quality, and improve aesthetics of the site.

Notice of the public hearing was duly published. The public hearing was held on November 10, 2026. No one from the public appeared to either support or oppose the application.

Based upon the submissions of Applicants 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 Short EAF, 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 31,838 square foot self-storage facility, which will not permit the 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 68%, the Board issues the following findings and determinations:

a. The Property is situated in close proximity to the commercial development on Downer Street and several nearby properties are enrolled in NYS Agricultural District 3. It is determined that granting the request variance relief to increase lot coverage by 38% 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 Applicants wish to obtain, other than a variance and the benefit to Applicants 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 68% is hereby granted.

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

(1) the installation of a turn-around after the construction of the first three (3) self-storage facilities situated at the front of the site parallel to Crego Road, known as "Phase I," and prior to the construction of the remaining three (3) buildings located to the rear and perpendicular to Crego Road, known as "Phase II," which turn-around shall comply with Appendix D of the 2025 Fire Code of New York State, titled "Fire Apparatus Access Roads," and

(2) Applicant obtaining the necessary approvals for any proposed signage.

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 - James Hawk: Lot Coverage, 225 Blanchard Blvd, Tax ID # 061.-05-09.0

Motion by Mrs. McMahon, 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, Mr. Budosh- Yes

James Hawk was present to address the Board. Applicant was previously denied approval for an accessory structure in the front yard, at which time a pre-existing lot coverage violation was identified. Applicant is requesting a 10 percent increase in lot coverage, to be complying, and permit the construction of an 8-foot by 6-foot shed located in the rear yard.

Chair clarified that the permitted allowable lot coverage is 25 percent, and the applicant is requesting an increase to 35 percent.

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, Mr. Budosh- Yes

Chair stipulated that the placement of the shed upon installation must meet the required 5-foot side yard setback, and an updated survey must be provided.

RESOLUTION NO. 2026-19

OF THE

ZONING BOARD OF APPEALS

OF THE TOWN OF VAN BUREN

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

James Hawk ("Applicant") of 225 Blanchard Boulevard has applied for area variance relief from Sections 200-43 and 200-45 of the Town of Van Buren Zoning Regulations to increase the permitted lot coverage to 35% to allow for the installation of an accessory detached storage structure. The property is located in the R10 District and is identified as Tax Map No. 061.-05-09.0 ("Property").

Pursuant to Sections 200-43 and 200-45 of the Zoning Regulations, 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 35% to accommodate the installation of detached accessory storage shed.

In support of the application, the Applicant submitted an Application for Variance and survey prepared by Douglas Reith of CNY Land Surveying, dated June 26, 2026. A public hearing on the application was held on November 10, 2026, and 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 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 35% for property located at 225 Blanchard Boulevard, Tax Map No. 061.-05-09.0, to accommodate the installation of an accessory detached storage shed, conditioned upon the submission of an as-built survey to the Code Enforcement Office upon the installation of the shed to confirm the setbacks comply with the Zoning Regulations.

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		

Jeffery Rolince: Area Variance, 36 Van Ness Road S, Tax ID # 064.-04-05.1

Keith Pierce was present to address the Board representing the applicant, Contractor Jeffery Rolince. Applicant is seeking a 26-foot front yard setback variance to reconstruct a pre-existing

10-foot by 30-foot deck located in the front yard. Mr. Pierce explained that due to the property being located along the waterfront, the technical front yard is situated on the waterside.

Chair inquired whether the Canal Corporation had been contacted.

Director of Codes confirmed that neither the Canal Corporation nor the Department of Environmental Conservation (DEC) had any objections.

Chair requested confirmation regarding lot ownership, expressing concern that additional variances may be required depending on the property boundaries.

Town Attorney noted that the survey shows a rear yard one-car garage with a setback of 5.09 feet, which does not comply with the zoning requirement for a 15-foot rear yard setback, and recommended that this violation be addressed as well.

Chair confirmed and requested that the applicant submit an updated application.

Motion by Mr. Sykes, seconded by Mr. Virginia to schedule a public hearing for Tuesday December 8th, 2026, for a front yard and a rear yard setback.

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

Public Hearing - Paul & Margaret Roosevelt: Area Variance, 112 Hunter Drive, Tax ID # 035.-05-03.0

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, Mr. Budosh- Yes

Paul Roosevelt was present to address the Board. Applicant is requesting a 4-foot side yard setback variance to reconstruct a residential structure located at 112 Hunter Drive.

Applicant informed the Board that they recently suffered a fire resulting in a total loss of their residence. Upon submitting residential plans to the Code Enforcement Office to rebuild on the existing foundation and footprint, it was discovered that a pre-existing encroachment existed within the side yard due to a 2020 residential garage addition.

Chair clarified that the applicant does not meet the total required side yard setback of 25 feet. In response, the Town Attorney noted that the zoning code requires a minimum of 10 feet on any one side, and a total combined side yard setback of 25 feet.

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, Mr. Budosh- Yes

Mr. Virginia inquired whether an as-built survey had been submitted previously to verify the exact dimensions and extent of the encroachment.

Director of Codes responded no but informed the Board that an as-built would be required upon completion of construction.

Discussion ensued regarding how the required variance was calculated and what procedure would apply if, following reconstruction, the actual as-built dimensions did not match the approved variance. The Board determined in such event the applicant would be required to return for amendment.

RESOLUTION NO. 2026-20
OF THE
ZONING BOARD OF APPEALS
OF THE TOWN OF VAN BUREN

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

Paul and Margaret Roosevelt ("Applicants") of 112 Hunter Drive have applied for area variance relief from Section 200-45 of the Town of Van Buren Zoning Regulations relating to side yard setback relief required for the construction of a single-family dwelling on an existing foundation on property located in the R-10 Zoning District and identified as Tax Map No. 035.-05-03.0 ("Property").

Section 200-45 of the Zoning Regulations requires the side and rear yard setbacks for residential structures in the R-10 District to be 25 feet in total, and 10 feet on any one side. Applicants appeared before the Zoning Board of Appeals seeking setback relief to rebuild their residence, which had been destroyed by fire, on an existing foundation in such a manner as to result in a side yard setback of 10 feet to the west and 11 feet to the east. As proposed, placement

of the residence on the existing foundation requires four (4) feet of relief. A public hearing on the application was held on November 10, 2026. During its deliberations, the Board acknowledged that Applicants are seeking to rebuild their home in the same location as their prior home. No one appeared in opposition to the application.

In support of the application, the Applicants submitted an Application for Variance and a survey prepared by I.H. Smallwood, Licensed Land Surveyor, dated December 19, 1957.

Based upon the foregoing, the Board resolves as follows:

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

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 as it was noted by the Board that a residential structure previously existed in the same location on the Property. Variance relief to reduce the side yard setback total 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. An area variance is hereby granted allowing the construction and placement of a residential structure on property located at 112 Hunter Drive, Tax Map No. 035.-05-03.0, in such a manner as to result in a side yard setback of 10 feet to the west and 11 feet to the east, for a total side yard setback of 21 feet, conditioned upon the submission of an as-bult survey to the Code Enforcement Office once construction of the single family dwelling is complete evidencing the

side yard setbacks.

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		

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

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

Meeting Closed at 7:03 PM

Respectfully submitted,

Kamri Kiteveles, Codes Clerk

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