Regular Meeting of the Town Board of the Town of Van Buren, held on November 4, 2026 at 7:00 pm at the Van Buren Town Hall, 7575 Van Buren Road, Baldwinsville, New York.

Mr. Chris Sherwood	Councilor
Mrs. Charity Gustke	Councilor
Mr. Michael Burke	Councilor
Mr. Roger Hand	Councilor
Mr. Robert Grover	Councilor
Mrs. Jennifer Sullivan	Councilor
Mrs. Wendy Van Der Water	Supervisor

Also Present:

Ms. Nadine Bell	Town Attorney
Mr. Jason Hoy	Town Engineer
Mr. Dave Blaisdell	Highway Superintendent
Ms. Linda Pease	Comptroller
Ms. Lynn Precourt	Town Clerk

Approve meeting minutes of Regular Town Board Meeting on October 21, 2026:

223-26-000 MOTION BY Mr. Grover, seconded by Mr. Burke, to approve the minutes of the Regular Town Board Meeting on October 21, 2026 as published.

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

Motion Carried & Adopted

Citizens Comments:

Mr. Andy Bowes, 116 Hunter Drive, congratulated Mr. Sykes on his election to Supervisor yesterday. He thanked the Board members for their service and commitment to the town.

Budget transfers:

224-26-007 MOTION BY Mrs. Sullivan, seconded by Mrs. Gustke, to approve the following budget transfers:

FROM:	DB.5112.200	Road Paving	$ (10,000.00)
TO:	DB.5130.412	Vehicle Repair	$ 10,000.00
FROM:	DB.5010.460	Highway First Aid	$ (95.00)

TO:	DB.5110.400	Highway Supplies	$ 95.00
FROM:	A.7189.409	Recreation Program Costs	$ (200.00)
TO:	A.1620.0200	Buildings	$ 200.00

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

Motion Carried & Adopted

Public Hearing for Local Law E-2026, Brolex Living Community, 034.-03-01.1 and 034.-03-01.3 (Crego Road) from R-40 to PUD – Public Hearing #2:

225-26-000 MOTION BY Mr. Grover, seconded by Mrs. Sullivan, to recess the regular meeting, open the public hearing and waive reading the legal notice published in *The Post Standard* on November 1, 2026.

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

Motion Carried & Adopted

Mrs. Van Der Water said this request for zone change is for 208 townhomes and 96 single family homes with preserved green spaces throughout the development.

Mr. Brandon Jaciobson, Brolex Living Community, was present to address the Board. He said he has listened to the concerns from the last meeting and if the Board is agreeable to the zone change he will construct the right turn lane from Crego Road to Downer Street even though the traffic study doesn't require one.

Mrs. Van Der Water asked if there was anyone to speak in favor of this proposed zone change.

Mr. Andy Bowes said he gives qualified support for the change. He said he understands the PUD gives the Board more control over what can be built on the property. But, he is concerned about traffic, exposed soils and stormwater management and the timeline of such a large project.

Mrs. Van Der Water asked if there was anyone to speak against the proposed zone change.

Tom Mullarney, Hunter Drive, said he is concerned about the Dunn and Bradstreet credit score of the developer. He said a project like this will take years to complete with upfront costs and the Board needs to be confident they are working with a developer who has the means to complete the project. He said the right turn lane onto Downer Street needs to be the first thing that is done.

Ms. Carol Jacobe, 209 Lexi Lane, said she lives in Treybook and her home was not built by Brolex but she is here to encourage the Board not to allow Mr. Jacobson to build for the following reasons: He doesn't know how to build a new settlement, the drainage on roads is poor and never addressed, they didn't have snowplowing the first year because he did not do what was necessary for town to take over the roads. She said lawns had to be ripped up because the gas and water lines were not up to code. She said he built houses with wood that had sat in water all winter unbeknownst to the buyers. She said many of the homes have flooded cellars and when building the new homes he did not properly dispose of garbage so it flew all over the neighborhood. She said she had to pay to level out the easement behind her home because, despite promising to take care of it, Mr. Jacobson never did any repair. She said she had to walk on wooden planks to access the neighbor's front door after it was built due to poor drainage. She has dealt with Mr. Jacobson in the Treybrook neighborhood and he has not followed through on promises made to the residents there to fix construction and drainage issues. She said for the first two years the vacant properties had two feet tall weeds and with taxes close to $20,000 a year she should not have to look at that. She said she doesn't know where the homeowners association money has gone. She said his lack of expertise in managing new home sites, dishonesty, lies, incompetence, promises never fulfilled and neglected responsibilities are all signs to the town that he should not be allowed to build.

Ms. Erin Castor, 212 Bloomfield Street, said she lives in Treybrook since 2022 and there are still outstanding items at her house that have not been addressed by the developer. She said she knows neighbors who have flooding in their basements due to poor drainage, cracked foundations and while constructions is going on there is trash and debris everywhere.

Mr. Dan Gosson, 12 Comstock Road, said he is against the development. He said the right turn lane is nice, but this is not the right developer for this project.

Ms. Wendy Christopher, 28 Comstock Road, said she knows it is inevitable that this land will be developed, but, this company is not the one who should do it. She said they have many lawsuits against them and you are hearing from those on the Treybrook community tell you they were promised certain things and they were never fulfilled. She said his website currently lists this property as under construction and it is not.

Ms. Deb Kirkendall, 14 Comstock Road, said the current R-40 zoning is a binding contract with the current residents that only single family homes can be constructed on this property. She said that will keep the lower density. She said the Board needs to consider the concerns of the Treybrook residents and take contractor complaints under consideration.

Mr. Josh Nowak, 21 Comstock Road, asked if any of these complaints are new to the Board. He asked what the tax implications are for those already living in this area, will we have to pay more for the services this new development will need.

Ms. Annette Bowes, 116 Hunter Drive, said the town has no control over the Village, but they just approved more housing on Gentry Street, if the apartments at the old Tri-County Mall site are built we could be seeing a lot more development around us which will affect traffic.

Ms. Mandi Gosson, 21 Comstock Road, said as a voting resident she is adamantly opposed to this zone change. She said it is inappropriate for the area and she is against any partnership with Brolex.

Mr. Sean Fitzgerald, 17 Comstock Road, said this property was never meant to hold this many homes.

Mr. Mike Krupka, 2283 Tappan Street, said the Village approved the development on Gentry Street and this will being even more traffic.

Ms. Megan Sollecito, 15 Comstock Road, said the right turn lane is needed before any construction starts and they should all be single family homes.

Mr. Jim Sollecito, 15 Comstock Road, said he wants a safe, minimum 16 foot right turn lane from Crego to Downer Street. He said this company has 54 lawsuits against them. He said the Board needs to consider that. He said the Board also needs to listen to the people who voted you in or we will vote you out.

Ms. Samantha Kadick, 6457 Bennetts Corners Road, said she came here tonight neutral on the zone change but after hearing the comments she believes the Board should not go forward.

Ms. Patricia Hester, 24 Grove Street, said she works in commercial lending and the Board should look into who is funding this, howe and whether they have the ability to access funds to complete the project.

Mr. Jim Kirkendall, 14 Comstock Road, said he is concerned about traffic.

Mr. Tony McIntyre, Van Buren Fire Marshall and former Northwest Fire District Chief, said a fire protection engineer reviewed these plans and did suggest moving some hydrants and widening some roads. He said he is comfortable with this plan from a fire protection perspective.

Mrs. Van Der Water read emails from the following people who are opposed to the zone change request: Trevor Onori, Ashley Barzee, Erica Burgeson, Lisa Heitman, Bob Kratoch, Mark LaRue, Peter Caluwe and Katie Tucci.

Mrs. Van Der Water said the Board will leave the public hearing open to the next meeting.

Public Hearing for 2027 Preliminary and Special District Budgets:

226-26-000 MOTION BY Mrs. Sullivan, seconded by Mr. Hand, to recess the regular meeting, open the public hearing and waive reading the legal notice published in the *Post Standard* on November 1, 2026.

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

Motion Carried & Adopted

Ms. Pease commended the Board for creating this budget amid rising financial pressures. She said the revenues remain mostly unchanged, state aid has not increased. She said expenses continue to rise in part due to inflation. She said court fines has decreased significantly due to bail reform.

Mrs. Van Der Water said the current town tax rate is $3.36/per thousand and the proposed tax rate is $3.54 per thousand.

227-26-000 MOTION BY Mr. Burke, seconded by Mr. Grover, to close the public hearing and resume the regular meeting at 8:45 pm.

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

Motion Carried & Adopted

Adopt the 2027 Preliminary and Special Districts Budgets:

228-26-007 MOTION BY Mr. Hand, seconded by Mr. Grover, to adopt the 2027 Preliminary and Special Districts Budgets.

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

Motion Carried & Adopted

Accept PUD Amendment request from Eldan Homes:

229-26-052 MOTION BY Mr. Grover, seconded by Mrs. Sullivan, to refer the Eldan Homes PUD amendment to the Planning Board for their review and recommendation and refer to the Onondaga County Planning Board for their review.

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

Motion Carried & Adopted

Accept PUD Amendment request from Brolex Living Community for lots in Phase 4 of Treybrook development:

230-26-052 MOTION BY Mrs. Gustke, seconded by Mrs. Sullivan, to refer the PUD amendment request from Brolex Living Community to the Planning Board for their review and recommendation for the following lots: 233, 237, 241, 245, 249, 253, 257, 261, 265, 269, 232, 236, 240, 244, 248, 2582, 256, 260, 264 and 268 Dewport Road.

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

Motion Carried & Adopted

Accept PUD Amendment request from Brolex Living Community for lots in Phase 2B of Treybrook development:

231-26-052 MOTION BY Mr. Sherwood, seconded by Mr. Grover, to refer the PUD amendment request from Brolex Living Community to the Planning Board for their review and recommendation for the following lots: 273, 277, 276 and 272 Dewport Road and 182, 186, 200 and 204 Dove Street.

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

Motion Carried & Adopted

Schedule public hearing for the 2026 Comprehensive Plan:

232-26-000 MOTION BY Mr. Grover, seconded by Mr. Burke, to schedule the public hearing on the 2026 Comprehensive Land Use Plan for November 18, 2026 at 7:00 pm.

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

Motion Carried & Adopted

Councilor Committee Reports and Comments:

Mr. Sherwood thanked the people for coming out tonight to voice their concerns.

Mrs. Sullivan thanked the people for coming out tonight and said this is why we hold the hearing, to get the feedback from the community.

Mr. Hand congratulated Mr. Sykes on his election success.

Mr. Burke thanked the people for coming out to the meeting to tonight.

Supervisor Conments:

Mrs. Van Der Water read the monthly Codes office report, she said they opened six building permits and closed five. She said they did 27 fire inspections.

Highway Superintendent Comments: None

Engineer Comments: None

Attorney Comments: None

233-26-014 MOTION BY Mrs. Gustke, seconded by Mr. Sherwood, to recess the regular meeting, go into Executive Session to discuss a personnel matter at 8:55 pm.

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

Motion Carried & Adopted

234-26-000 MOTION BY Mr. Grover, seconded by Mrs. Gustke, to close the executive Session and resume the Regular meeting at 9:12 pm.

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

Motion Carried & Adopted

235-26-000 MOTION BY to adjourn to the next Regular Town Board Meeting on November 18, 2026 at 7:00 pm.

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

Motion Carried & Adopted

Meeting closed 9:12 pm

Respectfully submitted,

Lynn Precourt
Town Clerk

Dated; 11/6/26