Planning/Zoning Board Meeting of the Town of Van Buren held on October 13, 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. Roger Roman	Planning Board Member
Mr. James Bowes	Planning Board Member
Mr. James Schanzenbach	Vice Chairman
Mr. Mark Budosh	Chairman

Absent:

Mr. Claude Sykes	Planning Board Member
Ms. Jesse McMahon	Planning Board Member
Mr. James Virginia	Planning Board Member
Mrs. Wendy Van Der Water	Supervisor
Mr. Jason Hoy	Town Engineer

Also Present:

Ms. Nadine Bell	Town Attorney
Mr. Chaz Gambino	Director of Codes
Ms. Kamri Kiteveles	Codes Clerk

Minutes:

Motioned by Mr. Roman, seconded by Mr. Bowes, to approve the minutes of September 8, 2026, as published.

Mr. Roman- Yes, Mr. Bowes- Yes, 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 Mr. Schanzenbach, seconded by Mr. Roman, to adjourn general session and enter into a public hearing.

Mr. Roman- Yes, Mr. Bowes- Yes, Mr. Schanzenbach- Yes, Mr. Budosh- Yes

Serge Shelestovsky was present to address the Board. Applicant is requesting a 14-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 asked if the driveway depicted on the survey was pre-existing. Applicant confirmed.

Chair asked if anyone would like to speak for or against the application.

Motion by Mr. Roman, seconded by Mr. Bowes to close the public hearing and return to general session.

Chair noted that the maximum allowable lot coverage for the property is 20 percent, and the applicant is requesting approval for 34-percent total lot coverage.

Discussion was had regarding discrepancies between the provided surveys and the actual dimensions of the existing driveway, expressing concern regarding the precise lot coverage variance required.

Chair inquired what would be placed in the 11-foot space between the pool house and the pool.

Applicant stated that a paver walkway would be installed between the pool and pool house.

Chair advised that the pavers must also be included in the total coverage calculation.

Town Attorney recommended that the applicant consult with their design professional to fully define the scope of the proposal and return before the Board once all concerns raised can be fully addressed.

Bryan Schmitt: Area Variance, 431 Birchwood Boulevard, Tax ID # 031.3-01-34.0

Bryan Schmitt was present to address the Board. Applicant is requesting a 23-foot rear yard setback area variance to construct a 16’ x 16’ deck and screened-in porch, connecting the residence to the existing 24’ above-ground pool.

Discussion was had regarding the layout and design of the deck to ensure that the setback request accounts for the deck’s furthest point.

Board asked if there was an updated survey reflecting the location of the pool.

Applicant stated no.

Chair requested the applicant provide a more detailed site plan with accurate measurements prior to the next meeting.

Motion by Mr. Roman, seconded by Mr. Schanzenbach, to schedule a public hearing for Tuesday November 10, 2026, for rear yard area variance approval.

Mr. Roman- Yes, Mr. Bowes- Yes, Mr. Schanzenbach- Yes, Mr. Budosh- Yes

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

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 a 2.5-acre parcel located off Crego Road.

Applicant reviewed the following updates to the proposed site plan:

1. Access Points: Relocated the entrance and exit access points to eliminate shared access.
2. Landscaping: Moved proposed trees further back from the roadway to prevent winter road salt from damaging them.
3. Pedestrian Access: Included a future proposed sidewalk extending along Crego Road.

Chair asked if the Town Engineer had received the SWPPP.

Applicant confirmed, stating that feedback was minimal.

Chair noted that the applicant is seeking a lot coverage variance of 38-percent, whereas the maximum allowable total coverage is 30-percent.

Applicant confirmed and noted that a zone change from R-40 to Local Business (LB) was approved by the Town Board during their October 7th meeting.

Mr. Schanzenbach expressed dissatisfaction with the newly proposed access points, noting concerns regarding the number of curb cuts.

Discussion was had regarding the proposed access and exit points, evaluating whether reducing them to a single access point would be feasible, if an emergency-only exit could be utilized, and whether internal drive aisle widths within the facility are sufficient.

Mr. Bowes requested that the applicant submit turning radius documentation for review.

Chair expressed a preference for utilizing an access point directly across from the Tops entrance to maintain a balanced four-way intersection.

Chair recommended the applicant evaluate the access configuration and consult with the Northwest Fire Department for feedback.

Motion by Mr. Roman, seconded by Mr. Schanzenbach, to schedule a public hearing for Tuesday November 10, 2026, for lot coverage variance approval.

Mr. Roman- Yes, Mr. Bowes- Yes, Mr. Schanzenbach- Yes, Mr. Budosh- Yes

Ethiopian Orthodox Church: Site Plan, 7382 O'Brien Road, Tax Id # 064.-01-06.0

Ed Reid was present to address the Board on behalf of Father Kasahun Endale. Applicant is seeking site plan approval to construct a 6-thousand square foot accessory use dormitory

building located in the rear of the property. Additionally, applicant is proposing expanding the off-street parking configuration.

Applicant informed the Board that feedback was received from Onondaga County, noting that the Department of Transportation (DOT) requested consolidating access to a single entrance.

Applicant stated that due to site constraints, the only feasible location for the single entrance would be on the southern side of the property.

Applicant reviewed the proposed parking configuration, noting that based on Town Code and a total maximum building occupancy of 120 people, 24 parking spaces are required. Applicant stated that they plan to provide 34 spaces exceeding the code requirement.

Furthermore, applicant noted that public transportation would serve as the primary mode of transit for individuals utilizing the facility.

Mr. Schanzenbach asked for the total number of rooms proposed within the dormitory.

Applicant stated that there would be approximately 16 units.

Mr. Bowes inquired whether buses servicing the facility would enter the property or drop off passengers along the roadway.

Applicant stated that buses would enter the property, and that ample space is provided for turning around, explaining that the existing turnaround meets current fire code requirements.

Applicant added that the sewer district must be extended.

Town Attorney requested a legal description upon completion.

Motion by Mr. Schanzenbach, seconded by Mr. Roman, to declare this board lead agency an uncoordinated review of this unlisted action under SEQR and based upon the short EAF submitted, declare a negative declaration with no adverse environmental impacts.

Mr. Roman- Yes, Mr. Bowes- Yes, Mr. Schanzenbach- Yes, Mr. Budosh- Yes

Chair asked the applicant if comments were received from the Town Engineer regarding the SWPPP. Applicant confirmed.

Motion by Mr. Schanzenbach, seconded by Mr. Roman, to approve the site plan as shown on the stamped and signed drawings dated June 30, 2026, revised September 27, 2026, sheets GA-002, CA-100, CA-110, CA-120, CA-500, and CA-501 with the condition that the sewer district extension be completed prior to the issuance of the building permit.

Mr. Roman- Yes, Mr. Bowes- Yes, Mr. Schanzenbach- Yes, Mr. Budosh- Yes

Jammers Sports Bar: Site Plan, 3535 Walters Road, Tax ID # 055.-04-02.7

Ben Harrel of CHA Consulting was present to address the Board on behalf of the Applicant. Applicant is requesting site plan approval to construction a 15' x 60' storage addition on the rear of the existing Jammers Sports Bar and Restaurant.

Applicant advised the Board that the proposed addition would be used strictly for storage to serve the existing restaurant.

Mr. Schanzenbach questioned whether the proposed addition would be used for cold storage. Applicant responded that it would not.

Motion by Mr. Schanzenbach, seconded by Mr. Roman, to declare this board lead agency an uncoordinated review of this unlisted action under SEQR and based upon the short EAF submitted, declare a negative declaration with no adverse environmental impacts.

Discussion ensued regarding whether the proposed site plan requires referral to the Onondaga County Planning Board for re-review. The Board determined that because the proposed addition does not constitute substantial improvement, a secondary referral to Onondaga County is not required.

Motion by Mr. Roman, seconded by Mr. Schanzenbach, to approve the Jammers Sports Bar site plan located at 3535 Walters Road, as shown on the stamped and signed drawings dated September 29, 2026, sheets C-001, C-003, C-101, and C-601, with the condition that the applicant provide the Code Office with site plans depicting the corrected date.

Mr. Roman- Yes, Mr. Bowes- Yes, Mr. Schanzenbach- Yes, Mr. Budosh- Yes

Morgan Rubbish Removal: Site Plan, 3280 Ted Park Drive, Tax ID # 055.-01-06.5

Rudy Zona of RZ Engineering was present to address the Board on behalf of the applicant Morgan Rubbish Removal. Applicant is seeking site plan approval to utilize a vacant lot located off Ted Park Drive and Energy Drive for the purposes of clean dumpster storage.

Applicant stated that the SWPPP had been provided to the Town Engineer for review.

Mr. Schanzenbach questioned the zoning of the parcel.

Applicant informed the Board that the property is currently zoned Industrial B (IB); however, an application for a zone change to Industrial A (IA) is pending before the Town Board.

Chair advised the Board that an access agreement to utilize the existing road must be obtained due to the road being privately owned. Applicant confirmed.

Mr. Schazenbach questioned lighting, and the hours of operation.

Applicant stated no lighting would be necessary.

Chair asked if a gate would be installed.

Applicant confirmed and stated that the existing tree buffer along the property boundary would remain.

Chair clarified that the site entrance would be off Energy Drive. Applicant confirmed.

Town Attorney requested that the legal description be provided.

Motion by Mr. Schanzenbach, seconded by Mr. Bowes, to adjourn to the next regular meeting on November 10, 2026, at 6:00 PM.

Mr. Roman- Yes, Mr. Bowes- Yes, Mr. Schanzenbach- Yes, Mr. Budosh- Yes

Meeting Closed at 7:31pm.

Respectfully submitted,

Kamri Kiteveles, Codes Clerk