

Planning Board

Town of Oswego Planning Board Minutes March 16, 2015

Chair: Richard Kaulfuss
Vice-Chair: Francis Dellamano
Members: Barry Pritchard, Gary Richardson, Noreen Ruttan, Judy Sabin-Watson
Attorney to the Board: Stephen C. Greene, Jr.
Secretary: Debra Hogan

The meeting was called to order at 7:00 p.m. by Chairman Richard Kaulfuss.

Board Attendance:

Richard Kaulfuss, Francis Dellamano, Lee Phillips, Barry Pritchard, Gary Richardson, Noreen Ruttan, Judy Sabin-Watson
Attorney Kevin Caraccioli

Excused:

Stephen C. Greene Jr.

Others Present:

Town Board members Timothy DeSacia, Greg Herrmann, Richard Tesoriero, Legislator Doug Malone

Approval of February 16, 2015 minutes:

Motion by Lee Phillips, second by Noreen Ruttan to accept minutes as written. All ayes. Carried.

Public Hearing – Faye Logun, 7390 St. Rt. 104 – Bed & Breakfast:

Chairman Kaulfuss opened public hearing at 7:10. Plans and drawings for proposed Bed & Breakfast received previously. No changes or improvements to property. Application only for permit to operate Bed & Breakfast. Applicant presented sketch of sign. Discussion relating to size and approval procedure. Philip Pelky, neighbor, present to discuss proposed right of way agreement as Logun's driveway traverses a portion of the Pelky property. Public Hearing closed at 7:23 p.m.

Chairman Kaulfuss stated a letter received from the County recommends approval of the Bed & Breakfast with no conditions attached.

Motion by Noreen Ruttan and seconded by Lee Phillips to approve Special Permit for Bed & Breakfast with contingencies (see Attachment #1).

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Approved 7 Ayes, Dellamano, Kaulfuss, Phillips, Pritchard, Richardson, Ruttan, Sabin-Watson. 0 Nays.

Old Business:

Atty. Brody Smith, of Bond, Schoeneck & King, representing Ontario Orchards recently sent two letters to Chairman Kaulfuss, one from a traffic expert. Atty. Smith was present and spoke about the contents of them. He questioned the board's function in the process, stating there was no debate the project is permitted in the zoning. However argues that it does not fit in. He stated there has not been adequate data presented to the board by Dollar General. He questioned reason for waiver of required parking spaces. Also questions relating to signs, lighting, and traffic in relation to trip generation estimates, site distances, gap analysis. Chairman Kaulfuss provided Atty. Smith with a copy of the letter that Bohler Engineering had previously submitted regarding landscape, drainage, and lighting plans.

Chairman Kaulfuss stated DOT had completed their review of the proposed driveway and found it adequate.

Rob Osterhoudt and Caryn Miodzianowski of Bohler Engineering were present. Mr. Osterhoudt stated that DOT has signed off on access and they have submitted everything that the board has requested.

Chairman Kaulfuss received a phone call from a sign vendor in Watertown. The proposed sign application submitted to CEO Wayne Newton had been denied due to size of lettering. Rob Osterhoudt stated that Bohler Engineering does not handle signs; a separate vendor is used for that. He indicated sign locations on the plan.

Planning board member Lee Phillips questioned parking spaces. Mr. Osterhoudt explained 62 spaces not needed, only proposing 32. Would allow more greenspace and aid with storm water runoff. Can meet 62 space requirement if necessary.

Planning board member Noreen Ruttan questioned financial gain for the town. Mr. Osterhoudt stated based on assessment of property it would be significant generator of tax revenue for the town. Not seeking PILOT.

Planning board member Francis Dellamano questioned landscaping, shrubbery and snow removal. Mr. Osterhoudt showed landscape rendering and snow removal space. Ms. Miodzianowski stated snow removal contractors are hired to take it off site.

Planning board member Gary Richardson stated townspeople are not in favor of location.

Atty. Caraccioli asked for clarification related to lighting. Mr. Osterhoudt reviewed proposed fixture locations and lighting levels. Will be wall mounted lights on building

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and light poles for parking area. Reviewed foot candle levels around perimeter of property. Minimal lighting at night.

Chairman Kaulfuss questioned fence. Mr. Osterhoudt stated it is a 6 foot solid privacy stockade fence along property line behind building. Purpose is to act as screen/buffer to neighboring properties. If concerns or issues fence can be scaled back to meet setbacks on either side.

Atty. Smith questioned storm water retention in relation to full 62 parking spaces, lack of sign application, fence variance, traffic, and accident analysis.

New Business:

Chairman Kaulfuss explained SEQR process with Atty. Caraccioli reviewing description of impact categories. SEQR Part 2 was completed with answers of no or small impact with exception of #2, which was identified and explained in Part 3. (see Attachment #2).

Motion by Judy Sabin-Watson, second by Lee Phillips to accept SEQR. Approved 6 Ayes, Dellamano, Kaulfuss, Phillips, Pritchard, Ruttan, Sabin-Watson. 1 Nay, Richardson.

Planning board member Noreen Ruttan excused from meeting approximately 8:30.

After more discussion relating to sign, motion by Francis Dellamano, second by Gary Richardson to table vote on approval of site plan. Approved 4 Ayes, Dellamano, Phillips, Richardson, Sabin-Watson. 2 Nays, Kaulfuss, Pritchard.

Chairman Kaulfuss requested Atty. Caraccioli provide a resolution to be voted on at next meeting. He also suggested any further information for the board be received by Monday, April 13th.

Public Comment:

Town resident Tom Dunsmoor, 7757 St. Rt. 104 concerned with road markings, specifically dotted passing lane. Request it be double solid line. Chairman Kaulfuss replied striping and speed limit needs to be addressed with Town Board and DOT.

Town residents Patty Blackwell and Laura Brazak had questions and concerns relating to impact on community and public opposition.

Motion to adjourn by Lee Phillips, second by Barry Pritchard. All ayes. Carried. Meeting adjourned at 9:09 p.m.

Respectfully submitted,

Debra Hogan
Secretary, Planning Board

