

# Planning Board

## Town of Oswego Planning Board Minutes October 19, 2015

Chair: Richard Kaulfuss  
Vice-Chair: Francis Dellamano  
Members: Michael Nupuf, Barry Pritchard, 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, Michael Nupuf, Lee Phillips, Barry Pritchard, Noreen Ruttan, Judy Sabin-Watson  
Attorney Stephen Greene, Jr.

### **Others Present:**

Town Supervisor Victoria Mullen  
Town Board members Tim DeSacia, Greg Herrmann, Richard Tesoriero  
Zoning Board of Appeals members Tim Anderson, Robert Dexter, Atty. Kevin Caraccioli  
Assessor Richard Hogan  
Jeff Smetana, John Nicolich, Atty. Michael Stanley representing Newman Development Corp. LLC  
Town Residents

### **Approval of May 18, 2015 minutes:**

Motion by Barry Pritchard, second by Judy Sabin-Watson to accept minutes as written.  
All ayes. Carried.

### **Public Comment:**

None

### **Old Business:**

Dollar General is close to opening. The county required larger septic. Letter received by a local resident citing her continued opposition had been distributed to board members.

### **New Business:**

Chairman Kaulfuss introduced Jeff Smetana of Newman Development Corp. LLC for a preliminary review presentation of a student housing project.

Mr. Smetana explained the project is still in preliminary stages. Location will be a 7 ½ acre property located at 7112 St. Rt. 104. A brief history of the Binghamton, NY company was given.

Site plans were shown with Mr. Smetana explaining the apartments will be townhouse style of 2 or 3 stories with a 34' maximum height to peak. Rentable to any college student on a 12 month lease per bed. Preliminary plans show 76 units totaling 304 beds. Each apartment will be rented to 4 students and will contain 4 bedrooms, 4 ½ baths, and will be fully furnished, including appliances, A/C, heat, Wi-Fi, and internet. Buildings will be sprinkled and meet fire code for access and hydrant locations. Additional buildings on the property are a clubhouse containing management office, exercise studio, multimedia room, cafe area, game room, study lounges as well as a maintenance building, recreation facilities, snow storage space and more than enough parking planned. Speaking with college about a pedestrian walkway connecting project to campus.

Entrance to be off Route 104 with property gradually sloping down. Working with DOT as project may coincide with upcoming Route 104 widening and improvement project. Possible sewer connection to Ontario Heights. Traffic study to be done. Wetlands and wildlife to be studied. Detention pond will be in a low area and projected to drain to the east.

Property to be overseen by a manager, assistant manager, facilities manager and RA's. Swipe cards/key fobs will be used for security as well as security cameras around the property.

Anticipated opening August of 2017 or 2018. Eligible for PILOT.

**Open Board Discussion:**

None

**Adjournment:**

Motion to adjourn by Lee Phillips at 7:53 p.m. Second by Barry Pritchard. All in favor.

Respectfully submitted,

Debra Hogan  
Secretary