

Planning Board

Town of Oswego Planning Board Minutes March 21, 2016

Chair: Judy Sabin-Watson
Vice-Chair: Francis Dellamano
Members: Ernie Mears, Michael Nupuf, Lee Phillips, Barry Pritchard, Noreen Ruttan,
Attorney to the Board: Stephen C. Greene, Jr.
Secretary: Debra Hogan

The meeting was called to order at 7:00 p.m. by Chair Judy Sabin-Watson.

Board Attendance:

Judy Sabin-Watson, Francis Dellamano, Michael Nupuf, Lee Phillips, Barry Pritchard,
Noreen Ruttan
Attorney Stephen C. Greene Jr.

Excused:

Ernie Mears

Others Present:

Town Supervisor Richard Kaufuss
Town Board members: Greg Herrmann, Tim DeSacia
Zoning Board of Appeals members: Chair Tim Anderson, Robert Dexter
Richard Kolenda
Greg Furlong
Pat Furlong
Robert Natoli
Doug Waterbury
Victoria & Charles Mullen

Approval of February 15, 2016 minutes:

Motion by Michael Nupuf, second by Noreen Ruttan to approve minutes. All ayes.
Carried.

Public Comment:

Supervisor Kaufuss stated that a committee is being formed to update the Comprehensive Plan. He also announced that he has been nominated to serve on the board for the County Land Bank Committee. Additionally, he said he hopes the Planning board sees fit to schedule a public hearing on the Lakeside Commons project for the public to weigh in.

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Preliminary Site Plan Review:

**Newman Development Corp.
Lakeside Commons**

Jeff Smetana and John Nicolich of Newman Development Corp. presented a preliminary review of Lakeside Commons, a student housing project planned for 7112 St. Rt. 104, containing a little over 7 acres. The location is in ideal proximity to the college as it connects directly to the campus.

Newman Development Corp. is a Binghamton based company. They have been in business approximately 30 years. Their web address is newmandevelopment.com. They will rent exclusively to college students.

Preliminary plans show 68 buildings, totaling 304 beds, possibly bumping up to 320. Units will be comprised of 2, 4, or 6 bedrooms, with the majority consisting of 4. Each fully furnished unit will include a living room with sectional sofa, kitchen with island and stools, private bed and bath, and washer/dryer. A market study showed strong demand for 400 or more beds, however a conservative approach is being taken. Working with the topography, the plans include some 3 story buildings toward the rear of the property.

A clubhouse will be located near the entrance and will include an exercise room with weights and cardio equipment, a multimedia room with large screen televisions, casual areas with vending machines, game room, study lounge containing workstations with large monitors and free wireless printing, as well as an outdoor fire pit, basketball and sand volleyball courts.

Plans include a lighted walkway connecting the property to the campus with a possible bus stop available. SUNY supports this idea.

Management will consist of a site manager, an assistant manager and a leasing team.

Maintenance office and staff will be located toward the rear of the property, including an area for vehicle storage and salt.

The storm water detention area will be located at the northeast corner of the property with a smaller detention area on the northwest corner. The basins will have water quality devices installed to clean the water before entering the basin.

A sanitary sewer lift station will be located at the rear of the property. Plans are to pump up to a lift station located further east on Route 104. A proposal has been given to replace the Route 104 lift station at a benefit to the Ontario Heights Sewer District. There have been several meetings with City of Oswego Engineer and plant superintendent. There is more than enough capacity and the town will work with City of Oswego to get an agreement approved.

Traffic analysis, wetland and wildlife studies have been done and the property has been surveyed.

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Contact has been made with OCWA regarding coordination of the waterline extension. It is designed for approximately 500 gallons per minute, and an 8 inch line will be run. Peak usage will be around 10 – 11 a.m.

Communications with DOT have taken place to arrange for coordination of sewer and water line installation with the upcoming Route 104 project.

The primary entrance and exit to the development will be perpendicular to Route 104 and will be divided by an island. Plans call for a parking ration of .7, containing 215 parking spaces which exceeds town code. Space is available for expanded parking if it is ever needed.

Newman Development Corp. will own and manage the site.

Old Business:

None

New Business:

Discussion regarding the Comprehensive Plan update. Planning Board, Zoning Board of Appeals and County Planning will work together on this. All members will receive a copy of the Comprehensive Plan and zoning map for review prior to the first meeting which is scheduled for Wednesday, April 13th at 7:00 p.m. The CEO and attorney will be included in later meetings.

Open Board Discussion:

Tug Hill Conference is March 31st.

Copies of Comprehensive Plan guidelines will be copied and distributed to all Planning and Zoning Board members.

Supervisor Kaulfuss informed the board of a recent meeting he attended with City of Oswego Mayor Barlow regarding the possibility of Oswego Speedway being host to Super DIRT in October. The NYS Fairgrounds racetrack has been demolished and the new track in Hastings will not be ready. Since 70,000 people are anticipated to attend, he wanted the Planning Board to be aware of possible impact relating to campgrounds in the town.

Adjournment:

Motion to adjourn by Lee Phillips, second by Michael Asmolik. All ayes. Carried.
Meeting adjourned at 7:54 p.m.

Respectfully submitted,

Debra Hogan
Secretary, Planning Board