

Planning Board

Town of Oswego Planning Board Minutes September 19, 2016

Chair: Judy Sabin-Watson

Vice-Chair: Francis Dellamano

Members: Ernie Mears, Michael Nupuf, Lee Phillips, Barry Pritchard, Noreen Ruttan

Alternate: Robert H. Smith

Attorney to the Board: Stephen C. Greene, Jr.

Secretary: Debra Hogan

The meeting was called to order at 7:00 p.m. by Vice-Chair Francis Dellamano, who asked that a moment of silence be taken for the recent passing of Charles Sabin, a long-time town resident and former Town Assessor and Councilman.

Board Attendance:

Francis Dellamano, Ernie Mears, Michael Nupuf, Lee Phillips, Barry Pritchard, Noreen Ruttan, Attorney Stephen C. Greene Jr.

Excused:

Judy Sabin-Watson

Others Present:

Town Supervisor Richard Kaulfuss
Town Board members Greg Herrmann, Tim DeSacia
Code Enforcement Officer Wayne Newton
Assessor Richard Hogan
Engineer Kris Dimmick

Approval of March 21, 2016 minutes:

Motion by Michael Nupuf, second by Ernie Mears to approve. All ayes. Carried.

Old Business:

Site Plan Review - Newman Development Corp. Lakeside Commons

Jeff Smetana, VP Development of Newman Development Group, LLC along with:
John Nicolich, VP Construction of Newman Development Group LLC
Michael Stanley, Esq. of Stanley Law Firm

September 19, 2016

Mike Mantel, PE, Civil Engineer of Stantec Engineering
David Kruse, Community Planner of SRF Associates-Transportation

Engineering

presented a site plan review of proposed Lakeside Commons college housing project to be located at 7112/7114 St. Rt. 104. Previous submissions of EAF, plans and drawings are currently under review by the Town, who was asked to be the lead agency for SEQR.

An aerial map of the approximately 7 acre site was displayed showing 68 two and three story buildings containing 84 units in townhouse style totaling 320 beds, along with 2 accessory buildings. It is considered off-campus housing and will contain higher amenities than a traditional dorm.

The site plan was displayed showing the 7 acre parcel which includes a clubhouse, maintenance building, apartments and green space in the center. A proposed pedestrian path for walkers and bicycles will connect the project to the campus sidewalks, including an 8 foot wide bridge within a portion of the path which will span an area of wetland. Possibility of constructing an additional bus stop, or students can use an existing bus stop located at The Villages. Designated stacking and push areas are located on site for snow removal purposes.

The apartments are fully furnished, each containing a common area along with full service kitchen including refrigerator, range, microwave, disposal and dishwasher. Bedrooms with private baths contain desk, dresser and closet. All utilities are included in the rent, which begins at \$750.00 per month, including internet and cable television. Apartment layouts containing varying number of bedrooms per unit were shown. The buildings are sprinkled throughout. Plans for a full-time manager during the day with community advisors on call throughout campus.

Clubhouse elevation was shown. First floor contains a central lobby, management office with full-time manager, workroom, leasing office and model apartment. Second floor contains academic space, study lounges with computers, game space including pool and ping-pong, multi-media area, common area with fireplace and vaulted ceiling, and an outdoor patio. A cupola atop the structure will tie in with the college logo. A construction start date of spring 2017 for the Clubhouse with plans for completion by September will allow leasing to take place on site.

Colored renderings of the buildings were displayed. The design works well with the topography as the property slopes downward. The project fits in well visually and is within the setback limits. It includes 228 parking spaces which is more than the 178 required by code. The project is ADA accessible. Street trees along Rt. 104, on-site perennials and screening along the property lines and dumpster enclosures are planned.

September 19, 2016

Storm water prevention plan discharges storm water collection into existing wetlands. Dry swales will be used to reduce runoff. A permanent wet pool will reduce pollutants. Plans include periodic cleaning of pond as required by DEC.

Currently coordinating with OCWA and Bernier Carr on water system. Proposing 5 hydrants. 8 inch sanitary sewers to an on-site private pump station, then to town owned Ontario Heights. Plans include replacement of Ontario Heights pump station which then discharges to City of Oswego. Currently coordinating additional utilities including gas, electric, and communications. Both the Memo of Understanding and Agreement for Outside User for Ontario Heights Sewer District were provided by Supervisor Kaulfuss for informational purposes.

Traffic study done at main entrance to SUNY and proposed intersection into project. Peak traffic times are 8:30 a.m. and 2:15 to 3:45 p.m. Trip generation study performed with both data sets comparable. Site distance study completed. To the east, required distance was exceeded. To the west, desired intersection site distance not met, but did meet required stopping distance. Therefore, recommendation is to install intersection warning sign 800 foot prior. Bus transit and pedestrian pathway will be key for reduction in vehicle trips coming in and out of site, along with existing traffic signal at entrance to the college. Project sign will be low profile and lighted at the entrance along with a private streetlight.

Wildlife study and wetland mapping for bridge completed and submitted.

Currently working with town assessor and plans to speak to IDA about potential benefit.

SEQR Part II completed by Planning Board members. Updated SEQR Part I submitted with change in number of beds and number of units.

Motion by Barry Pritchard, second by Michael Nupuf to approve Oswego Town Planning Board to act as lead agency. All ayes. Carried.

Motion by Barry Pritchard, second by Michael Nupuf to accept finalized SEQR and application to the Planning Board. All ayes. Carried.

Motion by Barry Pritchard, second by Michael Nupuf to approve 239 l&m for submission to County Planning. All ayes. Carried.

Motion to schedule Public Hearing for Monday, October 17th at 7:00 by Noreen Ruttan, second by Ernie Mears. All ayes. Carried.

September 19, 2016

NEW BUSINESS:

Michal Nupuf mentioned that the upcoming Super Dirt Week will be held at the Oswego Speedway October 3rd – 9th. Approximately 50,000 people are expected to attend.

A letter from Champlain Valley Specialty NY was received regarding possible future expansion and sewer needs.

PUBLIC COMMENT:

None

ADJOURNMENT:

Motion by Barry Pritchard, second by Ernie Mears to adjourn at 8:30 p.m. All ayes. Carried.

Respectfully submitted,

Debra Hogan
Secretary