

February 15, 2007
Zoning Board of Appeals Minutes
Oswego Town Hall

Chairman: Greg Auleta
Board Members: Robert Baker, Timothy Anderson,
Debra Jaskula, Robert Dexter
Attorney to the Board: Kevin Caraccioli
Secretary: Marjorie Best

Call To Order:

At approximately 7:02 PM, Greg Auleta, Chairman of the Zoning Board of Appeals called the meeting to order.

Attendance:

Those in attendance were:

Greg Auleta, Chairman
Timothy Anderson, Member
Debra Jaskula, Member
Robert Dexter, Member
Kevin Caraccioli, Legal Advisor
Marjorie Best, Secretary

Absent was:

Robert Baker, Member

Acceptance of Agenda:

Deb Jaskula made a motion that the February 15, 2007 Agenda be accepted. Bob Dexter seconded the motion. All ayes. Motion carried.

Approval of January 25, 2007 Minutes:

Deb Jaskula made a motion that the January 25, 2007 Minutes be approved. Bob Dexter seconded the motion. All ayes. Motion carried.

New Business:

Jeff Smetana - United Group - Presentation To Build College Housing on Johnson Road - Informational Only

Greg Auleta, Chairman of the Zoning Board of Appeals welcomed Jeff Smetana of United Group, and asked him to give his presentation. Greg explained that Mr. Smetana had been before us, as well as the Town Board and Planning Board explaining details of the project. Jeff displayed several drawings - the overall project, area and surroundings, lodge, apartments; and floor plans. He explained there will be a 4-story lodge at the top of the hill, and Phase 1 and 2 being apartments down from the lodge on a slope, which will be proposed to be built on County Route 7. He showed where Route 104 is and the college campus. He wants the project to be very welcoming. There will be a private road through the project. Pointing to the drawings, he showed where the wetlands are. The whole area will be beautifully landscaped,

with grassy areas, shrubs, trees and mulch. There will be parking in the back.

Jeff said there would be busses available for the students. Greg asked if he had contacted Centro yet, and Jeff said he had not done so yet, but is in the plans. He said there will be about 400 students there. The lodge would be 4 stories, and there will be a cupola. The lodge would be about 45 feet high, and with the cupola, it would make it 50 feet. It would be rustic looking and attractive. The lodge will have a little convenience store, coffee shop exercise room, as well as a lounge where students can study. On weekends they may have entertainment, possibly someone singing and playing a guitar.

Jeff stated the apartments buildings would be 3 stories. There will be 4 bedrooms and 2 baths in each apartment. Phase 1 will have 400 beds, and Phase 2 will have 230 beds. He said there will be a property manager in the apartments as well as an RA. Greg said through the Zoning Board, he may need a Variance, being over 2- stories. There will also be laundry rooms and study rooms in each apartment building.

Mr. Smetana also stated there will be pedestrian walkways to the apartment buildings. There will be plenty of lighting and security, and the corridors will be well lighted. The lighting will be blue by the woods. They will also have sprinkler systems.

Greg asked about the buildings in relation to the 3 houses on Johnson Road - would they be blocked by trees. Jeff said they could do some grading to enhance the appearance of the project, and not interfere with the residences. Greg also asked about a fire truck being able to get into the project, and Jeff said there would be no problem, as the roads would be wide enough, and the students would be parked in the back. He said he would be in touch with the Fire Department.

Greg asked about snowplowing, and Jeff said they would contract snow plowing. He said if we get a lot of snow, they would have a loader come in and take it away. Greg also asked about sewage, and Jeff said he has been in touch with the Ontario Heights Sewer District.

Greg explained the process of the Zoning Board, and that letters would have to be sent to the property owners within 1,500 feet of the project. Because it is within 500 feet of 104, the County Planning Board could become involved.

Jeff said he would submit the application so he could get on the Agenda for March's meeting. Greg thanked Jeff for coming with his presentation.

Old Business:

Kevin brought up the subject of last month's Public Hearing regarding Lori Cloonan and Dale Cook. He said the Lot number in the documents was listed as 10, and it should have been Lot #27. Marge drew up a corrected Resolution with the correct lot number, and Greg signed it at the meeting. Greg wanted the correction to be put in the record.

Public Comment:

No one from the public was present.

Open Board Discussion - Mandatory Training:

Greg stated he hasn't done anything on the mandatory training, as we need to get more information from the County as to the 4 hour training sessions.

Adjournment:

At approximately 8:30, Deb Jaskula made a motion to adjourn the meeting. Tim Anderson seconded the motion. All ayes. Motion carried.

Respectfully submitted,

Marjorie Best,
ZBA Secretary