

February 21, 2008
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, Chairman Greg Auleta called the meeting to order.

Attendance:

Those in attendance were:

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

Those absent were:

Timothy Anderson	Member
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Acceptance of Agenda:

There were no corrections to the Agenda, so Greg stated we should accept the agenda

Approval of January 17, 2008 Minutes:

There were no corrections to the January 17th minutes, therefore Bob Dexter made a motion that the minutes be approved. Deb Jaskula seconded the motion. All Ayes. Motion carried.

New Business:

Application #2008-01- Wayne Pickreign - Addition to Home - Public Hearing
7:10 PM

Greg asked Wayne to please step forward, introduce himself, and tell us what his plans are. Wayne stated his name and that they live at 7457 State Route 104. He said he plans to build a 600 foot square addition to their home. Because it is within 20 feet of the property line, they must obtain a variance from the Zoning Board of Appeals.

Greg said for the record the Board has before it, a letter from Marty Weiss of the Oswego Department of Community Development, Tourism and Planning. They have reviewed the application, and stated " Based on information submitted with this referral it has been determined that no significant county impact is involved; therefore, this should be decided as a local issue".

The second item that needs to be entered into the record, that Mr. Pickreign only had to secure signatures of the neighbors within 1,000 feet, not 1,500 feet which is currently required by the existing zoning regulations.

Greg asked Wayne to elaborate on what he would like to do. He asked Wayne to show on the drawings. Here is the existing property view, and the blow up view of the original. On one side it shows the existing structure, and the proposed addition on the other side, which is approximately 600 square feet. He shows the road, and on the larger site plan the proposed addition is going in this direction (indicating on the map), and it follows the same line as the building. Greg stated that the addition is going to run parallel to the Southern property line, and you are not going any deeper into the property, basically following the same direction. Greg asked if any Board Member have any questions. Bob Dexter said he thinks it is very well laid out.

Greg said for the record that the Board is in receipt of the distribution form indicating that all the neighbors have been contacted. Greg said for the record, since this is an area variance, it is the opinion of the Board that this will not be detrimental to the health, safety, and general welfare; it does not create an undesirable change in the neighborhood; it is not a substantial change; it will not have a physical or environmental effect; and it is not a difficulty self created. Greg entertained a motion to accept the area variance. Deb made a motion that Application #2008-01, that there be an 11.17 foot variance on the west side set back, and it does meet all the criteria. Bob Dexter seconded the motion. All ayes. Motion carried.

Old Business:

United Group Documents:

Greg stated that the Zoning Board of Appeals is in receipt of materials submitted by the United Development Group. Deb said she thought she had seen these materials before, and Greg said they had been amended. Kevin said this is part of the larger SEQRA response, and because our issue deals with the area variance, the height exception, the visual impact is part of the environmental study that affects us. The traffic flow is more site plan review. Kevin said this document is for informational purposes. He said he thought it was important we had it as part of our official record.

Greg said he understands from Vicky that they have shared a letter that the college is requesting an easement to be able to use the road. It is the access road that goes from the light that curves around to Johnson Road.

Greg referred to a letter from Justin White regarding the cemetery. He basically says this would be of historical value if we had it on a historical register. That does not mean it is not of historical value. No one is talking about disturbing the cemetery.

Kevin said he would have to check with Barton & Loguidice, but we certainly identify "Shippo" as intentionally involved, but certainly an interested agency. Marge asked what Shippo is. Kevin said - The office of State Historic Preservation. Kevin was wondering if the SEQRA notice has been sent out to all the agencies. He said he would check with Barton & Loguidice to see if the State Historic office has been notified.

Public Comment:

None

Open Board Discussion:

Greg said he is happy to report to they have submitted for final editing, a document of nearly 80 pages of the newly revised zoning regulations for the Town of Oswego. What we hope will be the procedure - the final for the revision group, including myself, Judy, Wayne and Theresa. We are going to distribute for comment, criticisms and questions, and hopefully I have written a letter to give to Vicky. Everyone will get a copy, plus a sheet of paper for questions and comments. Write down your criticisms or changes on any articles. The group will then meet again and we will log all our responses to the criticisms. Hopefully this will eliminate what happened the last time, a person said this really needs more work. This will have to be accepted by the Town Board, and there will be a public meeting. Kevin said it is modification to a local law, so it will have to be published, and there has to be a public hearing, The implementation of the new zoning has to go to the County and all of the adjoining townships.

Greg said we addressed things such as windmills, offsite heating systems, swimming pools, fences, signs and parking. We are hoping by March, you will have it in your hands.

Adjournment:

At approximately 7:45 PM, Deb Jaskula made a motion to adjourn the meeting. Bob Dexter seconded the motion. All ayes. Motion carried.

Respectfully submitted,

Marjorie Best
ZBA Secretary