

November 16, 2006
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 7:05 PM, Greg Auleta, Chairman of the Zoning Board of Appeals called the meeting to order.

Attendance:

Those present were:

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

Acceptance of Agenda:

Tim Anderson made a motion that the November 16, 2006 Agenda be accepted. Debra Jaskula seconded the motion. All ayes. Motion carried.

Approval of June 15, 2006 Minutes:

Bob Baker made a motion that the June 15, 2006 Minutes be approved. Tim Anderson seconded the motion. All ayes. Motion carried.

Old Business:

None

New Business:

Greg Auleta stated under New Business that he promised an update on the activities of the Review Committee on the Zoning Map and Regulations. He made copies of the Town of Oswego Zoning Classifications and passed them out to the members. He said he would like to present the members with a map, but he can't, as it is not completed. On the map will be R-1, R-2, R-3 and R-4, as well as Industrial and Agricultural. The Commercial will be wrapped into the Industrial. The Rural Transitional will greatly encompass all of the open spaces. All these (pointing to the map) open spaces will be eliminated. Greg said "Let's go back to the colored map we once had - we cut some of the areas of industrial, as it looks on this map".

Greg said we will have to go before the Board. Overlaid on the map will be the Conservation District and the Agricultural District, and we will go over a procedure for planned unit

development. He said he wished he had a little more information, but hopefully in December after the Review Committee meets a couple more times. Maybe we will have a map. Deb asked about details on the overlay map. Greg explained we will have a zoning map, then on top will be a transparency to indicate Conservation and Agricultural.

Tim Anderson asked if this would go before the County Planning Department. Greg said all this is being developed by the County Planning Board. What we have done is gone through it, and made some adjustments. He made some notes on the modifications that Donna Scanlon made. He said he would like the members to take the Classifications home and look them over, and determine what should be the R-1, R-2, R-3 and R-4. When we get the finished map, it will have roads on it, and the names of the roads, and all of this will be subject to approval at some point. What we hope to do is have regulations to conform to the map. There will be a Site Review Plan, what type of map will be required, what type of signatures are going to be required, and various types of development. The development according to the presentation the other night - it will be necessary to come up with a plan. We have come up with the possibility of undeveloped areas.

As to a mobile home park, we are probably politically not going to be able to do it. Included with this plan will be a definition section which can be cross referenced. Greg said Donna has been doing a terrific job, and has been designated to do this for us, and the Review Committee is making progress.

Greg said he would entertain any questions the members may have. Marge asked if he needed the colored map, as she has it with her. Greg said the colored map is more or less obsolete. We will be working on this map to get a final good map. It corresponds to the Comprehensive Plan.

There will have to be some zoning changes, for example, the garage on West Lake Road and Route 104 - we have to try to figure out what to do with that, and how we are going to do it. What we will do is present it to the Town Board and make some adjustments. Deb asked if the Planning Board would be in on this. Greg said we would have to have a Public Hearing. There have been some changes in policies for the Town of Volney and Clay. Since we will have revised regulations, this will allow the Town to intervene in a way that will be systematic. For example, we have to distinguish between mobile homes and manufactured homes. The map will give it a start, and give us a way of breaking up the town. We are close to having some rules to some of the particulars - lot size and what the setbacks are. Donna is totally supportive of our introducing language and regulations regarding parking, ingress and egress, and signage. This will make it much easier for the Zoning Board and Planning Board to talk to applicants and give guidance.

Kevin asked when we think this will come into effect, and Greg said probably April. In going over classifications, accessory buildings are allowed in R-1, R-2 and R-3 with Special Permits. Tim Anderson mentioned mobile homes, and Greg said that would be under Special Permit. Deb also questions if there was a difference between a used car and automobile. Greg said we should distinguish this under the definitions. Used Car Sales - not to exceed 4 vehicles at any time would be a use under Special Permit, under Rural Transitional. Under Business or Commercial, used car sales not to exceed 4 autos for sale, uses under Site Plan Review.

Under the new zoning classifications. Greg said the Planning Board and Zoning Board wouldn't be involved, that the Town would. However, Kevin said if there is a Special Permit or Site Plan Review, the Planning and Zoning Boards could become involved.

The next item under New Business is the discussion of the meeting of November 6th which included the County Planning Board, Town Board, Zoning Board and Planning Board where some contractors are interested in developing 70 acres of land for the purpose of college

housing.

Kevin said he was somewhat concerned what our Board's role would be. He said he couldn't find anything in the Land Use Regulations regarding this, as the County Planning Board seems to be the key factor in this development. The property is in R-3. Deb questions the 2 Ω stories. Greg asked why this project isn't considered dormitories. Kevin said they are apartments. They will have a manager, an RA and maintenance people. It is comparable to some College Apartments in the Finger Lakes Region. He said parts of the project may fall under Site Plan Review or Special Permit, and we would become involved.

Greg said dormitories do not allow cooking. Kevin quoted in the present Land Use Ordinance "Dormitory: A building or part thereof, used a group quarters for unrelated individuals sharing common cooking, social and hygienic facilities. Includes fraternity and sorority houses".

Greg said it appears that this 70 acres is wide open for development. This development would really help the town as to tax issues. He said he found the proposal quite impressive. He said the developers plan to come back in January with plans to the County Planning Department.

Public Comment:

No one from the public was present.

Open Board Discussion:

This was covered under New Business.

Adjournment:

At approximately 8:05 PM, Deb Jaskula made a motion to adjourn the meeting. Bob Baker seconded the motion. All ayes. Motion carried.

Respectfully submitted.

Marjorie Best,
ZBA Secretary