

**October 18, 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 7:00 PM, Greg Auleta, Chairman of the Zoning Board of Appeals called the Meeting to order.

**Attendance:**

Those in attendance were:

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

**Acceptance of Agenda:**

Since there were no corrections to the Agenda, it was accepted

Approval of September 20, 2007 Minutes:

Debra Jaskula found a correction to the Minutes. On Page 3, 2nd paragraph, 3rd line, it should read "talked about alternate sites", not ultimate. Bob Baker made a motion to approve the September 20, 2007 Minutes with the correction. Tim Anderson seconded the motion. All ayes. Motion carried.

**Old Business:**

Application #2007-02 - United Group - Oswego College Suites - Area Variance:  
Greg said we are not in a position to take any action at this time. Kevin said he has had no communication from any representatives of United Group. Marge explained that at the Planning Board Meeting Monday night, Jeff Boyer, Chairman made a few phone calls. He called Mr. Condino, of Barton and Loguidice, and they are working on the new traffic study. It should be done within a couple of weeks. He also mentioned about the new hot dog stand going in, which is another creation of traffic. He talked to some State people as far as the archaeology wouldn't have much of an impact. He also checked on the wildlife and endangered species, and that wouldn't have an impact.

Kevin said that the point with the engineers that the Town has hired is that we need that in writing. The same goes with all the state agencies. Greg said regarding the Environmental Impact Statement will be done by the Planning Board. Kevin said if they determine there is no negative impact, as they are the lead agency.

**New Business:**

Kevin stated Marge just gave him some information on the Zappala farm purchase by Daniel Dorsey. Kevin asked if Eagle Beverage will be the applicant, and Marge said the name of the business will be Great Lakes Warehousing and Recycling. Kevin said they are not altering the character of the neighborhood because it is being used as a warehouse now. Kevin said the County wouldn't be involved because it is not a State or County Road. Tim asked about OCWA, and Kevin said it is a facility, but that would not trigger a #239.

**Public Comment:**

No one from the public present.

**Open Board Discussion:**

Deb said we had a discussion at the last meeting about the property being built at Nunzi's. Deb said she checked it out, as she walked up in there. She estimated that it is 25 feet from the rock shore. Greg said he had raised the issue with Theresa, and she said it should be brought up with Wayne. Bob Baker said you can't build over the 100 foot line. Tim said this refers to Coastal Erosion, and the DEC would be involved, and Kevin pointed out the red line on the map. Kevin read from a brochure on Coastal Erosion "As a property owner in an erosion hazard area, how do the regulations affect me? Structural hazard areas only moveable structures may be constructed. Also applies to any addition to existing buildings." Deb said we just gave a variance to someone who is very close to the shore line. Kevin said that was outside the erosion area. It pretty much starts at Rudy's. Since the Town has not adopted its own erosion control regulations, the jurisdiction falls to the DEC.

Greg said when he first heard about the Raynor building, the property is up where the Clam Shack used to be. Deb said she is not the best judge of distance, but would say it is in 100 feet of the shoreline.

**Adjournment:**

At approximately 7:30 PM, Tim Anderson made a motion to adjourn the meeting. Deb Jaskula seconded the motion. All ayes. Motion carried.

Respectfully submitted,

Marjorie Best,  
ZBA Secretary