

CITY OF OSWEGO

PLANNING BOARD

September 10, 2018

MEMBERS PRESENT: Mike Leszczynski, James Scanlon, George Koenig, Brit Hallenbeck, Justin Rudgick, Noreen Ruttan, and Chairperson Chamberlain.

MEMBERS ABSENT: Matthew Bacon.

Chairperson Chamberlain called the meeting to order at 6:30 p.m., Tuesday October 2, 2018. Roll call was duly noted.

A motion to approve the minutes of the September 2018 meeting was made by Mike Leszczynski and seconded by James Scanlon; minutes unanimously approved.

Chairperson Chamberlain made a motion that all actions taken tonight are excluded, exempt or Type II actions for the purpose of the State Environmental Quality Review Law unless otherwise stated. Motion seconded by Mike Leszczynski, unanimous approval.

NEW BUSINESS:

1. Site Plan Review & Approval – East Bridge Street, Case 18-104; To allow for a convenience store with self-serve gasoline, Section 280-34(C).

DISCUSSION: Tyler Fronte from Stewart's Shops was present for the discussion. Mr. Fronte said they are proposing a 3,696 square foot convenience store with self-service gasoline. He said they bought the properties at 114 East Bridge Street, 81 East 6th Street, and 79 East 6th Street. He said it is the former Time Buyer location. He said the building will be up against Bridge Street and East 7th Street. He said they are proposing two fronts. George Koenig asked if this is on the south side of Bridge Street and was told yes. James Scanlon asked if they were going to face the pumps to the west. Mr. Fronte said they would be on the west side facing the building. He passed out pictures similar to what the shop will look like. Chairperson Chamberlain asked about lighting. Mr. Fronte said it would be all LED efficient lighting. He said the lighting would be brighter under the canopy. He said the lighting would be under the soffit for the building. James Scanlon asked about the lighting in reference to the housing around it. Mr. Fronte said the photometric plan shows minimal effects for the housing. Brit Hallenbeck asked if the fixtures are dark sky compliant. Mr. Fronte said yes. Chairperson Chamberlain asked if there is lighting on the 7th Street side in the back of the building. Mr. Fronte said currently no. Chairperson Chamberlain asked about the sign. Mr. Fronte said it will be at the corner of Bridge Street and East 6th Street. He said it will be a 5x6 sign that will advertise gas prices. Mike Leszczynski asked if the canopy will have LED lighting on it regarding prices. Mr. Fronte said yes. Noreen Ruttan asked if the signage will be on at all times. Mr. Fronte said yes. George Koenig asked if the building is going to be torn down. Mr. Fronte said yes. Brit Hallenbeck said there will be a house torn down also. Councilor DeMassi asked what the hours would be. Mr. Fronte said 5 a.m. to midnight. Mike Leszczynski asked how the pumps would be. Mr. Fronte said they would be parallel. Councilor DeMassi asked if the traffic coming in and out of Bridge Street would be an issue. Mr. Fronte said all they are doing is pulling people off the road and putting them back on the road. He said they don't believe they will be adding any additional traffic. Brit Hallenbeck said there are entrances on 6th Street and 7th Street also. Mr. Caraccioli said it is similar to what is on the west side. Councilor DeMassi said she has only had one complaint out of all the conversations she has had. She said that complaint was about putting the gas tanks up. She said the majority feel having a business like this on the east side is needed. Justin Rudgick asked if there was the potential to put lighting on the 7th Street side to illuminate that side. Mr. Fronte said they can look into something. Brit Hallenbeck said there will be a pole light at the 7th Street entrance. Mike Leszczynski said this is more grass than the entire stretch has. He asked if the city has any plans for trees in the future down that road and if so could they be added now. Justin Rudgick said there is no active plan for additional trees that he is aware of. He said it would be refreshing to have some green space in there. He said he also likes that they put the building up to the sidewalk. Mr. Fronte said they do have some wall pack lighting in the rear of the building. James Scanlon asked about a bumper between the homes and the parking on the south side. Mr. Fronte said there could be grass and trees. Mr. Caraccioli said in the Schenectady picture there was a privacy fence that shows up here. He asked if that extends the entire length from East 7th to East 6th Street. Mr. Fronte said it will

cover all of that in the back. Councilor Wilmott asked if it is a wood or vinyl fence. Mr. Fronte said it can be either. He said it shows going from East 7th Street to halfway down the property line. Brit Hallenbeck said he thinks it is an existing fence showing on the drawing. Councilor DeMassi asked the timeline if everything passes. Mr. Fronte said the plan is to demo the building as soon as possible and then early spring construction. Mr. Caraccioli said on the south side there appears to be an existing structure crossing the property line. Brit Hallenbeck said it looks like an existing shed. Mr. Caraccioli said he doesn't know that it necessarily impacts the site plan but it is an encroachment that the company may want to look into. Mr. Fronte said he would look into it. Councilor Wilmott said he would like to see a vinyl fence. Brit Hallenbeck asked if they plan on putting up a fence on the southern edge. Mr. Fronte said they can. Brit Hallenbeck said a vinyl fence from 6th Street to 7th Street on the southern edge would be a good thing. Mike Leszczynski asked if they are able to put some trees on Bridge Street. Mr. Fronte said the issue would be it blocks visibility to the site and that would be a safety concern. Chairperson Chamberlain said the picture he showed them of Schenectady has a couple small ones. She said there is a lot of green space. Mr. Caraccioli said this is a Type II action under SEQR, specifically 6 CRRNY 617.5(C)(7) which is construction or expansion of a primary non-residential structure involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls. He said this is under 3,700 square feet and new, non-residential construction so in his opinion this constitutes a Type II action. He said the only other question is if the gasoline service impacts the environmental aspects. He said under SEQR there is no requirement to review the environmental aspect of the gas service. Justin Rudgick said that is because it is regulated by the licensing and they have the responsibility to ensure that the tanks are intact. Brit Hallenbeck said this will be a brand new installation to the highest level. Mr. Caraccioli said as a Type II action there is no further need for environmental review of the project.

DECISION: Brit Hallenbeck made a favorable motion for site plan approval. Motion seconded by Justin Rudgick, unanimous approval.

2. Off-Street Parking Plan Review & Approval – East Bridge, East Sixth, & East Seventh Streets, Case 18-105; To allow parking for a convenience store with self-serve gasoline, Section 280-52(G).

DISCUSSION: Chairperson Chamberlain said they need one parking space per 300 square feet and there are quite a few. She asked if there was anyone in the audience that would like to speak for or against this proposal and no one came forward.

DECISION: Mike Leszczynski made a favorable motion for parking plan approval. Motion seconded by George Koenig, unanimous approval.

3. Advisory to ZBA – Special Permit Use – East Bridge, East Sixth, & East Seventh Streets, Case 18-106; To allow for a convenience store with self-serve gasoline, Section 280-33(A).

DISCUSSION: Chairperson Chamberlain asked if there was anyone in the audience that would like to speak for or against this proposal and no one came forward.

DECISION: Brit Hallenbeck made a favorable motion for a favorable advisory to the ZBA. Motion seconded by Justin Rudgick, unanimous approval.

James Scanlon made a motion to adjourn at 6:58 p.m. Motion seconded by Brit Hallenbeck, unanimous approval.

Approved: _____

Christina Chamberlain
Planning Board Chairperson

James R. Bell
Planning Board Secretary