

CITY OF OSWEGO

PLANNING BOARD

February 26, 2019

MEMBERS PRESENT: Brit Hallenbeck, Matthew Bacon, Justin Rudgick, Daniel Breitweg, George Koenig, and Chairman Freeman.

MEMBERS ABSENT: Mike Leszczynski, James Scanlon, and Noreen Ruttan.

Chairman Freeman called the meeting to order at 6:30 p.m., Tuesday February 26, 2019. Roll call was duly noted.

A motion to approve the minutes of the February 2019 meeting was made by Matthew Bacon and seconded by Brit Hallenbeck; minutes unanimously approved.

Chairman Freeman 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 Justin Rudgick, unanimous approval.

NEW BUSINESS:

1. Preliminary Advisory to the ZBA – Special Permit Use – 147-157 West First Street, Case 19-27; To allow a mixed use building, Section 280-33(G) & (H).

DISCUSSION: Daniel Manning was present for the discussion. Mr. Manning said he was retained by Mr. Alberts to do a 44,000 square foot mixed use building. Jeff McGann said they missed a couple things the last meeting on the height variance. Brit Hallenbeck asked if they voted on the special permit last time. Mr. Caraccioli said it hasn't been voted on because that is what the Zoning Board is on for tonight. He said he would recommend they take care of the SEQR review tonight. He said he may have misidentified this as a Type I action previously. He said he was reading the threshold numbers wrong. He said this project will have less than 50 units. He said when a project in a community with a population of 150,000 or less is proposing 200 residential units or more it is a Type I action. He said if the proposal is in or substantially contiguous to a historic district that threshold is 25% of that. He said that would be 50 so this does not meet the threshold for a Type I action. He said this is an unlisted action requiring a short Environmental Assessment Form. He said there are eleven questions and their choices are either no to small impact may occur or moderate to large impact may occur. He listed the eleven questions.

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? The Board said no.
2. Will the proposed action result in a change in the use or intensity of use of land? The Board said no.
3. Will the proposed action impair the character or quality of the existing community? The Board said no.
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? The Board said no.
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? The Board said no.
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? The Board said no.
7. Will the proposed action impact existing:
 - a. Public/private water supplies?
 - b. Public/private wastewater treatment utilities?

The Board said no.

8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? The Board said no.
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? The Board said no.
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? The Board said no.
11. Will the proposed action create a hazard to environmental resources or human health? The Board said no.

Mr. Caraccioli said based on this he would recommend they issue a negative declaration indicating that this will not result in significant adverse environmental impact. Justin Rudgick made a motion to adopt a negative declaration, motion seconded by Matthew Bacon, unanimous approval. Mr. Caraccioli said they received a letter from Oswego County Department of Community Development, Tourism and Planning stating they recommend approval.

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

2. Advisory to the ZBA – Area Variance – Maximum Coverage – 147-157 West First Street, Case 19-28; To allow for the construction of a 44,000 sf. mixed use building, Section 280-34(A).

DECISION: Matthew Bacon made a motion for a favorable advisory to the Zoning Board. Motion seconded by Justin Rudgick, unanimous approval.

3. Preliminary Advisory to the ZBA – Area Variance – Height – 147-157 West First Street, Case 19-33; To allow for the construction of a 44,000 sf. mixed use building, Section 280-34(A).

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

4. Advisory to the ZBA – Area Variance – Height – 189 West First Street, Case 19-31; To allow for the construction of 30,000 sf. mixed use building, Section 280-34(A).

DISCUSSION: Daniel Manning was present for the discussion. He said he has been retained by Atom Avery for the proposed 5 story building. He said the average height above grade from West First Street to Water Street is an additional 13’8” above the 50’. Mr. Caraccioli asked if it is a similar measurement from First Street versus Water Street. Mr. Manning said First Street is close to the 50’. He said Water Street due to the significant drop in grade is more. Justin Rudgick said from a community development/planning aspect it is right on the corner so you want to have a building that has more prominence. He said this is well supported for architectural design. Mr. Manning said they designed both sides of the building to be fronts. He said there are entrances on both sides. Mr. Caraccioli asked about the height in comparison to the Buckhout-Jones Building across the street. Brit Hallenbeck said it seems the Buckhout-Jones Building is no shorter. Justin Rudgick said they will be symmetrical. He said having a single story building like is there now is an urban renewal disaster. Jeff McGann said it appears the Buckhout-Jones Building is 56-57’. Justin Rudgick said the added advantage is they will have a rooftop bar there. Jeff McGann said the measurement he took was from West First Street so the Water Street side will be greater. Chairman Freeman asked if there was anyone in the audience that would like to speak for or against this proposal and no one came forward. Mr. Caraccioli said with respect to this case the site plan was approved conditioned upon the granting of the variance by the Zoning Board so this would be a final action on this Board’s behalf. He said for the Albert’s project, the Planning Board will take up the matter of final site plan approval on March 5th.

DECISION: James Scanlon made a motion for a favorable advisory to the Zoning Board. Motion seconded by Justin Rudgick, unanimous approval.

Brit Hallenbeck made a motion to adjourn at 6:22 p.m. Motion seconded by Matthew Bacon, unanimous approval.

Approved: _____

Richard Freeman

Planning Board Chairperson

Jeff McGann

Planning Board Secretary