

CITY OF OSWEGO

PLANNING BOARD

June 5, 2018

MEMBERS PRESENT: Christina Chamberlain, James Scanlon, Matthew Bacon, Justin Rudgick, and George Koenig.

MEMBERS ABSENT: Mike Todd, Brit Hallenbeck and Mike Leszczynski.

Chairperson Chamberlain called the meeting to order at 6:30 p.m., Tuesday June 5, 2018. Roll call was duly noted.

A motion to approve the minutes of the May 2018 meeting was made by Justin Rudgick and seconded by James Scanlon; minutes unanimously approved.

Justin Rudgick 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 Matthew Bacon, unanimous approval.

OLD BUSINESS:

- A. Lead Agency's Review of Full Environmental Assessment Form and Determination of Significance – 275 West First Street, Case 18-57; To allow for a 2300 sf. restaurant.

DISCUSSION: Mr. Caraccioli said Dunkin Donuts has asked to continue to table this because they are not ready to present all of the information. He said they are still working on a traffic study. He said without all the information it is difficult to analyze it or complete the environmental review. He said they sent the information to SHPO for their review. He said they sent the notifications to the involved and interested agencies. He said they haven't heard from anyone other than SHPO has acknowledged receipt of the information. He said they are in the process of reviewing it.

DECISION: Justin Rudgick made a motion to table this case. Motion seconded by James Scanlon, unanimous approval.

B. Site Plan Review & Approval – 275 West First Street, Case 18-06; To allow for a 2300 sf. restaurant, Section 280-34(C).

DECISION: Justin Rudgick made a motion to table this case. Motion seconded by James Scanlon, unanimous approval.

- C. Off-Street Parking Plan Review & Approval – 275 West First Street, Case 18-07; To allow parking for a 2300 sf. restaurant, Section 280-52(H).

DECISION: Justin Rudgick made a motion to table this case. Motion seconded by James Scanlon, unanimous approval.

D. Advisory to the ZBA – Special Permit Use – 275 West First Street, Case 18-08; To allow drive-in service, Section 280-33(B).

DECISION: Justin Rudgick made a motion to table this case. Motion seconded by James Scanlon, unanimous approval.

NEW BUSINESS:

1. Establishment of SEQRA Lead Agency – 1 West Seneca Street, Case 18-68; To allow for the construction of a 40'x90' commercial building.

DISCUSSION: Anthony Pauldine was present for the discussion. He stated the property of the Cahill building is rather large. He said they were looking to put a small restaurant in the historic structure but they found it was too small and unsuitable. He said they have decided to make that a seventh unit. He said they want to put a commercial building close to the road. He said the building will be 40'x90' and it will be professional office space. He said one side will be a physical therapist. Justin Rudgick asked about the façade of the building. Anthony Pauldine said they are positioning the building so that it will be easy to see the Cahill building. He said they are going to try to replicate the look of the Cahill building. He said the metal roof on the Cahill building will be utilized in this as well. He said the orientation of the gables will be the same. He said they are looking at stone samples for the gable end facing downtown. He said they will match the windows so it looks like it is part of the complex. Justin Rudgick said this is part of the DRI project. He said when the city submitted the DRI application they recognized that the Cahill property and the overall project was going to feature the restoration of the existing building as well as new construction of townhouses or commercial space. He said it is consistent with what they submitted in their DRI plan. He said he is happy to see they are continuing in that restoration effort to bring back the street facing front. Anthony Pauldine said the lot is rather large. He said without building something there it is actually too large for all the paved area for parking just for seven units in the historic structure. He said it was mentioned as part of the DRI to build and fill in part of the streetscape along First Street. He said the placing of the building made sense because going up Water Street is a huge gas line which runs between this building and the Cahill building. He said they wouldn't be able to build on that end of the property. Justin Rudgick asked the proposed timeline. Anthony Pauldine said they would like to put the foundation in this fall and build late fall to early spring. Mr. Caraccioli said this is in a B2 and it is a permitted use. Jim Bell said only a site plan review is needed. Mr. Caraccioli said this site would otherwise be an unlisted action for environmental review but because they are on or immediately adjacent to a historic site it triggers a Type I classification. He said this site was reviewed once and SHPO did not identify any issues. He said involved agencies would be SHPO, Canal Corp, County Planning Department and IDA. Chairperson Chamberlain asked if there was anyone in the audience that would like to speak for or against this proposal and Austin Wheelock with Operation Oswego County and Oswego County IDA came forward. He said he thinks this is a good project and fits with the DRI. He said he thinks it is great that Anthony Pauldine is looking to make a development that is sensitive with the adjacent historic property. He said he is in support. Councilor Tesoriero said he gives his full support. He said it is great they are revitalizing downtown. Mercedes Niess said the Save Oswego's Historic Sites organization worked very hard to help to bring the attention of that important building in our community to the forefront. She said they are really excited about what Anthony Pauldine has been doing. She said being down on the end of the pier they feel really disconnected visually from downtown so this will make a difference to eliminate that issue.

DECISION: Justin Rudgick made a favorable motion to establish the Planning Board as Lead Agency. Motion seconded by Matthew Bacon, unanimous approval.

2. Site Plan Review & Approval – 261 George Street, Case 18-72; To allow for the construction of a new 50'x80' control building, Section 280-40(C).

DECISION: Ben Wisell, Rachel Gibson and Lauren Dimensky were present for the discussion. Mr. Wisell said they are here regarding National Grid's proposed work at the existing Oswego Steam Station. He said in 1999 Niagara Mohawk sold a portion of the property to NRG and retained ownership of three existing substations. He said the property is located in an industrial district. He said they are proposing to build a 50'x80' control house. He said the reason they are building the control house is the controls for their substations remain on NRG property. He said in order to control National Grid's existing substations they have to enter NRG's property. He said they want to bring the controls onto their own substation property. He said this will avoid the need for National Grid to enter NRG property. He said it will increase safety, efficient performance, and compliance with National Grid's standard. He said in addition to the control house building they are also proposing repair and replacement of the existing equipment on the property. He said it is a 91 acre site and they are building a 4,200 square foot building in the middle of the site within a fenced area. He said vehicular and pedestrian safety would have no impact. He said in terms of adequacy of landscaping and setbacks this will be 1,270' from George Washington Blvd., 506' from Sixth Ave., and 810' from Third Ave. so based on these distances they will have essentially no impact on adjoining properties. He said when National Grid sold the property to NRG there was a second lot created. He said there is a Side Yard Setback requirement of 12' and they are proposing 10'. He said there is a lot of existing equipment on the property and it limits them to where they can install the substation. He said there is a public need and this is the least intrusive way to fill that public need. He said in addition to the 34.5 and 115 work they are doing now, similar work will need to take place on 345 in a couple years. He said that is not proposed tonight but to avoid segmentation he wants to make sure the Board is aware of that tonight. Mr. Caraccioli said the Side Yard Setback is a 12' requirement. Jim Bell said the variance request is 2' because they have 10' between the line and the building. Mr. Caraccioli said he has put it on the record and it should be reflected that this is not an attempt to segment the review process. He said this is a standalone application and request as it relates to this substation project. Jim Bell said he thinks the next one is on an independent parcel. Mr. Wisell said they are all on the same parcel. He said they are three separate substations. He said this is a switching station. He said 34.5 and the 115 are being taken care of as part of this project. He said the 345 will be taken care of as part of the next project in several years. George Koenig asked what the control building will look like. Mr. Wisell said it will be a fairly standard utility building. Councilor Tesoriero asked if this is because they want access to property they own and not NRG's. Mr. Wisell said if there is an emergency they would have access immediately. Councilor Tesoriero asked if they have ever been denied access. Mr. Wisell said no. He said the 345, which will be a separate project, is being required by FERC to bring the control house onto their property. Aaron Dehm, lead engineer, said there have been significant delays in the past to get access to the equipment. Nate Casper said they have to get into their fence and building which they do not have keys and access to. He said if it is in the middle of the night they cannot get into the building quickly. He said they have never been bad to work with but there are delays. Mr. Wisell said as a public utility they are required by law to provide safe and reliable electricity to

their customers. He said they are doing this at their expense so they wouldn't be doing this unless they had to. 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. Mr. Caraccioli said he would recommend approving the site plan as submitted conditioned upon the ZBA's variance approval. He said from a site plan perspective this is pretty straight forward.

DECISION: Matthew Bacon made a favorable motion for site plan approval. Motion seconded by George Koenig, unanimous approval.

3. Advisory to the ZBA – Area Variance – Side Yard Setback – 261 George Washington Blvd, Case 18-73; To allow for the construction of a new 50'x80' control building, Section 280-40(A).

DECISION: 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: James Scanlon made a motion for a favorable advisory to the ZBA for a Side Yard Setback Variance. Motion seconded by Justin Rudgick, unanimous approval.

Mercedes Niess stated they have some material to submit on the Dunkin Donuts application. She said they did their own traffic study. Mr. Caraccioli said they can make it part of the record but he is reluctant to start a debate tonight or receive comments because it is not fair to the applicant. He said it is not consistent with the process. He suggested they give it to Jim Bell and then he can distribute it to the Board.

James Scanlon made a motion to adjourn at 7:05 p.m. Motion seconded by Matthew Bacon, unanimous approval.

Approved: _____

Christina Chamberlain
Planning Board Chairperson

James R. Bell
Planning Board Secretary