

CITY OF OSWEGO

PLANNING BOARD

September 4, 2019

MEMBERS PRESENT: Daniel Breitweg, Noreen Ruttan, Justin Rudgick, James Scanlon, Matthew Bacon, and Chairman Freeman.

MEMBERS ABSENT: Brit Hallenbeck and George Koenig.

Chairman Freeman called the meeting to order at 6:28 p.m., Wednesday September 4, 2019. Roll call was duly noted. Jeff McGann stated Brit Hallenbeck and George Koenig called to say they could not attend the meeting.

A motion to approve the minutes of the August 2019 meeting was made by James Scanlon and seconded by Matthew Bacon; 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 Matthew Bacon, unanimous approval.

NEW BUSINESS:

1. Review & Approval – Signage for Faith United Church – 12 Mark Fitzgibbons Drive, Case 19-128; Section 280-65(A).

DISCUSSION: Ted Sivers, Clerk of Commission for Faith United Church, was present for the discussion. Mr. Sivers said they would like to replace an existing blighted sign with a digital insert. He said that nothing with the size or location will change. James Scanlon asked if it will be lit 24/7. Mr. Sivers said probably not 24/7. He said they are a church so they are pinching pennies. He said David King has dealt with the sign company. Mr. King said the existing sign is illuminated and it is double sided. He said the new one is digital and double sided. He said it is infinitely dimmable and timeable. He said they would probably turn it off completely after dark. James Scanlon asked which direction it faces. Mr. King said it would be perpendicular to the road. He said it will be in the framework of the existing sign. He said the sign that is there, they have to change the letters by hand which is difficult in the winter. Chairman Freeman asked if there were any questions from the public and no one came forward. Mr. Caraccioli asked if it will be scrolling messages. Mr. King said it will be in good taste and will be scrolling text. He said occasionally there may be images for a holiday. Mr. Caraccioli said the types of signage that are not permitted are flashing, oscillating, or revolving. He said scrolling is allowed. Councilor Corradino asked if all the neighbors were notified. Jeff McGann said only the house across the street is within the 100 feet to be notified. He said the sign that is there is completely backlit.

DECISION: Matthew Bacon made a motion for signage approval. Motion seconded by James Scanlon, unanimous approval.

2. Review & Approval – Signage for Wildflowers Skincare & Beauty Bar – 156 West Second Street, Case 19-129; Downtown Oswego Design Standards B.2.4.

DISCUSSION: John Josh was present for the discussion. Mr. Josh said this meets the design standards. Jeff McGann said this has already gone in front of the Common Council for use of public space. He said it was passed unanimously. He said the bottom of the sign is supposed to be 10' from the sidewalk. He said they have to take into consideration on some buildings the way the roofline is on the second story. He said they have a door that is 6'8" high with a transom window above it. He said in order to have the sign and not have it too high he would think it is permissible that they alter it for that reason. He said everything else about it is good. He said it is hung perpendicular to the building. Mr. Caraccioli asked where it will be hung. Jeff McGann said not only is there a transom there but there is also a window so they are restricted with room no matter where they put it because of the eyebrow roof that goes across there. He said he thinks it is 8'2" at the bottom that they have proposed which maxes out what they can get up to that eyebrow. Justin Rudgick said he likes the sign. He said perpendicular signs are more visually appealing rather than a sign mounted to the building. Mr. Caraccioli asked if it is going to be a triangular sign. He was told just the bottom will come to a point because it took up less space. Jeff McGann said the picture came out faded. Justin Rudgick said it is a rectangular sign. Chairman Freeman said Councilor Hill sent an email stating he has no concerns and the neighbors all approve.

DECISION: Justin Rudgick made a motion for signage approval. Motion seconded by Daniel Breitweg, unanimous approval.

3. Review & Approval – Signage for Cracked Kettle – 211 West First Street, Case 19-130; Downtown Oswego Design Standards B.2.4.

DISCUSSION: David Gervais, the co-owner's husband, was present for the discussion. He said they are looking to put signs up on the front windows so people will know where and who they are. He said this is their second location and their first location is in North Syracuse. He said their lettering is a little large. He said they are 10.5". He said the open sign will be LED that will be on only during open hours. He said symbols on the right side are the different chakras. He said Cracked Kettle is a metaphysical and holistic store. Justin Rudgick asked if the signage is just decals in the window. Mr. Gervais said it is a custom made wood sign. He said they have already had it built not realizing the restrictions. Justin Rudgick said it will be outside but mounted on the interior frame of the window. Mr. Gervais said yes. He said the LED open sign will be on the inside of the window. Mr. Caraccioli asked if the chakra signs are decals. Mr. Gervais said they are decals that will be on the window. Chairman Freeman asked if there were any questions from the public and no one came forward. He said Councilor Hill is concerned with the lettering and the area coverage because it did not appear to be consistent with the downtown design standards. Jeff McGann said he had trouble getting ahold of them to let them know it was above the design standard. He said the lettering allowed in the standard is 6" and they have 10½". He said they are allowed 20% window coverage and this is just under 30%. Justin Rudgick said this is still within the window frame so it didn't bother him as much. He said if they were talking about mounting it onto the building then he thinks there would be some discussion about that. He said it is not obstructing the entire window. Jeff McGann said not everyone has a window that big. Justin Rudgick said he believes an exception could be made to allow this to move forward. He said it looks good. He said when they are more established and they are looking at a building sign, he suggested a perpendicular sign.

DECISION: Justin Rudgick made a motion for signage approval. Motion seconded by Chairman Freeman, unanimous approval.

4. Site Plan Review & Approval – 249A Mitchell Street, Case 19-131; to allow for a 16,000 sf. building addition to allow for storage space to support existing manufacturing facility, Section 280-48 thru 280-51.

DISCUSSION: Neal Zinsmeyer of Napierala Consulting was present for the discussion. Mr. Zinsmeyer said the existing facility is growing. He said they are looking to expand to the north side 16,000 square feet. He said the existing facility is 32,000 square feet. He said the purpose of the additional floor space is for storage and warehousing. He said they are anticipating additional employees also so they are going to provide them parking in the front. He said currently there are about 35 employees. He said with this expansion that will double to 70 or 75. He said they will about double the amount of parking. James Scanlon asked how many bays they will have for unloading. Mr. Zinsmeyer said seven new bays. He said they have 3-5 trucks that come per week. He said they come and drop the trucks and over the week they unload them for processing and then they pick them up the following week. He said it isn't a big truck traffic generation. James Scanlon asked when they will start. Mr. Zinsmeyer said they have run into a zoning variance because of lot coverage so that will delay the approval. He said they hope to get the foundation in this year and hope to open in the spring. Justin Rudgick said the mayor is in support of this expansion because of the job creation piece. He said the city supports the overall project. Austin Wheelock stated Northland Filter is a Canadian based company. He said they just completed the acquisition of the property last week so they are now the owner. He said they are building the new facility so they can move the warehousing and storage to there and do all their production on one side. He said they still have the potential to do a future expansion down the road. Chairman Freeman asked if they do expand would they go toward the west. Mr. Zinsmeyer said north/northwest. He said it would be possible to develop there but it would be expensive with retaining walls. Justin Rudgick said it is located in the Industrial Park and the IDA owns that. He said if they needed to expand they could go back to the IDA and ask for help. He said it would be a good problem to have. Mr. Wheelock said none of this will be visible from the street. Justin Rudgick said he is glad they have moved forward with the acquisition. He said this is good for the area. Jeff McGann said they are here for the site plan review and a variance for the coverage of the lot. Mr. Caraccioli said this is an unlisted action so it requires a short Environmental Assessment Form review. He listed the eleven questions.

1. Will the proposed action create a material conflict with proposed land use plan or zoning regulations? Mr. Caraccioli said no.
2. Will the proposed action result in a change in the use or intensity of use of land? Mr. Caraccioli said you could say yes but the environmental impact would be small.
3. Will the proposed action impair the character or quality of the existing community? Mr. Caraccioli said no.
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? Mr. Caraccioli said it is not a designated area so the answer is 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? Mr. Caraccioli 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? Mr. Caraccioli said this isn't going to be LEED certified but it will be built to the current energy code so the answer would be no.
7. Will the proposed action impact existing:
 - a. Public/private water supplies?
 - b. Public/private wastewater treatment utilities?

Mr. Caraccioli said it is on public water and sewer.

8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? Mr. Zinsmeyer said they were in the SHPO check zone but it came back no impact.
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? Mr. Caraccioli said no.
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? Mr. Caraccioli said they are doing a SWPPP. Mr. Zinsmeyer said they are doing a SWPPP but they are a little behind on it. He said they will send it to the DEC.
11. Will the proposed action create a hazard to environmental resources or human health? Mr. Caraccioli 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 James Scanlon, unanimous approval.

DECISION: Justin Rudgick made a favorable motion for site plan approval conditioned upon the granting of the area variance by the ZBA. Motion seconded by Daniel Breitweg, unanimous approval.

5. Advisory to the ZBA – Area Variance – Maximum Lot Coverage – 249A Mitchell Street, Case 19-132; to allow for a 16,000 sf. building addition to allow for storage space to support existing manufacturing facility, Section 280-21(C).

DECISION: Matthew Bacon made a favorable advisory to the ZBA for a Maximum Lot Coverage variance. Motion seconded by Justin Rudgick, unanimous approval.

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

Approved: _____

Richard Freeman

Planning Board Chairperson

Jeff McGann

Planning Board Secretary