

CITY OF OSWEGO

PLANNING BOARD

June 6, 2017

MEMBERS PRESENT: Christina Chamberlain, Mike Leszczynski, Jerome Oberst, Brit Hallenbeck and Justin Rudgick.

MEMBERS ABSENT: Karen Noyes, Kevin Hill and Donald Masterson.

Chairperson Chamberlain called the meeting to order at 6:32 p.m., Tuesday June 6, 2017. Roll call was duly noted.

A motion to approve the minutes of the May 2017 meeting was made by Justin Rudgick and seconded by Mike Leszczynski; minutes unanimously approved.

NEW BUSINESS:

1. Site Plan Review & Approval – 28 West Third Street, Case 17-58; To allow for a two-family dwelling, Section 280-50.

DISCUSSION: Brian Klefbeck was present for the discussion. Mr. Klefbeck said he would like to make two 2-bedroom and two bath units in the main house. He said it will have a nice lake view with a two story front porch. Brit Hallenbeck asked if the porch will be on the Third Street side and the garage on the VanBuren Street side. Mr. Klefbeck said yes. Jerome Oberst asked how long he would anticipate the renovations taking. Mr. Klefbeck said he hopes to start in the fall and finish in April. Chairperson Chamberlain asked if he has colors. Mr. Klefbeck said no. He said they usually try to do something that would appeal to most. Brit Hallenbeck said also fit in the neighborhood. Mr. Klefbeck said yes. Jerome Oberst asked where the entrance is for each dwelling. Mr. Klefbeck said it is in through the garage. He said they want to create the illusion of a single family home. He said the upper unit enters on the right side of the garage so from the exterior it just appears to be a man door to the garage. Jerome Oberst asked if it is open to the garage. Mr. Klefbeck said no. He said there is a firewall. Justin Rudgick asked if he is proposing to remove the back quarter of the building to put a garage there. Mr. Klefbeck said there are two sections. He said there is little green shed that will be removed and the second section of the house will be removed. Brit Hallenbeck said the addition to the west will be removed and the garage will be built there. Mr. Klefbeck said yes. Brit Hallenbeck said he thinks it will look much nicer. Mr. Klefbeck said they have owned this property for almost 18 months and this was the best solution that he could come up with as far as what to do with the property. Chairperson Chamberlain asked how many parking spaces there are in the garage area. Mr. Klefbeck said in front of the garage there is room for two. He said he would assume one would park in the garage. He said they are going to be at a price point with these apartments that they are not going to have certain scenarios that they have in other places. He said he would take the approach that it is a one bedroom and then a guest room. He said a lot of people he has spoken with that have expressed an interest in these units have said there would only be one person living there and the second room would be a guest bedroom. He said there would be two bathrooms because people don't want to share a bathroom with a guest. 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 site plan approval. Motion seconded by Mike Leszczynski, unanimous approval.

2. Advisory to the ZBA – Special Permit – 28 West Third Street, Case 17-59; To allow internal conversion of pre-existing non-conforming use for additional living space for a two-family dwelling, Section 280-24(R).

DISCUSSION: Brit Hallenbeck asked if this is allowed. Mr. Caraccioli said it is an internal conversion of an otherwise pre-existing non-conforming use. He said in this case they are actually going from a four-unit multifamily dwelling to a two-unit multifamily dwelling. Justin Rudgick said it is an otherwise dilapidated property that he is going to fix up. He said it is still keeping to scale with that neighborhood so he thinks it is appropriate. He said if they were looking to make it into four units then that would be a different 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: Jerome Oberst made a motion for a favorable advisory to the ZBA. Motion seconded by Brit Hallenbeck, unanimous approval.

3. Advisory to the Common Council – 341 NYS Route 104, Case 17-53; To construct and operate a “micro cell” wireless telecommunications facility on the roof of an existing building, Section 274-16.

DISCUSSION: Daniel Brennan and Tim Richmond were present for the discussion. Mr. Brennan said they have three cases before the Board tonight. He said they are three small cells. Mr. Caraccioli said last night the Common Council adopted resolutions that established public hearing dates for June 26th. He said one of the applications was inadvertently left off of the list of applications to be referred to the Planning Board. He said that was corrected by the Common Council. He said their role under the Wireless Communications Facility Law that the city adopted a couple years ago is to render an advisory opinion to the Common Council. He said the Common Council is the organization who issues the special use permit. He said these aren't cell towers but attachments to buildings. He said the advisory opinion that they make is a non-binding opinion. He said the Common Council will hold a public hearing and make a final determination including a determination on the environmental impact. He said he has a staff prepared negative declaration for the three locations. He said there does not appear to be a negative impact on the environment. Brit Hallenbeck said it was hard to find them in the pictures sometimes. Mr. Caraccioli said in the case of the McCrobie Building the antennae will be adapted in a historic nature. He said it will look like a stovepipe. Mr. Richmond said SHPO asked them to conceal the antennae on there. Mr. Caraccioli said the other locations are side mounted. Mr. Richmond said the McCrobie Building will have the antennae on the top middle of the roof. He said on the second floor they will place their equipment. He said they have to support the pipe from the attic. He said the pipe will be 6-7' above the roofline. Justin Rudgick said the McCrobie Building is identified in their Waterfront Development Strategic Planning Process as being potentially available for development down the road. He said the city could sell that to a project developer. He asked what the obligation is for installing this and if it would run with the property. Mr. Brennan said it would run with the land. He said it would have to remain for the term of the lease. Mr. Caraccioli said that is consistent with his reading of the lease. He said the Common Council approved the lease agreement for the building subject to the final approval. He said the lease doesn't contain any termination clause because of it being municipal owned. Chairperson Chamberlain said the first case is the one on 104. Mr. Caraccioli said it is subject to a 239 Review and the County recommended approval. Chairperson Chamberlain said Councilor Walker is not present. 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: Justin Rudgick made a favorable motion for a favorable advisory to the Common Council. Motion seconded by Brit Hallenbeck, unanimous approval.

4. Advisory to the Common Council – 41 Lake Street, Case 17-54; To construct and operate a “micro cell” wireless telecommunications facility on the roof of an existing building, Section 274-16.

DISCUSSION: Justin Rudgick said his questions about the McCrobie Building being a municipal building were answered. Jerome Oberst complimented them on their design. Chairperson Chamberlain said Councilor Reynolds is not present. Mr. Caraccioli said she voted in favor of the public hearing. Chairperson Chamberlain said there is no one in the audience to speak. Mr. Caraccioli said there was a 239 Review because it is within 500’ of a body of water. He said they recommend approval.

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

5. Advisory to the Common Council – 269 East Eighth Street, Case 17-65; To construct and operate a “micro cell” wireless telecommunications facility on the roof of an existing building, Section 274-16.

DISCUSSION: Brit Hallenbeck said this one is on Riley School. Chairperson Chamberlain said Karen Noyes wondered about additional lighting but then she sent an email that she had talked to someone and it was all taken care of. Councilor VanBuren said he is in support. Chairperson Chamberlain said there was no one in the audience.

DECISION: Justin Rudgick made a favorable motion for a favorable advisory to the Common Council. Motion seconded by Mike Leszczynski, unanimous approval.

Jerome Oberst made a motion to adjourn at 6:58 p.m., seconded by Mike Leszczynski, unanimous approval.

Approved: _____

Christina Chamberlain
Planning Board Chairperson

James R. Bell
Planning Board Secretary