

CITY OF OSWEGO

PLANNING BOARD

August 1, 2017

**MEMBERS PRESENT:** Christina Chamberlain, Brit Hallenbeck, Jerome Oberst, Donald Masterson, Kevin Hill and Justin Rudgick.

**MEMBERS ABSENT:** Karen Noyes and Mike Leszczynski.

Chairperson Chamberlain called the meeting to order at 6:30 p.m., Tuesday August 1, 2017. Roll call was duly noted.

A motion to approve the minutes of the July 2017 meeting was made by Justin Rudgick and seconded by Brit Hallenbeck; minutes unanimously approved.

## NEW BUSINESS:

1. Site Plan Review & Approval – 370 SW Eighth Street, Case 17-95; To allow for the construction of a new 30'x40' storage building, Section 280-25(C).

**DISCUSSION:** Marc Brown was present for the discussion. Mr. Brown said he lives at 378 SW 8<sup>th</sup> Street which is actually just one door down. He said the property was owned by the Buske family who lived on Hart Street so it didn't actually have an address until recently. He said when Mrs. Buske sold the house, she separated the lot which is 130.5'x235.5'. He said he bought it last year. He said he is out of room on his property. He said he wants to put a nice storage unit down in the back corner. He said they should have a picture of it and it will be a nice building. He said he wanted it in the back corner because it lines up with where all the neighbor's barns and sheds are. He said in the back corner it is not so wet. He said he doesn't want to interrupt any water flow. He said he has been told that the southwest corner is the best place to put it so it won't interrupt any flow of water. Justin Rudgick asked if he will put a driveway in. Mr. Brown said he hadn't planned on it. Justin Rudgick asked how he would access it. Mr. Brown said if they are going to excavate they will probably have some access on the south side of the property by the road. He said they will have to put some gravel down. Jerome Oberst asked how he would access it. Mr. Brown said from the road. Jerome Oberst asked what road. Mr. Brown said SW 8<sup>th</sup> Street. He said he can also access it from the backyard. He said it is just a storage building. Jerome Oberst asked how he would access it from the backyard. He asked if he would need to go through his neighbor's property. Mr. Brown said yes. He said they are all friendly neighbors. Justin Rudgick said his question would be about the aesthetics of that neighborhood. He said it is a residential neighborhood. He said that is why he was asking about the driveway and having it appear to be a structured driveway. Mr. Brown said he can put in a driveway. He said that isn't an issue. Justin Rudgick said since it is a residential neighborhood he wants to make sure that from a site plan standpoint they maintain that residential character. He said putting in a driveway with some landscaping makes the shed not look like a storage shed. Mr. Brown said if you look at the schematic it has a little lean-to off of the front that he is sure his wife will have plants hanging from. He said it makes it look like a nice little porch. The Board said they did not get a picture of the building. Mr. Brown said he wishes they had a picture of the building because it is really nice. He said the building will be 30'x40'. He said the 40' will be north and south and the 30' will be east and west. He said from the north side there is a little lean-to like a porch. He said that is where the man door is and the window. He said the side to the left will be a garage style door and at the end another garage style door. He said the west side and the south side don't have anything. He said the reason he wanted to put it back father instead of the 45' is because he doesn't want to put it in the middle. He said it would look out of place compared to where the neighbor's barn is. Brit Hallenbeck said down the road if they chose to sell someone could build a house there. Mr. Brown said it would be a perfect lot for a big ranch with a walk out basement. Donald Masterson asked him to describe the exterior. Mr. Brown said there would be two windows. He said it is a two-toned beige and maroon color. He said the roof will match the wainscoting around the bottom. He said as you look at it from the road the first 24' from the north has a lean-to and that is where the man door and two windows will be. He said to the

south of that will be an 8x9' garage door. He said on the north side there will be a garage door. Chairperson Chamberlain said there is no one in the audience for comment and Councilor Corradino is not here either. She asked if he has spoken to him. Mr. Brown said no. Mr. Caraccioli said this is a Type II action under SEQR which means it requires no further environmental review. Justin Rudgick said he is concerned with the aesthetics of the neighborhood but he thinks that the position of it being in the far back corner helps alleviate some of that. He said without a picture he can't see what the aesthetics looks like but from what he describes it sounds within character. Mr. Brown said it is a very nice building. Jerome Oberst asked if he plans on having any utilities. Mr. Brown said not today. He said if he did he would run it underground. He said he is sure he will need some lights at some point. Justin Rudgick made a motion to declare this a Type II action. Donald Masterson seconded the motion, unanimous approval.

**DECISION:** Brit Hallenbeck made a motion for site plan approval. Motion seconded by Donald Masterson, unanimous approval.

2. Advisory to the ZBA – 370 SW Eighth Street, Case 17-96; To allow for the construction of a new 30'x40' storage building, Section 280-24(P).

**DISCUSSION:** Mr. Caraccioli said this is clearly related to Case #17-97. He said there is a variance requested for 15'. He asked if that is because of the topography. He asked why he needs a variance when he has that much land back there. Mr. Brown said because it is a storage building it should be 45' from the back of the property line. He said he wanted to put it 20' from the side instead of 10' so if he goes in 20' from the south side and then 45' then that puts it almost in the middle of the property and then it is not usable space behind it. He said if he slides it back in the corner a little bit then it stays true with where all the storage buildings are in the neighborhood around it. Justin Rudgick said he approves that because it would allow for potential future uses of that property. He said if they don't allow for a variance then they would restrict the use of the property. Chairperson Chamberlain said there is no one in the audience to speak.

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

3. Advisory to the Zoning Board – Area Variance – Rear Yard Setback – 370 SW Eighth Street, Case 17-97; To allow for the construction of a new 30'x40' storage building, Section 280-25(A).

**DISCUSSION:** Jerome Oberst said it makes sense. He said it keeps it away from the pool next door.

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

Brit Hallenbeck made a motion to adjourn at 6:46 p.m., seconded by Justin Rudgick, unanimous approval.

Approved: \_\_\_\_\_

Christina Chamberlain  
Planning Board Chairperson

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James R. Bell  
Planning Board Secretary