

New Haven Planning Board Minutes

Held Wednesday, November 5, 2025

Call to Order

Chairperson Karen Valentino called the November 5, 2025, Planning Board Special Public Hearing to order at 6:00 PM at New Haven Town Hall.

Roll Call/Pledge of Allegiance

- Present: Planning Board members - Karen Valentino, Mike Cutuli, Melissa Windey, Bettie Jo Cronk, Alternate Rhea Keller Knittel, and Cindi Giovo, Secretary to the Planning Board.
- Absent: Planning Board members – Allen Chase.
- Also, in attendance were: Carl Schmidt, Town Attorney; and members of the public.
- All stood, faced the flag and recited the Pledge of Allegiance.

Special Public Hearing – Samhammer & Straub – Continuation on the Application for Variance with Survey and a Modified Site Plan Application at 32 W. Shore Oaks, Oswego, NY 13126 (tax map # 080.15-01-13.2)

Motion made at 6:03 PM by Mike Cutuli to open the Special Public Hearing for the Samhammer & Straub Application for Variance with Survey and a Modified Site Plan Application at 32 W. Shore Oaks, Oswego, NY 13126. Seconded by Melissa Windey.

Chairperson Karen Valentino invited Rhea Keller Knittel to participate in the meeting. She accepted.

Karen Valentino, aye; Mike Cutuli, aye; Melissa Windey, aye; Bettie Jo Cronk, aye; Rhea Keller Knittel, aye. Motion carried.

Prior to the beginning of the Samhammer & Straub Public Hearing; Chairperson Karen Valentino reviewed the Town of New Haven's "Rules of Conduct & Decorum at Public Hearings"

Applicants Lewis & Judie Samhammer were present at the hearing.

Neighboring resident, Richard Chase signed in for hearing but had no comment.

Motion made at 6:05 PM by Mike Cutuli to close the Special Public Hearing for Samhammer & Straub – Continuation on the Application for Variance with Survey and a Modified Site Plan Application at 32 W. Shore Oaks, Oswego, NY 13126 (tax map # 080.15-01-13.2). Seconded by Bettie Jo Cronk.

Karen Valentino, aye; Mike Cutuli, aye; Melissa Windey, aye; Bettie Jo Cronk, aye; Rhea Keller Knittel, aye. Motion carried.

Approval of Previous Minutes

Motion made at 6:08 PM by Bettie Jo Cronk to accept the October 15, 2025, Planning Board Minutes. Seconded by Rhea Keller Knittel.

Karen Valentino, aye; Mike Cutuli, aye; Melissa Windey, abstain; Bettie Jo Cronk, aye; Rhea Keller Knittel, aye. Motion carried.

Old Business

Samhammer & Straub – Continuation on the Application for Variance with Survey and a Modified Site Plan Application at 32 W. Shore Oaks, Oswego, NY 13126 (tax map # 080.15-01-13.2)

The Planning Board members reviewed the Samhammer & Straub Application for Variance with Survey and a Modified Site Plan Application and noted the updates were:

- Design of the shed and car port on the graph paper are clearly drawn
- Instead of a garage, the modification is for a 12 ft x 10 ft shed with a 5 ft x 4 ft ramp at the door and an attached 12 ft x 12 ft car port on the east side of the shed
- There will be a 2 ft distance between the shed and the house as well as 2 ft between the carport and house
- There is a 10.2 ft distance from the shed to the property line on the west side
- There is a 16 ft distance from the shed and car port to the edge of the gravel road at the shortest corner
- The design is compatible with the neighbors' uses, buildings and other structures

Chairperson Karen Valentino read aloud the Short Environmental Assessment Form Part 1 (SEAF).

The Planning Board and the Town Attorney, Carl Schmidt discussed the Samhammer & Straub Modified Site Plan Application as a SEQR Type II action in Section 617.5.(C) 12 – *minor construction or expansion of minor accessory or appurtenant residential structures to include such structures as garages, shed, carports.*

Motion made at 6:15 PM by Bettie Jo Cronk to classify the Samhammer & Straub Modified Site Plan Application as a SEQR Type II action under Section 617.5 (C) (12). Seconded by Mike Cutuli.

Karen Valentino, aye; Mike Cutuli, aye; Melissa Windey, aye; Bettie Jo Cronk, aye; Rhea Keller Knittel, aye. Motion carried.

Motion made at 6:16 PM by Bettie Jo Cronk to declare the Samhammer & Straub Modified Site Plan Application complete. Seconded by Mike Cutuli.

Karen Valentino, aye; Mike Cutuli, aye; Melissa Windey, aye; Bettie Jo Cronk, aye; Rhea Keller Knittel, aye. Motion carried.

Basis of Consideration for the Samhammer & Straub Modified Site Plan Application:

- 10 ft variance from the boundary to the west side of the neighboring property
- Modified design is 16 ft distance to the edge of the gravel road at its shortest corner; requires a 34 ft variance to the road
- Other locations for the structure were prohibited due to the placements of a tree, telephone pole and blocking the access to the boat ramp
- No increase of traffic on the road
- No increase in difficulty for vehicle movement along the road beyond the current conditions
- No water needed
- Electric will be needed
- No objections were made during the Special Public Hearing for the modified site plan
- Compatible with neighbors' uses, buildings and other structures

Motion at 6:31 PM by Bettie Jo Cronk to approve the application given the Basis of Consideration for the Samhammer & Straub Modified Site Plan Application. Seconded by Melissa Windey.

Karen Valentino, aye; Mike Cutuli, aye; Melissa Windey, aye; Bettie Jo Cronk, aye; Rhea Keller Knittel, aye. Motion carried.

Adjournment:

With no other business before the Board, a motion was made by Bettie Jo Cronk and seconded by Karen Valentino to adjourn the meeting at 6:34 PM. All in favor. Carried.

Respectfully submitted,

Cindi Giovo

New Haven Planning Board Secretary

POSTING ON WEBSITE DISCLAIMER: THESE MINUTES HAVE NOT YET BEEN APPROVED BY THE PLANNING BOARD. PLEASE REFER TO NEXT MONTH'S MINUTES FOR ANY AMENDMENTS, CHANGES, OR MODIFICATIONS AND APPROVAL.