

PLANNING AND DEVELOPMENT COMMITTEE MEETING

September 17, 2018

Chairman Tesoriero called the meeting to order at 6:43 p.m. in the 2nd floor Common Council Chambers of City Hall.

MEMBERS PRESENT: Councilor Tesoriero, Councilor Corradino and Councilor McBrearty.

OTHERS PRESENT: Councilor DeMassi; Councilor Hill; Councilor Wilmott; Councilor Gosek; William Barlow, Mayor; Tory DeCaire, Police Chief; Kevin Caraccioli, City Attorney; Deborah Coad, City Chamberlain; Tom Kells, Commissioner of Public Works; Justin Rudgick, Director of Community & Economic Development; Randall Griffin, Fire Chief; and Mark Tesoriero, City Clerk.

MEDIA PRESENT: Steve Yablonski, Oswego Daily News.

A motion to approve the minutes of July 16, 2018 was made by Councilor Corradino and seconded by Councilor McBrearty; minutes were approved by a unanimous vote.

I. OLD BUSINESS: There was no old business.

II. NEW BUSINESS:

Authorization:

1. Councilor Susan McBrearty, requests discussion regarding Winter Parking. Councilor Tesoriero said they will discuss enhancing the winter parking permit process and the associated fees. He said they will vote tonight to allow this to go to a public hearing. Councilor McBrearty said she, Councilor Wilmott and Councilor Tesoriero met several times throughout the year to talk about the existing permit process. She said right now you can apply for one on-street parking permit if you have no off-street parking and that permit costs \$75. She said they are proposing that they enhance that to a second permit if you have no off-street parking. She said that will cost twice as much as the original permit. She said if you have one off-street parking space you will be allowed to apply for one on-street parking space. She said you would need to have more than one vehicle to qualify for a second space on the street. She said in the first ward they have a lot of free municipal parking lots. She said they are losing FlexoWire and in the second ward they are losing Price Chopper. She said they also want to clean up the language in of the original. She said in some places it says owner occupant, some places it says resident and one place it says tenant. She said they want to reconcile it all to say resident. She said they changed the language to make it clear that the DPW can put the parking space where it makes the most sense. She said the language right now says the councilor decides where the parking space will go but the DPW is the one who

makes that decision. A member of the audience asked if this will apply only for the home owner or occupants within the home as well. Councilor McBrearty said residents. She said it is only for two permits even if you have more living in the house. Councilor Hill questioned if they would be changing to from owner occupied to just occupied. Councilor McBrearty said it would be changed to resident. Councilor DeMassi asked about someone living in a multifamily apartment. Councilor McBrearty said they don't qualify. Councilor DeMassi said if they have parking they don't get to ask for two more parking spaces at that residence. Councilor McBrearty said no. She said if there are two or more parking spaces on that property then they don't qualify for a permit. Councilor Tesoriero said he thinks they have to be very careful because they have an existing zoning ordinance that says that any occupied home that is not owner occupied has to have adequate parking or they don't get a rental permit. Councilor Gosek said his biggest concern is landlords that don't have parking and safety. Councilor Hill said he thinks it is important that the language isn't changed. He said this intent is to encourage home ownership and to invest in your home. He said it is not to assist landlords who are already under obligation to provide parking for their tenants. He said owner occupied was the intent. Councilor McBrearty said they are trying to encourage landlords to invest in their properties. Councilor Hill said landlords already have an obligation to provide adequate parking in order to offer rental property. Councilor Tesoriero said there are zoning issues that need to be addressed. He said before a landlord is given a rental permit they have to provide adequate parking. Councilor McBrearty said they can reconcile it to owner occupied. Members of the audience asked about people that are rehabbing single family homes to rent. Councilor Tesoriero said they have to go by what is existing now. He said they are in the process of trying to make it better. He said it might not be perfect for every situation. He said they are trying to get a solution that makes sense. He said they are trying to encourage development, the right kind of development. He said this is just to get it to a public hearing. He said there is enough time to discuss many items on this as they go forward. Councilor DeMassi said she doesn't think they should move this on until they have more answers. Councilor McBrearty said she doesn't see any reason why they can't reconcile this to owner occupied. Councilor Tesoriero said they have time to do some homework. He said he would like to proceed forward to a public hearing so people can be heard. Councilor McBrearty asked if they move this to public hearing does the language that is published have to stay the same. Mr. Caraccioli said if changes are made as a result of public comments then that has to be put into a final form to be voted on and published in the newspaper. He said an ordinance published in the local newspaper becomes law ten days after it is published. Councilor Gosek said he agrees with Councilor DeMassi that this should be tabled to get answers before going forward. Councilor Tesoriero said this is not a vote to pass anything. He said they have time to make changes. He said they need to do their job and get it prepared.

COMMITTEE DECISION: Councilor McBrearty made a motion to forward a favorable recommendation to the Full Council to establish a public hearing on Winter Parking. Councilor Corradino seconded the motion, unanimous approval.

THE RESOLUTION THAT WAS PART OF THE MEETING WILL BE FORWARDED TO THE FULL COUNCIL.

2. Mayor William J. Barlow, Jr., through the City Attorney, proposes an ordinance amending certain provisions of Chapter 257 of the City Code, Vehicles and Traffic, to eliminate the practice of allowing property owners to pave over public green space in front of their real property to accommodate off-street parking. Mayor Barlow said this stems from the changes to parking. He said last year they instituted the permit parking. He said it sounds like they are going to expand it. He said if they are going to give the people the opportunity to park on the street then they should outlaw allowing the front yard of properties to be paved. He said this proposal strikes the three exceptions to the ban on paving front lawns which means you can't get permission in any way to pave your front lawn. He said any city they would want to model has trees, grass and sidewalks in the front lawns. He said for 30-50 years anyone has been able to pave their front yard because no one cared. He asked if it hasn't happened by now then is there a real need. Councilor McBrearty asked if he wanted to change it from local law to ordinance. Mr. Caraccioli said yes. He said it was done by way of ordinance when it was adopted. He said if it is a local law it needs to be amended by a local law but if it is an ordinance then it is preferable to amend it by an ordinance. Councilor Corradino said twenty years ago something similar to this was proposed and it failed. He said he thinks the time is right for the revision of this ordinance. He said he thinks this goes hand in hand with enhancing the winter parking permit system. A member of the audience questioned if turf stone could still be used. Mayor Barlow said they are working on revoking permission to park in the front lawn. He said if you already have it you can keep it. He said driveways are okay. He said they would not allow cars parking parallel with sidewalk and curb where there should be grass. He said parking pads and driveways are two different things.

COMMITTEE DECISION: Councilor Corradino made a motion to forward a favorable recommendation to the Full Council to establish a public hearing for amendment to ordinance of Chapter 257 Section 26. Councilor McBrearty seconded the motion, unanimous approval.

THE RESOLUTION THAT WAS PART OF THE MEETING WILL BE FORWARDED TO THE FULL COUNCIL.

A motion to adjourn the meeting was made at 7:26 p.m. by Councilor McBrearty. A second was made by Councilor Corradino, and was unanimously approved.

Respectfully Submitted,

Mary M. Annal
Recording Secretary