

CITY OF OSWEGO, NEW YORK

ZONING BOARD OF APPEALS

May 19, 2020

Chairman Clavelli said Connie Ryan will be a voting member tonight.

A motion to approve the minutes of the April 2020 meeting was made by Mark Brunschweiger and seconded by Chairman Clavelli; minutes unanimously approved.

Chairman Clavelli 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 Mark Brunschweiger, unanimous approval.

CITY OF OSWEGO, NEW YORK

ZONING BOARD OF APPEALS

RESOLUTION

CASE NO: 20-71

IN THE MATTER OF: Port City Enterprises, LLC

WHEREAS, Port City Enterprises, LLC, owner of property situate in a TD, Traditional Downtown Zoning District in the 3rd Ward of the City of Oswego, New York, with address 198 West First Street, being Tax Map Number: 128.55-01-11, has applied for a Special Permit in accordance to Section 280-16(B) of the City of Oswego Code, to allow for a mixed use building and;

WHEREAS, due public notice having been given of a Hearing on said matter to be held on the 19th day of May 2020 and the applicant having appeared and no one appearing in opposition.

Michelle King, representing Port City Enterprises, LLC, was present for the discussion. Michelle King said she owns 198 West 1st Street which is the building between Heagerty's and Wayne's. She said there is a coffee shop currently on the first floor and a dance studio on the bottom floor. She said the top floor was recently Serenity Hall and they have moved out in preparation for this project. She said they were awarded the \$80,000 DRI grant to do the façade of the building. She said they want to convert the second story into two residential apartments. She said they have already been approved for parking for those apartments. Jeff McGann said this is the last step in Michelle's process. He said she has already gone through Committee and Council for use of public space for part of her façade redo project. He said she's going to put a new awning across the front of it as well as some other work on the façade. He said the two units require four parking spaces which she has secured through the DPW for the lot behind the Pontiac Hotel on Water Street. Chairman Clavelli asked if there was anyone from the public that would like to comment and no one responded.

RESOLVED, that a Special Permit be granted to allow for a mixed use building.

MOTION MADE BY ZONING BOARD MEMBER: Chairman Clavelli

SECONDED BY ZONING BOARD MEMBER: Mark Donabella

CITY OF OSWEGO, NEW YORK

ZONING BOARD OF APPEALS

RESOLUTION

CASE NO: 20-68

IN THE MATTER OF: National Grid

WHEREAS, National Grid, owner of property situate in a SR, Suburban Residential Zoning District in the 6th Ward of the City of Oswego, New York, with address 364 Walnut Street, being Tax Map Number: 127.84-04-13, has applied for a Special Permit in accordance to Section 280-80(A)(1)(2) of the City of Oswego Code, to allow for the installation of an eight foot (8') high fence and;

WHEREAS, due public notice having been given of a Hearing on said matter to be held on the 19th day of May 2020 and the applicant having appeared and no one appearing in opposition.

Stan Falise, representing National Grid, was present for the discussion. Mr. Falise said they are requesting a fence variance from 6' to 8' high in the interest of public safety based on the amount of snow we get. He said the New York State Public Service Commission suggested and recommended that they increase their fence height based on snow loads. He said with the snow they get in the City of Oswego, they feel that 8' is in the interest of public safety. He said at their Walnut Street station they are requesting to install a new fence for the entire site at 8' height. Jeff McGann said National Grid has a natural gas station on Walnut Street that is fenced in. He said they are doing some upgrade mandates to that property and upgrading a lot of things including the drainage on that property. He said with the snow that we get around here a 6' fence is not necessarily safe enough to keep people out of the danger area. Chairman Clavelli asked if there were any questions from the public and no one responded.

RESOLVED, that a Special Permit be granted to allow for the installation of an eight foot (8') high fence.

MOTION MADE BY ZONING BOARD MEMBER: Chairman Clavelli

SECONDED BY ZONING BOARD MEMBER: Mark Brunschweiger

CITY OF OSWEGO, NEW YORK

ZONING BOARD OF APPEALS

RESOLUTION

CASE NO: 20-74

IN THE MATTER OF: Jackoby Crouch

WHEREAS, Jackoby Crouch, owner of property situate in a TN2, Traditional Neighborhood 2 Zoning District in the 5th Ward of the City of Oswego, New York, with address 197 Erie Street, being Tax Map Number: 127.84-04-13, has applied for a Special Use Permit in accordance to Section 280-13(B) of the City of Oswego Code, to allow for the conversion of a garage to living space and;

WHEREAS, due public notice having been given of a Hearing on said matter to be held on the 19th day of May 2020 and the applicant having appeared and no one appearing in opposition.

Jackoby Crouch, of 197 Erie Street, was present for the discussion. Mr. Crouch said he is looking to convert a garage into a dwelling. Jeff McGann said this two story garage was once a tanning salon. He said it is next to Mr. Crouch's house. He said it has seen better days. He said Mr. Crouch has been working on upgrading the house next-door for the past year and he is looking to turn this somewhat dilapidated garage into a rental. He said he has the parking available there. He said it will be a much improved look to that neighborhood. Mark Donabella asked if it'll be a single-family. Mr. Crouch said yes. He said it will be a single-family, one unit dwelling. He said it will have four rooms, one downstairs and three upstairs. He said he will clean up the brush on either side of the lower driveway and put a retaining wall on either side to keep the land from eroding anymore on either side. Chairman Clavelli asked if it will be sided. Mr. Crouch said it will be vinyl sided with updated windows and a poured concrete driveway. Chairman Clavelli said it is going to really clean that area up.

RESOLVED, that a Special Permit be granted to allow for the conversion of a garage to living space.

MOTION MADE BY ZONING BOARD MEMBER: Chairman Clavelli

SECONDED BY ZONING BOARD MEMBER: Mark Brunschweiger

CITY OF OSWEGO, NEW YORK

ZONING BOARD OF APPEALS

RESOLUTION

CASE NO: 20-75

IN THE MATTER OF: Thomas Edwards

WHEREAS, Thomas Edwards, owner of property situate in a SR, Suburban Residential Zoning District in the 2nd Ward of the City of Oswego, New York, with address Smith Beach Road, being Tax Map Number: 110.67-01-23.02, 110.67-01-24, 110.67-01-28, & 110.67-01-29 has applied for a Height Area Variance in accordance to Section 280-80(A)(1)(2) of the City of Oswego Code, to allow for the installation of an eight foot (8') high fence and;

WHEREAS, due public notice having been given of a Hearing on said matter to be held on the 19th day of May 2020 and the applicant having appeared and no one appearing in opposition.

Thomas Edwards of 31 Smith Beach Road was present for the discussion. He said he would like to put an 8' high fence in on the north end of his property that runs east and west. He said it will probably be about 150 feet long. Jeff McGann said on their map there is a right of way paper street. He said Mr. Edwards owns several parcels of land there on both sides of the right of way of that street. He said he recently went to the Common Council and Committee to get permission to put this fence on that 16' that connects his two properties at the very north end of that right of way. He said he was given approval for that. He said it is very rural for being in the city. He said most of those lots are vacant lots that surround the paper street where he is looking to put the 8' fence to give him some buffer to the houses that are more on the waterfront side. Chairman Clavelli said if the Board looks at the map, where the three x's are at the end of the right of way, his fence will go left and right of that and will go the whole length and will be like three properties. He said he's going to clean that area up and it will be nice. He asked if there were any questions from the public and no one responded.

RESOLVED, that a Height Variance be granted to allow for the installation of an eight foot (8') high fence.

MOTION MADE BY ZONING BOARD MEMBER: Chairman Clavelli

SECONDED BY ZONING BOARD MEMBER: Mark Brunschweiger