

CITY OF OSWEGO, NEW YORK

ZONING BOARD OF APPEALS

July 16, 2019

A motion to approve the minutes of the June 2019 meeting was made by Phil Cady 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 Phil Cady, unanimous approval.

CITY OF OSWEGO, NEW YORK

ZONING BOARD OF APPEALS

RESOLUTION

CASE NO: 19-106

IN THE MATTER OF: Crystal Landphere

WHEREAS, Crystal Landphere, owner of property situate in a TN2, Traditional Neighborhood 2 Zoning District in the 6<sup>th</sup> Ward of the City of Oswego, New York, with address 25 McWhorter Street, being Tax Map Number: 128.72-03-42, 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 replacement of 45' of 4' high fence with 6' high stockade wood fence and;

WHEREAS, due public notice having been given of a Hearing on said matter to be held on the 16<sup>th</sup> day of July 2019 and the applicant having appeared and no one appearing in opposition.

Crystal Landphere and Eric Jewett of 25 McWhorter Street were present for the discussion. Ms. Landphere said she would like a variance for a 6' fence. Chairman Clavelli asked if there was anyone for this application and Councilor Tesoriero came forward. He stated this will only enhance this piece of property. Chairman Clavelli asked if there was anyone against this application and no one came forward.

RESOLVED, that a Height Area Variance be granted to allow for the replacement of 45' or 4' high fence with 6' high stockade wood fence.

MOTION MADE BY ZONING BOARD MEMBER: Mark Brunschweiger

SECONDED BY ZONING BOARD MEMBER: Chairman Clavelli

CITY OF OSWEGO, NEW YORK

ZONING BOARD OF APPEALS

RESOLUTION

CASE NO: 19-112

IN THE MATTER OF: Jonathan & Grace Schulz

WHEREAS, Jonathan & Grace Schulz, owners of property situate in a TN2, Traditional Neighborhood 2 Zoning District in the 2<sup>nd</sup> Ward of the City of Oswego, New York, with address 55 East Fifth Street, being Tax Map Number: 128.48-02-49, has applied for a Side Yard Setback Area Variance in accordance to Section 280-55(A) of the City of Oswego Code, to allow for proposed new driveway and;

WHEREAS, due public notice having been given of a Hearing on said matter to be held on the 16<sup>th</sup> day of July 2019 and the applicant having appeared and no one appearing in opposition.

Grace Schulz of 55 East Fifth Street and Pete Tetro of 206 East Sixth Street were present for the discussion. Mrs. Schulz said Mr. Tetro is her contractor. Chairman Clavelli said she wants a driveway. Mrs. Schulz said yes. Chairman Clavelli asked if there was anyone for or against this application and no one came forward. Mr. Caraccioli said the Planning Board made a favorable advisory. Jeff McGann said he would suggest an October 31, 2019 deadline. Chairman Clavelli asked if they agree with that. Mrs. Schulz said yes.

RESOLVED, that a Side Yard Setback Area Variance be granted to allow for proposed new driveway with an October 31, 2019 completion date.

MOTION MADE BY ZONING BOARD MEMBER: Chairman Clavelli

SECONDED BY ZONING BOARD MEMBER: Phil Cady

CITY OF OSWEGO, NEW YORK

ZONING BOARD OF APPEALS

RESOLUTION

CASE NO: 19-116

IN THE MATTER OF: Tom Allen

WHEREAS, Tom Allen, owner of property situate in a TN1, Traditional Neighborhood 1 Zoning District in the 5<sup>th</sup> Ward of the City of Oswego, New York, with address 246 West Seventh Street, being Tax Map Number: 128.78-02-11, has applied for a Rear Yard Setback Area Variance in accordance to Section 280-12(C) of the City of Oswego Code, to allow for the construction of a 10'x12' shed and;

WHEREAS, due public notice having been given of a Hearing on said matter to be held on the 16<sup>th</sup> day of July 2019 and the applicant having appeared and no one appearing in opposition.

Tom Allen of 246 West Seventh Street was present for the discussion. Mr. Allen said he is looking for a variance for a 10'x12' structure. Chairman Clavelli asked if there was anyone for or against this application and no one came forward. Mr. Caraccioli said there is an existing garage and the shed will be next to it. Mr. Allen said yes. Chairman Clavelli asked if they can add in that it will be completed by October 31, 2019. Mr. Allen said yes.

RESOLVED, that a Rear Yard Setback Area Variance be granted to allow for the construction of a 10'x12' shed with an October 31, 2019 completion date.

MOTION MADE BY ZONING BOARD MEMBER: Mark Brunschweiger

SECONDED BY ZONING BOARD MEMBER: Chairman Clavelli

CITY OF OSWEGO, NEW YORK

ZONING BOARD OF APPEALS

RESOLUTION

CASE NO: 19-117

IN THE MATTER OF: Tom Allen

WHEREAS, Tom Allen, owner of property situate in a TN1, Traditional Neighborhood 1 Zoning District in the 5<sup>th</sup> Ward of the City of Oswego, New York, with address 246 West Seventh Street, being Tax Map Number: 128.78-02-11, has applied for a Side Yard Setback (North) Area Variance in accordance to Section 280-12(C) of the City of Oswego Code, to allow for the construction of a 10'x12' shed and;

WHEREAS, due public notice having been given of a Hearing on said matter to be held on the 16<sup>th</sup> day of July 2019 and the applicant having appeared and no one appearing in opposition.

RESOLVED, that a Side Yard Setback (North) Area Variance be granted to allow for the construction of a 10'x12' shed with an October 31, 2019 completion date.

MOTION MADE BY ZONING BOARD MEMBER: Mark Brunschweiger

SECONDED BY ZONING BOARD MEMBER: Anthony Pauldine

CITY OF OSWEGO, NEW YORK

ZONING BOARD OF APPEALS

RESOLUTION

CASE NO: 19-118

IN THE MATTER OF: Tom Allen

WHEREAS, Tom Allen, owner of property situate in a TN1, Traditional Neighborhood 1 Zoning District in the 5<sup>th</sup> Ward of the City of Oswego, New York, with address 246 West Seventh Street, being Tax Map Number: 128.78-02-11, has applied for a Maximum Lot Coverage Area Variance in accordance to Section 280-12(C) of the City of Oswego Code, to allow for the construction of a 10'x12' shed and;

WHEREAS, due public notice having been given of a Hearing on said matter to be held on the 16<sup>th</sup> day of July 2019 and the applicant having appeared and no one appearing in opposition.

RESOLVED, that a Maximum Lot Coverage Area Variance be granted to allow for the construction of a 10'x12' shed with an October 31, 2019 completion date.

MOTION MADE BY ZONING BOARD MEMBER: Mark Brunschweiger

SECONDED BY ZONING BOARD MEMBER: Anthony Pauldine

CITY OF OSWEGO, NEW YORK

ZONING BOARD OF APPEALS

RESOLUTION

CASE NO: 19-113

IN THE MATTER OF: Hospitality Syracuse, Inc.

WHEREAS, Hospitality Syracuse, Inc., owner of property situate in a CB, Central Business Zoning District in the 4<sup>th</sup> Ward of the City of Oswego, New York, with address 151 George Street, being Tax Map Number: 128.43-01-05, has applied for a Height Area Variance in accordance to Section 280-61(A) of the City of Oswego Code, to allow for post sign to exceed 20 feet in height and;

WHEREAS, due public notice having been given of a Hearing on said matter to be held on the 16<sup>th</sup> day of July 2019 and the applicant having appeared and no one appearing in opposition.

Stephanie Albright from APD Engineering and Mike McCracken from Hospitality Syracuse were present for the discussion. Ms. Albright said they are seeking variances for a 34.33 foot high sign with 106 square feet total area. She said they are under construction now. She said it is a busy corridor so they would like a taller and bigger sign so people can get into the right lane to turn onto George Street. Mr. Caraccioli said this matter didn't come before the Planning Board. He said this is in a commercial corridor. He asked if they know how tall the Wendy's sign is. Ms. Albright said she isn't sure but it is pretty tall. Mark Brunschweiger asked if the sign in Fulton is about the same dimensions. Mr. McCracken said he is not sure. Chairman Clavelli asked if there was anyone for or against this application and Councilor Tesoriero came forward. Councilor Tesoriero said due to the proximity to the corner he thinks the height is advantageous to the traffic. He said higher is better and allows better eye traffic around that corner. Jeff McGann said it was approved by the DOT as well. Mr. Caraccioli said they received a letter from the County that stated there is no significant County impact and should be decided as a local issue. Chairman Clavelli asked if they could have it done by October 31, 2019. Mr. McCracken said he sure hopes so.

RESOLVED, that a Height Area Variance be granted to allow for post sign to exceed 20 feet in height with an October 31, 2019 completion date.

MOTION MADE BY ZONING BOARD MEMBER: Mark Brunschweiger

SECONDED BY ZONING BOARD MEMBER: Chairman Clavelli

CITY OF OSWEGO, NEW YORK

ZONING BOARD OF APPEALS

RESOLUTION

CASE NO: 19-114

IN THE MATTER OF: Hospitality Syracuse, Inc.

WHEREAS, Hospitality Syracuse, Inc., owner of property situate in a CB, Central Business Zoning District in the 4<sup>th</sup> Ward of the City of Oswego, New York, with address 151 George Street, being Tax Map Number: 128.43-01-05, has applied for a Square Feet Area Variance in accordance to Section 280-61(A) of the City of Oswego Code, to allow for post sign to exceed 80 square feet in area on each face and;

WHEREAS, due public notice having been given of a Hearing on said matter to be held on the 16<sup>th</sup> day of July 2019 and the applicant having appeared and no one appearing in opposition.

RESOLVED, that a Square Feet Area Variance be granted to allow for post sign to exceed 80 square feet in area on each face with an October 31, 2019 completion date.

MOTION MADE BY ZONING BOARD MEMBER: Mark Brunschweiger

SECONDED BY ZONING BOARD MEMBER: Chairman Clavelli