

CITY OF OSWEGO, NEW YORK

ZONING BOARD OF APPEALS

September 25, 2018

Chairperson Sweet 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 Frank Clavelli, Jr., unanimous approval.

CITY OF OSWEGO, NEW YORK

ZONING BOARD OF APPEALS

RESOLUTION

CASE NO: 18-99

IN THE MATTER OF: National Grid

WHEREAS, National Grid, owner of property situate in an Industrial, IN Zoning District in the 1<sup>st</sup> Ward of the City of Oswego, New York, with address 261 George Washington Boulevard, being Tax Map Number: 127.59-01-01, has applied for an amendment to Case #18-73 Area Variance Side Yard Setback in accordance to Section 280-40(A) of the City of Oswego Code, to allow for the construction of a new 50'x80' control building and;

WHEREAS, due public notice having been given of a Hearing on said matter to be held on the 25<sup>th</sup> day of September 2018 and the applicant having appeared and no one appearing in opposition.

Ben Wisell, attorney for National Grid, and Rachel Gibson, project manager for National Grid, were present for the discussion. Mr. Wisell said on June 19<sup>th</sup> the Board approved a side yard setback variance associated with a new control house building. He said when they started construction they realized they needed to ask for a slightly larger variance due to slightly different underground conditions on the site. He said before digging they thought the duct banks were in a certain location based on drawings prepared in the 1950s and 60s. He said upon breaking ground they realized they were four feet further west than they thought. He said as a result the control house building needs to be relocated approximately four feet further west than the Board originally approved. He said the city code requires a minimum Side Yard Setback of 12'. He said in June the Board approved the installation of the building 10' from the side yard lot line and now they are requesting to place the building 6' from the side yard lot line. He said there will be no impact on adjacent properties. Anthony Pauldine asked if the size of the building has changed. Mr. Wisell said no. Mr. Caraccioli said this is an amendment to Case #18-73 for a 6' variance to the 12' required setback. He said the staff write-up states this is an unlisted action. He said it is actually a Type II action so there is no further environmental review needed. Chairperson Sweet asked if there was anyone in favor of this application and no one came forward. She then asked if there was anyone opposed to this application and again no one came forward.

RESOLVED, that an amendment to Case #18-73 be granted for a 6' Side Yard Setback Variance.

MOTION MADE BY ZONING BOARD MEMBER: Frank Clavelli, Jr.

SECONDED BY ZONING BOARD MEMBER: Anthony Pauldine

CITY OF OSWEGO, NEW YORK

ZONING BOARD OF APPEALS

RESOLUTION

CASE NO: 18-100

IN THE MATTER OF: Robert Demm

WHEREAS, Robert Demm, owner of property situate in a Residential, R3 Zoning District in the 7<sup>th</sup> Ward of the City of Oswego, New York, with address 339 West Fifth Street, being Tax Map Number: 146.31-01-16, has applied for a Rear Yard Setback Variance in accordance to Section 280-25(A) of the City of Oswego Code, to allow for the construction of a new 16'x16' single-story addition and;

WHEREAS, due public notice having been given of a Hearing on said matter to be held on the 25<sup>th</sup> day of September 2018 and the applicant having appeared and no one appearing in opposition.

Robert Demm of 339 West Fifth Street was present for the discussion. Mr. Demm said he has owned the property since 1999. He said life has prevented him from doing the improvements to the house that he wanted to do. He said he now has a little nest egg to work with and he would like to do some improvements. He said as he ages his knees are becoming a problem. He said he thought a downstairs bedroom would be a good addition. Chairperson Sweet said he has a good size lot. Mr. Demm said it is 50x100. Mr. Caraccioli asked if there is any structure nearby. Mr. Demm said the neighbors have a small storage shed in the back corner. He said he also has a small storage shed in the back corner that will go away. Chairperson Sweet asked if there was anyone in favor of this application and no one came forward. She then asked if there was anyone opposed to this application and Jim St. John of 108 Ellen Street said he needs more explanation on where and how it will be built. Frank Clavelli, Jr. showed him where the addition will be going. Chairperson Sweet said he is going to be removing the shed also. Mr. St. John said he is concerned with the use of it. He asked if it will be an apartment. Mr. Demm said no. He said he doesn't want to get into rentals. Mr. St. John said his parking will stay the same. Mr. Demm said yes. Chairperson Sweet asked if he will side it like the house. Mr. Demm said he would like to go with vinyl so he will side the whole house.

RESOLVED, that a Rear Yard Setback Variance be granted to allow for the construction of a new 16'x16' single-story addition.

MOTION MADE BY ZONING BOARD MEMBER: Frank Clavelli, Jr.

SECONDED BY ZONING BOARD MEMBER: Anthony Pauldine