

Zoning Board of Appeals

Town of Oswego

August 20, 2015

Chair: Tim Anderson
Vice Chair: Robert Baker
Members: Michael Asmolik, Robert Dexter, Debra Shoenfelt-Jaskula
Alternate: Michael J. Asmolik
Attorney to the Board: Kevin Caraccioli
Secretary: Debra Hogan

The meeting was called to order at 7:00 p.m. by Chairman Tim Anderson.

Board Attendance:

Tim Anderson, Robert Baker, Robert Dexter, Debra Shoenfelt-Jaskula, Michael J. Asmolik (alternate)
Attorney Kevin Caraccioli

Excused:

Michael Asmolik

Others Present:

Jeremy Astle, Darrell Pritchard, Daniel Eason, Katrina Eason, William Noun

Acceptance of Agenda:

Motion by Debra Shoenfelt-Jaskula, second by Michael J. Asmolik to accept agenda. All ayes. Carried.

Approval of January 15, 2015 minutes:

Motion by Debra Shoenfelt-Jaskula, second by Robert Baker to accept minutes as written. All ayes.
Carried.

Public Hearing #Z01-2015 – Area Variance

Astle, Jeremy & Judith, 117 Demass Rd. - Storage Building:

Chairman Anderson opened the public hearing at 7:05. Mr. Astle is requesting an area variance to install a 24' x 24' detached garage within 2' from his side yard property line. The required setback is 15'.

The building currently sits across the road from the residence. Mr. Astle explained it is not financially feasible to keep the building there as an electric pole and power would have to be installed. He would relocate it next to his residence for storage use. Other locations on his property are not usable due to drainage and septic locations. Adjoining neighbor Darrell Pritchard was present and has no problem with it. All neighbors were notified. Attorney Caraccioli reviewed factors needed to consider when granting an area variance.

Motion by Debra Shoenfelt-Jaskula, second by Robert Baker to approve the 13' area variance to construct and erect a 24' x 24' x 14' detached garage on the existing residential premises and approximately 2' from the closest property line located at 117 Demass Road (See Attachment A).

All ayes. Carried.

Preliminary Review #Z02-2015 – Use Variance

Eason, Daniel/Noun, William, 171 Co. Rt. 89 – Bed & Breakfast:

Chairman Anderson asked Mr. Eason to explain his vision and layout for the proposed Bed & Breakfast.

Mr. Eason explained there are 2 properties currently owned by William Noun that would be purchased; one being the residence, and an adjoining parcel containing an outbuilding which could be used for storage.

Mr. Eason stated the residence needs an overhaul. A Cape Cod style would be retained with porch, dormers and cedar shake shingles. It would contain 4-5 bedrooms, each with its own bath. Food service would consist of breakfast and occasional special events. The 2-story building is approximately 1400 square feet. There is no basement. It has a private septic system. 18 parking spaces are proposed for special events. He anticipates 2 employees. He gave a brief history of the property explaining that it had been used as a summer residence and later as a boarding house.

Attorney Caraccioli reviewed definitions of Home Occupation Minor and Home Occupation Major. The property is located in an R-2 zone where Home Occupation Minor is allowed. Home Occupation Major is allowed with Special Permit and Site Plan Approval.

Discussion included interpretation of use and parking concerns along with definition of Bed and Breakfast. Mr. Eason stated the parking concern could be eliminated by operating solely as a bed and breakfast, with no special events being held.

Attorney Caraccioli recommended that Mr. Eason provide the board with more detailed information for consideration and that those materials be submitted by October 1st. A Public Hearing will be held on Thursday, October 15th.

New Business:

None

Old Business:

None

Adjournment:

Motion to adjourn by Robert Baker, second by Debra Shoenfelt-Jaskula. All ayes. Carried.
Meeting adjourned at 8:25 p.m.

Respectfully submitted,

Debra Hogan
Secretary