

ONEONTA, NEW YORK – MAY 19, 2014 - 7:00 P.M.
REGULAR MEETING ZONING AND HOUSING BOARD OF APPEALS PG. 1

PRESENT: Chair Ed May
Commissioner Louis Shields
Commissioner John Rafter
Commissioner Joseph Ficano
Commissioner Paul Robinson
Council Member Bob Brzozowski

ABSENT: Commissioner Karen Geasey
Commissioner Robert Lawson

Also in attendance: Ordinance Inspector Lee Adele Ferris; Planning Commission Chair Dennis Finn.

Chair May called the regular meeting to order and asked the Clerk to call the roll.

CORRESPONDENCE

City Clerk Kendall stated there was no correspondence.

APPROVAL OF MINUTES

Chair May asked whether there were any changes to the minutes. Hearing none, he asked for a motion to approve the minutes as presented.

MOTION, made by Commissioner Ficano and seconded by Commissioner Rafter, that the Board approve the Minutes of the meeting held on February 24, 2014.

AGENDA ITEMS

Chair May stated there was one item on the agenda:

1. Lizabeth Rose (Wilber & Clark Enterprises, Inc)
250-256 Main Street (300.23-1-23)
Area Variance

The applicant wishes to install a directory sign on the side of the building that faces South Main Street. This sign will be used to advertise all the businesses located on various floors in this building and a business owned by the property owner that is not located in on this property. The design of this sign will be similar to the directory sign located at 261-267 Main Street.

The Notice of Public Hearing appeared in The Daily Star on May 9, 2014 and 24 letters were sent to adjoining property owners within a 300' radius of the property in question.

Chair May asked who was present on behalf of the appellant. Lizabeth Rose and Peter Clark identified themselves and described the project at the request of the Chair. Mr. Clark stated that Wilber and Clark had developed 261-267 Main as a mini-mall of small shops and has now started leasing the building diagonally across the intersection at 250-256 Main. They would like to place a sign similar to that on 261-267 Main on the South Main Street façade of 250-256 Main. The goal is to establish a center of diverse, interesting small shops at that intersection.

Commissioners asked the appellant a variety of questions regarding size and location of the sign. Ordinance Inspector Ferris indicated that the Code Enforcement Office has no objections to the requested area variance. Council Member Brzozowski stated that he felt the proposal was good.

Chair May asked whether anyone present had further comments. There being no further discussion, Chair May asked for a motion to approve or deny the variance requested by the appellant.

MOTION, made by Commissioner Shields and seconded by Commissioner Robinson, that the Board approve the area variance requested to allow installation of a directory sign on the South Main Street side of 250-256 Main Street.

Voting Ayes: Chair May
Commissioner Shields
Commissioner Rafter
Commissioner Ficano
Commissioner Robinson

Noes: None

Absent: Commissioner Geasey
Commissioner Lawson

MOTION CARRIED

There being no further business to come before the board, Chair May adjourned the regular meeting at approximately 7:10 p.m.

DOUGLAS KENDALL, City Clerk

/dk

DRAFT