

Village of Liverpool Planning Board
Monday November 27, 2023
7:00 PM

Present: Robert Bradt, Chairman Heidi McElwee
Sam Reppi Jim Rosier
Nathan Holliday
Bill Reagan, Codes Officer – absent Rich Andino, Attorney
Sandra Callahan - Planning Board Secretary
Tom Tartaglia, alternate

Call to Order

Chairman Bradt called the meeting to order at 7:00 p.m. and led all present in the Pledge of Allegiance.

Minutes

Ms. McElwee moved and Mr. Reppi seconded the motion to approve the minutes from September 25, 2023. All ayes, motion carried.

Old Business – 103 Vine Street – The applicant has withdrawn their application.

Chairman Bradt said that the board liked the project and was happy with the design. We were concerned with the fit into the neighborhood. He thought we had good discussion with the applicant even though we only met with them once. Surprised that they withdrew without giving the Board an opportunity to hear any alternative designs.

Mr. Rosier said he was surprised that the applicant thought the Board would have just accepted their design without any push back or discussion.

Mr. Rosier moved and Mr. Reppi seconded the motion to close the public hearing. All ayes, the public clearing is closed.

Chairman Bradt moved and Ms. McElwee seconded the motion to acknowledge the withdrawal of the application. All ayes, motion carried. The case is closed.

New Business – 717 Oswego Street – On the application of Bryan Popovici for a special permit to allow for the construction of a detached 50' x 50' garage that exceeds §380-14 (K) of the code of the Village of Liverpool for an accessory structure in excess of 150 square feet for a property located at 717 Oswego Street., Liverpool, NY designated as tax map #006.-06-07.0.

The applicant said that the purpose was to match the historical nature of the house and to design it like the old willow barns. He would use it to store equipment and his cars.

Chairman Bradt asked for questions from the Board.

Mr. Holliday said that the dimensions on the drawing are different than the tax map. He asked if it was done professionally. The applicant said it was done by Lehr Surveyors.

Dr. Popvici said that the garage would be lined up like the garage next door. The loft is built to prevent empty roof truss space.

James Granito, Attorney for the applicant said that the Planning Board can interpret the village code to determine if this is a historic structure and waive the size restrictions.

The Zoning Board is concerned with the height restriction.

Mr. Reagan said that if it is historic in nature it needs to be specific for siding, etc. to keep the historic look.

Attorney Andino said the burden is on the applicant to make their case. He needs to come to the board with evidence that the property is historic. He could retain an historic architect to help with the determination.

The special permit is for the square footage. The allowed square footage is 150. The applicant is requesting 2500 square feet. Mr. Reagan said it meets coverage requirements for fitting on the property.

Ms. McElwee said she would need to see more evidence that it would be historic and salt box style. The size is concerning, 2 giant garages seems out of the norm.

Dr. Popovici said the historian said that the size and style was appropriate.

Mr. Rosier said the size is incredible. He thinks it is too big to put an historic look to it.

Mr. Reppi said the requested building is 1600% bigger than what is currently there. He asked if there would be a separate power source, Dr. Popovici said no. There would be water.

The code for elevation is 15' and the applicant is requesting 29'. Where would the roof drain to? Dr. Popovici said it shouldn't be an issue, he has backfilled his property for drainage.

He asked if the applicant would consider 2 bays, Dr. Popovici said no he needed 3 bays. It would be 3 cars deep to store his equipment and get it out of sight. The neighbors would like his other projects finished before he starts this one.

Mr. Holliday asked about a water supply to the garage. Dr. Popovici said he would put a spigot, not a new water line. He would like to see the materials being used and for him to check the dimensions on the drawing. He agrees there is enough room on the property but it has to be consistent with the village.

Chairman Bradt asked if the applicant has anything from the historian showing the way it looked before and its historical attachment to the village.

Attorney Andino said the height restriction can be waived for an historic structure, if the Planning Board does not waive this requirement it would be up to the Zoning Board for a variance. It is up to the applicant to prove it's historic. Dr. Popovici said he will get information from the historian.

Mr. Rosier moved and Mr. Reppi seconded the motion to open the public hearing, all ayes, motion carried.

Tricia Case – 712 Oswego St. She said she is a 19 year resident and the construction at his property has been ongoing. She provided pictures to the board of the equipment and flood lights. There are flood lights and back up alarms all the time. She said the size is an issue and he already has a giant garage at his next door property. She said the noise is constant.

Mr. Reagan said that there are upcoming changes to the noise ordinance and it will be on the agenda for the Village Board meeting on December 11, 2023.

Lou Petino – 712 Oswego St. He said the house is not a salt box style and it does not look appropriate for the neighborhood.

Chris LaFrance – 310 Balsam – His house is directly behind the applicant. He said the flood lights are blinding. The water from this property will drain into his yard.

Gerald McClean – 709 Oswego - He said a 2 car garage is normal but not this size. He already has a large garage next door. The diesel fumes from the equipment go into his house and he can't open his windows because of it. He doesn't think the applicant needs this size garage.

Tom Tartaglia – 909 Oswego – He has the same concerns as the other residents. The structure is too big for the property and he is also concerned about drainage.

Chairman Bradt moved and Ms. McElwee seconded the motion to leave the public hearing open and table the application until January. The applicant will provide the historical aspects of the property. All ayes, motion carried.

There being no further business, Mr. Rosier moved and Mr. Reppi seconded the motion to adjourn. All ayes, meeting adjourned at 8:05 p.m.

Respectfully submitted,

Sandra J. Callahan
Deputy Clerk