

**PLANNING & DEVELOPMENT  
COMMITTEE MEETING  
January 20, 2026**

Chairman Lautensack called the meeting to order at 6:29 p.m.

***MEMBERS PRESENT:*** Councilor Lautensack, Councilor Thompson, and Councilor FitzGibbons.

***OTHERS PRESENT:*** Councilor Myer; Councilor Kennedy; Councilor Ashline; City Attorney, Kevin Caraccioli; Planning and Zoning Advisor, Jeff McGann; Director of Economic Development, Amy Murphy; City Assessor, Kevin Hill; Police Chief, Phillip Cady; Commissioner of Public Works and Parks and Recreation, Craig Rebeor; Mayor Robert Corradino.

***MEDIA PRESENT:*** No media present.

***OLD BUSINESS:*** There was no old business.

A motion to approve the minutes of the January 5, 2026, meeting was made by Councilor Thompson and seconded by Councilor FitzGibbons. Minutes were approved unanimously.

**NEW BUSINESS:**

**1. The Zoning and Planning Office requests that the proposed zone change for the property known as 30 Byer Road, for the proposed zone change from TN2, Traditional Neighborhood 2 to PD, Planned Development Zoning District, be forwarded to the Planning Board for an advisory opinion pursuant to Section 280-96 of the Zoning Ordinance.**

Planning and Zoning Advisor, Jeff McGann, explained that the zoning change request for the property on Byer Road is similar to the request considered two weeks earlier, noting that the subject parcel is currently zoned Traditional Neighborhood 2 and contains a large two-story garage without a primary residence, which significantly limits its allowable use. Jeff described the surrounding land uses, including adjacent Planned Development zoning, a commercial building across the street in the Town of Oswego, and storage units and pole barns to the west. He said the property owner is seeking a zone change to allow flexibility for future residential or commercial use while avoiding spot zoning. Councilor FitzGibbons noted that he had spoken with an adjacent property owner and that neighborhood feedback indicated the property has declined and that improvements would be welcomed. Jeff McGann added that the owner has a positive history of maintaining other properties in the city. Councilor Lautensack asked why Planned Development zoning was selected, to which Jeff responded that Planned Development is adjacent to the property and allows flexibility while still requiring adherence to strict standards aligned with whichever use is ultimately proposed such as traditional business or commercial guidelines. Mr. McGann emphasized that a zoning change does not grant unrestricted use of the property. He also stated that the

zoning change process alone takes approximately two and a half months and that any future use would require separate Planning Board and Zoning Board approvals. Councilor Lautensack asked whether the applicant was considering multiple options for the site, including storage or residential apartments, and Jeff confirmed these were preliminary concepts and clarified that any specific use would still require full Planning and Zoning review. Councilor Myer had a question regarding future approvals. Jeff explained that the current discussion was for an advisory opinion only and outlined the multi-step process involving Planning Board review, a public hearing before the Council, and subsequent Planning and Zoning review for any specific use, noting that the matter would only return to the Council if a future zoning change were requested outside the approved Planned Development framework.

**COMMITTEE DECISION:** Councilor FitzGibbons made a motion to forward a favorable recommendation to the Full Council the request from Planning and Zoning Advisor, Jeff McGann. Councilor Thompson seconded the motion, it was approved unanimously.

***THE RESOLUTION THAT WAS PART OF THE MEETING WILL BE FORWARDED TO THE FULL COUNCIL.***

A motion to adjourn the meeting was made at 6:38 p.m. by Councilor FitzGibbons. A second was made by Councilor Thompson, it was approved unanimously.

Respectfully Submitted,



Egor Golubchikov