

**PLANNING & DEVELOPMENT
COMMITTEE MEETING
March 2, 2026**

Chairman Lautensack called the meeting to order at 6:30 p.m.

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

OTHERS PRESENT: Councilor Myer; Councilor Kennedy; Councilor Ashline; Councilor Plunkett; City Attorney, Kevin Caraccioli; City Assessor, Kevin Hill; Mayor Robert Corradino; Police Chief, Phillip Cady; Police Sergeant, Brandon Lummis.

MEDIA PRESENT: No media present.

OLD BUSINESS: There was no old business.

A motion to approve the minutes of the February 17, 2026, meeting was made by Councilor FitzGibbons and seconded by Councilor Thompson. Minutes were approved unanimously.

NEW BUSINESS:

1. **The Zoning and Planning Office requests that the proposed zone changes for the properties known as 101 Sheldon Avenue & Landlocked Property between Sheldon & Fifth Avenue, for the proposed zone change from TN2, Traditional Neighborhood 2 to TB, Traditional Business, be forwarded to the Planning Board for an advisory opinion pursuant to Section 280-96 of the Zoning Ordinance.**

City Attorney, Kevin Caraccioli, explained the procedural process regarding the proposed zoning change for the properties identified as 101 Sheldon Avenue and a landlocked parcel between Sheldon Avenue and 5th Avenue, which seeks to change the zoning designation from Traditional Neighborhood 2 to Traditional Business and refer the request to the Planning Board for an advisory opinion pursuant to Section 280-96 of the zoning ordinance. He stated that zoning change requests begin with the Common Council and are typically referred to the Planning Board, which will hold a public hearing with notice to affected neighbors and then return an advisory opinion to the Council before the Council makes a final determination. Brendan Benson, associate broker representing the seller of the properties, then explained that the two parcels in question are contiguous with a third parcel already owned by the same company and that the requested zoning change would allow the three parcels to potentially be combined for redevelopment. Councilor Lautensack first asked about a discrepancy in the proposal listing the address as 101 Sheldon Avenue, and Brendan responded that while the tax identification number is correct, the address listed in the proposal is not and will need to be updated. Councilor Lautensack then asked what the intended purpose of the zoning change was, and Brendan stated that there are potential developers interested in combining the three parcels for redevelopment, though specific plans have not yet been determined. Councilor Lautensack also noted that residents in the surrounding neighborhood had reached out with concerns because the parcels

back up to residential areas and stated that neighbors would likely want more information as the process continues.

COMMITTEE DECISION: Councilor Thompson made a motion to forward a favorable recommendation to the Full Council the request from the Zoning and Planning Office. Councilor Lautensack seconded the motion, it was approved 2-0-0-1.

(Councilor FitzGibbons recused.)

2. Police Chief, Phillip Cady, requests discussion on the construction and operation of the Proposed New Police Station and further discussion for the Common Council to determine this project as a Negative Declaration under the New York SEQRA Act.

Police Chief, Phillip Cady, introduced the agenda item requesting discussion on the construction and operation of the proposed new police station and consideration for the Common Council to determine the project as a negative declaration under the New York State Environmental Quality Review Act (SEQRA). Chief Cady noted that council members had received the relevant documents and introduced Dave McLellan of LaBella Associates, the project manager, to answer questions. McLellan explained that the proposal is for a two-story police facility of a little over 28,000 square feet on a 2.26-acre parcel, with entrances and exits from West First Street and West Second Street. He stated that the upper level would include the booking area, vehicle sally port, and support offices, while the lower level would house records retention and other departments, and that the sally port would be approximately 2,500 square feet. McLellan added that the dealership currently on the site would be demolished and much of the existing pavement removed and replaced with grass and greenery, resulting in less pavement than currently exists while maintaining appropriate setbacks and access from neighboring properties. He further noted that the project is classified as an unlisted action under SEQRA, the required 30-day review period had been completed, and no comments had been received from involved agencies. This approval would allow the matter to move forward to the Common Council. During discussion, Councilor FitzGibbons stated that although the current council had only recently been seated, significant work had already been completed on the project and the SEQRA review represented an important milestone. He noted that while there is strong support for improving conditions for the Oswego Police Department, the council must also consider social and economic factors, including the city's financial capacity and constitutional debt limits under New York State law. Councilor FitzGibbons explained that the city's non-exempt debt that is used for services such as public safety and infrastructure has grown significantly and that every \$1 million in additional debt represents more than \$50,000 in annual cost to the city, emphasizing the need to understand the city's financial capacity before finalizing the scope of the project. In response, David McLellan stated that the project team has been mindful of those financial concerns and that portions of the building could potentially be evaluated or phased as the project advances toward bidding and more detailed cost estimates, allowing the council to make decisions as additional financial information becomes available. Councilor FitzGibbons then read proposed amendment language into the record stating that, notwithstanding the validity of a previous resolution authorizing the project, the Common Council would retain continuing jurisdiction and authority to review and approve all financial matters related to the design and construction of a new police station in accordance with the City of Oswego's constitutional debt limits and proposed rescinding Resolution No. 367 of 2025 to allow further financial review before proceeding.

COMMITTEE DECISION: Councilor Thompson made a motion to amend the favorable recommendation to the Full Council the request from Police Chief, Phillip Cady. Councilor FitzGibbons seconded the motion, it was approved unanimously.

Councilor FitzGibbons made a motion to forward the amended resolution to the Full Council. Councilor Thompson seconded the motion, it was approved unanimously.

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

A motion to adjourn the meeting was made at 6:49 p.m. by Councilor FitzGibbons. A second was made by Councilor Thompson, it was approved unanimously.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'EGOR' followed by a stylized flourish.

Egor Golubchikov