

CITY OF OSWEGO

PLANNING BOARD

February 4, 2020

MEMBERS PRESENT: Daniel Breitweg, Cory Moshier, James Scanlon, Jeffrey Hinderliter, and Chairman Freeman.

MEMBERS ABSENT: Matthew Bacon, Noreen Ruttan, and Brit Hallenbeck.

Chairman Freeman called the meeting to order at 6:30 p.m., Tuesday February 4, 2020. Roll call was duly noted.

A motion to approve the minutes of the January 2020 meeting was made by James Scanlon and seconded by Daniel Breitweg; minutes unanimously approved.

Jeffrey Hinderliter made a motion that all actions taken tonight are excluded, exempt or Type II actions for the purpose of the State Environmental Quality Review Law unless otherwise stated. Motion seconded by Daniel Breitweg, unanimous approval.

OLD BUSINESS:

- A. Lead Agency's Review of Full Environmental Assessment Form and Determination of Significance – 87 East First & 18 East Cayuga Streets, Case 20-11; to allow for the construction of a 5 story, 75,270 sf. mixed use building, NY-CRR, Title 6, Ch. VI, Part 617 SEQR.

DISCUSSION: Mr. Caraccioli handed out the proposed Part 2 of the full Environmental Assessment Form. He said last month the Planning Board declared itself Lead Agency and sent out notifications to various involved agencies. He said they received a couple comments. Jeff McGann said DOT weighed in about closing off the access from 104 which has actually already been closed off. Mr. Caraccioli said they heard from the State of New York Homes and Community Renewal. He said they had no objection to the city assuming Lead Agency status. He said from their perspective submitting a final site plan and documentation of compliance with local laws, SWPPP, DEC SPEDES permits would be necessary and also the brownfield cleanup program compliance. Mr. Caraccioli said there was communication with SHPO and this project wasn't within any historic or archeological sensitive areas. He said the purpose of Part 2 is to determine if there are any matters that could pose an environmental impact on this project. He said the staff has performed a review and the recommendation is a negative declaration. He said the staff review indicated there was an impact on land because the proposed action involves the construction on or physical alteration of the land surface of the proposed site. He said then they looked to determine if the impact is negligible or moderate to large impact. He said the staff review didn't uncover any moderate or large impacts. He said ultimately it is the Board's determination. He said there were no impacts on geological features and surface water. He said the disturbance of the land may be controlled with a SWPPP which is required by the DEC. He said there was an identified impact on groundwater. He said this was answered that the impact was small to nonexistent because of the remedial plan. He said this project has a demo permit and an asbestos removal permit that is regulated by the State of New York. He said within those plans there are measures to negate or minimize the potential environmental impact. He said there is no impact on flooding, air quality, plants or animals, agricultural resources, and aesthetic resources. He said there is no impact on historic and archeological resources and SHPO has weighed in on that. He said there is no impact on open space and recreation, critical environmental area, transportation, and energy. Jeffrey Hinderliter said it is asking if this property will use more than 2,500 MWhrs per year. He asked if they know that. Mr. Caraccioli said that was answered no on Part 1. He said he wouldn't think they would get anywhere close to that. Jeffrey Hinderliter said it was more about serving more than 50 single or two-family residences or to serve a commercial or industrial use. He questioned if they needed to mark that yes. Mr. Caraccioli said the energy transmission supply system is in place. He said they are not creating. He said if it was a brand new facility they would have to take a harder look at that. He said this is an existing facility with existing utility infrastructure in place. He asked if they would be utilizing that. Brian Hanson said no. He said they are planning to come off in a new location. Mr. Caraccioli said it isn't going to create a need for a new transmission system. Mr. Hanson said no. Mr. Caraccioli said there is no impact on noise, odor, and light. He said there is an outdoor lighting plan. He said it was answered

this way because the amount of lighting proposed isn't proportionately greater than what is there now. He said it is all designed to stay on the site. Jeffrey Hinderliter asked if they were doing dark sky fixtures. Mr. Hanson said yes. Mr. Caraccioli said there is no impact on human health. He said the project is consistent with community plans and community character. He said unless there are questions or objections to the staff review it would be appropriate to turn to Part 3 and make a determination of significance. He said the conclusion is this project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared and accordingly, a negative declaration is issued. He said that is the staff's recommendation but the final determination rests with this Board.

DECISION: Chairman Freeman made a motion to adopt a negative declaration. Motion seconded by James Scanlon, unanimous approval.

- B. Site Plan Review & Approval – 87 East First & 18 East Cayuga Streets, Case 20-12; to allow for the construction of a 5 story, 75,270 sf. mixed use building, Sections 280-48 thru 280-51.

DISCUSSION: Megan Houppert, Brian Hanson, and Chris Rollin were present for the discussion. Mr. Hanson said they are proposing a redevelopment of the former Midtown Plaza site. He said they will demolish the existing building and paving area. He said it would be transformed into a 5 story 75,000 square foot mixed use building consisting of 70 apartments and 3,000 square feet of commercial space. He said they plan 100 parking spaces and access to the site would be off of Cayuga Street. He said there will be a considerable amount of green space. He said there will be a patio area on each end of the building. He said they have responded to requests to provide access for the public from the parking area. Ms. Houppert said last night they met with Doren Norfleet and talked about her concerns. She said she spoke to Pathfinder about potentially leasing a few spaces if she needs it during construction to help support any businesses she many have in there. She said they are talking about leasing half of her business for their construction office. Mr. Hanson said six of the apartments will be in the first floor of the building and each of those will have access to a patio. He said there will be access from street level. He said they have populated the building with balcony areas. He said they are proposing a mixture of brick and fiber cement façade materials. He said they are trying to respond to a historical color scheme. He said there will be one and two bedroom apartments. He said there will be a community room, fitness center, and bike storage. Chairman Freeman said DOT recommended sidewalks around the entire perimeter. He asked who would be responsible for doing that. Mr. Hanson said they have been communicating with Jeffrey Hinderliter and a plan has been put forth for them to consider and that is still something they are looking at. He said to recreate the sidewalk along Cayuga Street with a green strip between the curb and the sidewalk and also along Second Street. He said there was a request to deed some of the property to the city. Jeffrey Hinderliter said when it was a parking garage there was a parking structure that went right up to the curb line. He said the property line was moved to the curb line so that whoever owned the property owned the parking structure. He said the structure is no longer present and the retaining wall that was holding it is gone. He said for continuity of the sidewalk and the corridor, their thought is to work with them to square off the property line so the city would own the sidewalk. He said rather than have the sidewalk running against the curb which causes problems when the plows are plowing they can create a snow storage space. He said along Cayuga and Second Street they would like them to introduce a snow storage space. He said it would add green space along the road. He said it would match other parts of the city and it would give accommodation for street lights and public utilities. Mr. Caraccioli said the modifications Jeffrey Hinderliter is proposing don't impact the proposed parking spaces or anything related to the building. Jeffrey Hinderliter said this is all out on public space. He said the city is looking at Second Street and trying to look at the parking issues. He said this is a step in the right direction. Cory Moshier asked how many spaces they would have for public parking. Mr. Hanson said he doesn't think that has been established yet but the discussion has been 20. Cory Moshier asked how many parking spaces they need. Jeff McGann said by zoning law they require 88 parking spaces for residential and 10 for commercial. He said they have 100 parking spaces. He said the parking plan is asking for

a reduction of 18 for residential. He said there should be a chart that shows the percentage of parking spaces used in their other projects. He said that reduction would give them twenty parking spaces. He said the city originally had a plan for 30 parking spaces but they are willing to adjust that to twenty. He said they also have green space that would allow for 12-14 parking spaces. He said they could use that for more public space parking if needed. He said the city's feeling on that is to not turn it into parking lot in haste before they know. He said if at all possible it could remain as green space. He said the 30 parking spaces were proposed when this was a bigger project with two tiers of parking. Daniel Breitweg asked who is responsible for the snow removal from the sidewalk. Mr. Caraccioli said the property owner is responsible for the removal of snow. Chairman Freeman asked if there were any questions from the public and no one came forward. Jeff McGann said they received a letter from Ms. Norfleet that he read into the record. Jeffrey Hinderliter asked if they have a proposed layout for where the additional parking could be. Mr. Hanson said he does but not with him. Jeffrey Hinderliter said he would suggest the city get a copy of it for the record. Daniel Breitweg asked how they would know the difference between what is public and what is residential. He asked where the public parking would go in the parking lot. Mr. Hanson said they have discussed dividing them up between the ends. Jeff McGann said he assumes they will label those that are public. Ms. Houppert said that would be the plan. She said they would identify all the public use parking. She said their residents would get stickers so they would know who lives there. She said there would be a time limit during the day and they would have a sign saying no overnight parking. She said they would tow if someone parked there for four days and didn't have a resident sticker. Jeffrey Hinderliter asked if someone had accessibility challenges would they be permitted to park in one of the accessible spots without a tag. Ms. Houppert said she thinks they would have to. Mr. Hanson said if they added more accessible parking spaces they would lose parking. Jeffrey Hinderliter said it is something to think about as they are designating public parking that they have to maintain public accessibility. Ms. Houppert said it would be simple enough to add one near Bridge Street. Jeffrey Hinderliter said he would like a condition included in the motion that they add the snow storage space along East Cayuga and Second Street. Daniel Breitweg asked about the sidewalks along Bridge Street. Jeff McGann said DOT recommended if any need to be replaced then they should coordinate with this project and do while construction is going on. Mr. Caraccioli said he has heard a couple other conditions including there be designated public accessibility spaces for handicapped and prepare and submit proposed parking plan for extra spaces should the need arise. Daniel Breitweg said where the driveway is proposed is right where there is a street light that is currently out. He said he drove there at night and it is fairly dark so he would like to see a light remain. He said the idea is to have the light taken down and delivered to the DPW who will rehab and restore it. He said the property owner will install a new foundation and conduit and work with National Grid. He said in the new green space they will have the light restored. Mr. Caraccioli said he added a lighted entrance off of East Cayuga Street. Jeff McGann said they are talking about moving it to the east of the entrance. Councilor Tesoriero asked if that would be a National Grid issue. Jeffrey Hinderliter said not the location of the pole. He said the city owns the conduit and the foundation and the pole. He said National Grid owns the wire and the luminaire. Ms. Houppert said they move it and then the city owns it in the end. Jeffrey Hinderliter said yes.

DECISION: Jeffrey Hinderliter made a motion for site plan approval with the conditions that they add the snow storage space along East Cayuga and Second Street, there be designated public accessibility spaces for handicapped, prepare and submit proposed parking plan for extra spaces should the need arise, and a lighted entrance off of East Cayuga Street. Motion seconded by James Scanlon, unanimous approval.

- C. Off-Street Parking Plan Review & Approval – 87 East First & 18 East Cayuga Streets, Case 20-13; to allow for the construction of a 5 story, 75,270 sf. mixed use building, Sections 280-52(B) & 280-52(G).

DISCUSSION: Jeff McGann said there is an error on the code reference. He said it is listed as 280-52(A)(1)(b) but it should be 280-52(B).

DECISION: James Scanlon made a motion for off-street parking plan approval. Motion seconded by Jeffrey Hinderliter, unanimous approval.

D. Advisory to the ZBA – Special Use Permit – 87 East First & 18 East Cayuga Streets, Case 20-14; to allow a mixed use building, Sections 280-17(B).

DISCUSSION: Chairman Freeman asked if there were any questions from the public and no one came forward.

DECISION: Daniel Breitweg made a motion for favorable advisory to the ZBA for a special permit. Motion seconded by Cory Moshier, unanimous approval.

- E. Advisory to the ZBA – Area Variance – Height – 87 East First & 18 East Cayuga Streets, Case 20-15; to allow for the construction of a 5 story, 75,270 sf. mixed use building, Sections 280-17(C).

DISCUSSION: Jeff McGann said when the project went through the last time they were under the old zoning code. He said had this project come through three years ago exactly as it is now it would not have required any variances.

DECISION: James Scanlon made a motion for favorable advisory to the ZBA for a height variance. Motion seconded by Daniel Breitweg, unanimous approval.

- F. Advisory to the ZBA – Area Variance – Front Yard Setback – 87 East First & 18 East Cayuga Streets, Case 20-16; to allow for the construction of a 5 story, 75,270 sf. mixed use building, Sections 280-17(C).

DISCUSSION: Jeffrey Hinderliter said if they were to require the 25 it would shove the building in a lot and they would lose parking. James Scanlon asked if the building is pushed back a little more than the building on the corner. Jeffrey Hinderliter said yes. He said there is green space there.

DECISION: Jeffrey Hinderliter made a motion for favorable advisory to the ZBA for a Front Yard Setback variance. Motion seconded by Chairman Freeman, unanimous approval.

- G. Advisory to the ZBA – Area Variance – Maximum Paved Area – 87 East First & 18 East Cayuga Streets, Case 20-17; to allow for the construction of a 5 story, 75,270 sf. mixed use building, Sections 280-17(C).

DISCUSSION: Jeffrey Hinderliter asked if the proposed 41 includes the future expansion. Jeff McGann said this includes what exists in the drawing now. He said they would have to come back and clean it up if they decided to expand the parking.

DECISION: James Scanlon made a motion for favorable advisory to the ZBA for a Maximum Paved Area variance. Motion seconded by Daniel Breitweg, unanimous approval.

NEW BUSINESS:

1. Review & Approval of Signage – Man in the Moon Candies – 192 West First Street, Case 20-22; Downtown Oswego Design Standards B.2.4 – Signage (Wall Sign).

DISCUSSION: Daryl Hunt was present for the discussion. Chairman Freeman asked if this will cover up the MacDonald's sign that is there. Mr. Hunt said the whole face will be removed eventually. Mr. Hunt said the sign is encased in wrought iron. Chairman Freeman asked if there were any questions from the public and no one came forward.

DECISION: James Scanlon made a motion for sign approval. Motion seconded by Daniel Breitweg, unanimous approval.

2. Review & Approval of Signage – Hella Taco – 201 West First Street, Case 20-23;
Downtown Oswego Design Standards B.2.4 – Signage (Wall Sign).

DISCUSSION: Daryl Hunt was present for the discussion. Mr. Hunt said the Taqueria is under new management. He said this sign will be a flat digital print on aluminum core almost exactly like the florist that was there before. He said it will be 10x4' and will be black and white. Chairman Freeman asked if there were any questions from the public and no one came forward.

DECISION: Chairman Freeman made a motion for sign approval. Motion seconded by Daniel Breitweg, unanimous approval.

3. Review & Approval of Signage – Kingsford Higgins Bed & Breakfast – 40 West Oneida Street, Case 20-21; Section 280-61.1 – Ground Sign.

DISCUSSION: Daryl Hunt was present for the discussion. Daniel Breitweg asked where it is going on the house. Mr. Hunt said it isn't. He said it is a ground sign. Daniel Breitweg asked if it will be on the corner. Jeff McGann said it is inside the fence. He said they have a public space fence that goes out to the sidewalk. He said it will be inside the sidewalk and inside the fenced in area. He said they went before committee last night. He said they will do this contingent on next week's approval. Mr. Hunt said it will be to the right of the front door. Jeffrey Hinderliter asked how high off of the ground it will be. Mr. Hunt said the top of the fence is just over 4' so it will be a couple inches higher than that. Jeffrey Hinderliter asked if that will be the bottom of the sign. Mr. Hunt said yes. Chairman Freeman said the sign will be fully visible from the street and the fence will not block it. Jeffrey Hinderliter asked if it will block any views at the intersection. Mr. Hunt said no. Mr. Caraccioli said the Common Council approved sending the resolution on to the full Council next week. He said it was a unanimous vote.

DECISION: Jeffrey Hinderliter made a motion for sign approval contingent upon approval by the Council. Motion seconded by Chairman Freeman, unanimous approval.

4. Site Plan Review & Approval – 136 West Schuyler Street, Case 20-24; to allow proposed group residence, Sections 280-48 thru 280-51.

DISCUSSION: Chairman Freeman said Mr. Caraccioli is recusing himself from the next couple items and Tom Reynolds, Assistant City Attorney, will sit in for him. Mr. Caraccioli said he is not participating in either one of these proceedings. He said he is deferring and recusing himself from participating in the discussions. Eric Bresee, board member for Kristina's House of Hope and Executive Director of Farnham and Joe Musumeci, board member, treasurer, and financial person for Kristina's House of Hope were present for the discussion. Mr. Bresee said Shelly Spaziano could not be at tonight's meeting because of family business that took her out of the country. Mr. Musumeci said they have releases for them to be able to speak on Shelly's behalf. Mr. Bresee said Kristina's House of Hope looks forward to partnering with the City of Oswego to improve housing and simultaneously improve the health of their residents. He said our community is being negatively impacted by substance use disorder. He said stable housing is one of the factors that can make or break substance recovery. He said this was cemented for him personally about a year ago when the staff at Farnham came to him with the story of a woman who was living in a boarding house and doing great with her recovery. He said everyone around her in the other rooms were partying and trying to pull her into use. He said she was resisting. He said she had a rough night of sleep with the partying going on around her and when she woke up in the morning and stepped outside her door to get her shoes to come to her group at Farnham someone had stolen her shoes. He said she walked barefoot to show up at their clinic because that was how committed to her recovery she was. He said that was the first thing that cemented it for him that the need was so great to have structured, supportive housing for these women so they could more easily work on their recovery. He said Kristina's House of Hope is proposing to purchase and rehabilitate homes at 136 and 138 Schuyler Street in order to offer women who are in recovery affordable, supportive, and structured housing. He said their understanding is that the area is appropriately zoned for this type of group residence and they are seeking the support and approval of the Planning Board in order to obtain the appropriate permits. He said this home will offer substance free housing with 24 hour on-site support through paid staff, live-in staff, and volunteers. He said in order to live in Kristina's House of Hope women will be required to sign a rule and lease agreement, remain substance free, follow recommendations of treatment providers, agree not to have visitors at the home, abide by the curfew, and seek meaningful involvement in the community among other things. He said they will upgrade the exterior of the buildings and commit to keeping the property clean and nice looking. He said they will provide key staff contacts to all neighbors. He said their goal is to be a good neighbor and contribute to the improvement of the community. Jeff McGann read a letter from Councilor McBrearty into the record. It stated she has heard from several neighbors and landlords that have serious concerns and reservations about allowing group homes to operate in this neighborhood. It stated there are also concerns regarding property values and removing properties from the tax rolls. She said she believes there's a real need for these services in the City of Oswego and these two properties appear to be suited for the purpose. She said the question the Planning Board will need to decide is whether the board and staff of Kristina's House of Hope can successfully manage these homes without a negative impact on the neighborhood in the form of disorderly conduct, increased

crime rates and increased drug use. She said it appears to her that they have committed to holding the residents accountable for being good neighbors and set up a process in which they can quickly remove residents that do not comply with the residence contract. She said they have also committed to 24/7 staff supervision to enforce compliance. She said if the Planning Board can set clear conditions on the use of the special permit that will allow the city to revoke the permit if necessary and if the Planning Board is satisfied with the answers provided by the representatives of Kristina's House of Hope she would support this proposal. Jeff McGann said he did speak with Councilor McBrearty today and she had one other concern she wanted to address. He said being that there are two separate properties she wanted to know if they plan to have 24/7 supervision in both houses. He said that is one stipulation she wanted in there that it wasn't shared between the two houses. Mr. Bresee said they see this as a partnership and if that is what the requirement is then that is what they are going to work towards. Mr. Musumeci said they are committed to 24 hour supervision and they are not excluding either property in that proposal. He said they have developed this over two years' time. He said they are committed to helping women in this area. He said these are women that a lot of them were born and live here. He said this will be a safe place for them to learn how to start a new life again. He said they will abide by these rules. Richard Freeman said they are saying they will have 24/7 supervision in each house. Mr. Musumeci said if that is what they need based on requirements then yes. He said it is in their budget. Jeff McGann said the other question that has been asked of him is what the plan is if a worker doesn't show up. Mr. Bresee said they will have live-in staff at each house and also stipend staff and the third layer is volunteers. Chairman Freeman asked if they have a maintenance plan for these buildings. Mr. Bresee said they both have extensive experience with running residences in the community. Mr. Musumeci said not only are they seeking funding from grant processes but they have budgeted for inside facilities and outside if repairs need to be done. He said there will not be any signage and it will look like it belongs in the community. He said their goal is this will be the shining star of the community. Chairman Freeman questioned lawn maintenance and snow removal. Mr. Musumeci said it is in the budget. Cory Mosher said snow removal can cost up to \$100 or more each time. Mr. Musumeci said it helps that he owns his own plow service. Councilor Tesoriero said he commends them for this project. He said it is probably needed. He said the only question he has is would he want this as his neighbor. He said anyone remotely close will probably have an issue. He asked why they chose those two properties. Mr. Musumeci asked what is it about those people that are in there that seems to be a conflict. He said some are born and raised here. Councilor Tesoriero said these are the questions they are going to get. Mr. Bresee said part of what he works to do is fight stigma because there are a lot of preconceived notions about who are those people and what is that house like. He said part of what they have to do is break that down and say what this will actually look like. He said these are just women that have probably had some difficult times and need a structured environment. He said this is a sober environment which is a lot more than you can say for a lot of other houses that are in the community. Councilor Tesoriero said he gets that but he knows there are plenty that will question it. He said he knows the women have to get help and have to have hope. He said they are asking a lot of a neighbor to put this next-door to what they have built their whole lives. Mr. Musumeci said this property is suited as a group type residence. He said there are people renting it now. He said the zoning was okay and the property structure

was ideal. He said they've been looking for two years and they finally found something that fits the need in a zone area that is appropriate to help start these women off. Councilor Tesoriero said he respects what they are doing and understands the need. He said the questions he is asking he is sure will be concerns of the neighbors. He asked if this is the perfect spot. He said he doesn't know. Mr. Bresee thanked him for being honest. He said what he would want next-door to him is a place that is going to be quiet and kept up. He said he would want a place that if there is an issue and he calls, someone is going to be responsive and take care of it. He said he would want a place where there is not going to be criminal activity, loitering out front, or partying going on. He said that is what they have with this. Mr. Musumeci said they are building this to be transparent. He said it won't have signage. He said people won't go by it and say there is that home. He said it'll just look like a regular residence. He said the rules will be strictly enforced. He said these are qualified, referred women by doctors and professionals so they know they want to live this way. He said these are people who are not using drugs coming into this facility. He said he would love to have that in his neighborhood. Chairman Freeman said the problem they are going to run into in that particular area is it is always party town because of the college. He said a lot of that has been kicked out of that ward. He said the city has spent a lot of time fixing that area up. He said that is part of what they are going to be running into. He said they also have one strike against this type of environment because a guy got stabbed at the development out on City Line Road on the first day of the year. Mr. Bresee said it is impossible to control everything. He said he thinks their vision is in alignment with where the city is going on this. He said four years ago he doesn't think they had the leadership that was promoting the health of its residents. He said that it is fair for people to be worried. He said his response to that is they have a structure in place. He said they are hopeful it is going to be enough. He said they screen applicants into this place to stay away from that level of risk. He said they are willing to be kind of on the hook for that. He said if it gets to the point where the city says it is not working out they will own that and shut it down. James Scanlon asked how many residents per house. Mr. Musumeci said one residence will have up to four and the other is split like a front and back apartment so he believes 3 to 4 in each. James Scanlon asked if that is with the live-ins. Mr. Musumeci said yes. He said they are looking at a maximum of 10 or 11 residents at one time. James Scanlon asked if those residents will have vehicles. Mr. Musumeci said they might. James Scanlon questioned if the backyards were turned into parking lots. Mr. Musumeci said he doesn't know if it is paved or not. He said if it is allowed they could pave some of that area. He said if not they would make sure they kept it cleaned up. Mr. Bresee said they would need to be careful about the number of cars versus the number of parking spots. James Scanlon asked the demographics of that neighborhood. Jeff McGann said there were 36 notifications within 100 feet. He said they were six or seven that were owner occupied and the other properties were rentals. He said he thinks 134 is owner occupied as well as three or four on Liberty and some on Ontario Street. James Scanlon asked if they received a response back from them. Jeff McGann said he did have some come in and ask questions and they had some phone calls. He said he knows there are several property owners in the audience tonight. Daniel Breitweg said there are violations on the two houses right now for the exterior and garbage out front. He said physical appearance and upkeep is something he does day in and day out. He said he would like to see it physically look better, the lawn and garbage taken care of, and paving the parking lot down the road. He said the backyard is a mess. He said if they

reevaluate this a year down the road he will base it on what it looks like. He said he hopes this will go in a positive direction. Mr. Musumeci said their goal is to get there and take it over before it gets worse so they can make it better. He said he wouldn't want any of these women to live in a place that he wouldn't live in. Daniel Breitweg asked if they have ever done a project like this before. Mr. Musumeci said he has had properties in Fulton that he has maintained. Daniel Breitweg said he isn't talking about being a landlord. He asked if Farnham has ever done a house like this. Mr. Bresee said Farnham has not but when he and Joe worked for Oswego County Opportunities they ran several community residences. Daniel Breitweg asked if they were for recovering people. Mr. Bresee said Joe has experience at Arbor House and he oversaw the youth shelter, safe shelter, and transitional living for PATH. Mr. Musumeci said before he went to OCO he had over 9,000 volunteer hours of helping get people into recovery. Daniel Breitweg said his stance is the physical appearance. Mr. Bresee said their approach to that is proactive and responsive. James Scanlon asked the age of the population. Mr. Musumeci said over 18. James Scanlon said there is a huge need for homeless high school kids in the county. Mr. Bresee said they have a youth emergency shelter in Fulton. He said they would connect those people to that program. He said this project is for adult women from around 22-44. Chairman Freeman asked if they have thought about security and police protection. Mr. Musumeci said they have budgeted for security cameras and security service if needed. He said they are putting surveillance cameras in the building. He said the women are not allowed out front and are not allowed visitors. Mr. Bresee said they can't control everything. He said in the past they have partnered with OPD and that helps them from an awareness standpoint. Chairman Freeman said they should make sure the police department and the fire department are both fully aware. Councilor Tesoriero asked where all the money will come from. Mr. Bresee said rent. Councilor Tesoriero asked who pays the rent. Mr. Bresee said DSS. He said so far they have secured \$35,000 in individual donations. He said they are also lining up several grant opportunities. He said after the initial startup costs the operational costs will primarily be sustained by the revenue that is coming in. Councilor Tesoriero said maybe it would be beneficial for the Oswego police to talk about their experience with this. He said they are taking their word for this and they don't know what to expect. Jeffrey Hinderliter asked if they are tax exempt. Mr. Bresee said yes. Jeffrey Hinderliter said they wouldn't be paying property taxes. Mr. Musumeci said they would like to not have to as a 501c3. He said it is in their budget because they weren't sure. Mr. Reynolds said there are a lot of factors that would go into it. Jeffrey Hinderliter said being a 501c3 are all of these stipulations legally enforceable in a rental contract. Mr. Bresee said it is not a lease but a license. He said structuring it that way allows for the agreement of the rules and the quick disposal if someone doesn't follow the rules. Chairman Freeman said this is going to cost them a lot more than \$35,000 to renovate the house. Mr. Musumeci said they are aware of the undertaking. He said based on approvals they will be able to start working on the property that doesn't have anyone in it immediately once they close on the property. Once the students move out of the property in May they will be able to start on the other. Mr. Bresee said they have had some support pledged from people in the trades that will dramatically reduce the price. He said they will go out and seek any donations they can for materials. He said their goal is to beautify the property and that isn't going to be free. Chairman Freeman asked what would happen if they started the process and then ran out of funds. Mr. Musumeci said they

budgeted to do renovations. He said the first year startup is the biggest. He said it is over several hundred thousand dollars. He said more than half of that money is going to be to bring those properties up to what they believe is quality of life living. He said there are things they don't know about the properties but they know a lot of things about the properties that they have already budgeted for. Mr. Bresee said it'll be like any business. He said if they run out of money then they have to shut it down. He said they are hopeful that that is not the case but the possibility is always there. Jeffrey Hinderliter asked if they have an active list of volunteers. Mr. Bresee said yes. Jeffrey Hinderliter asked how many names are on that list. Mr. Musumeci said they have roughly a dozen verbal commitments already. He said because they don't have the property yet they haven't secured those but they will go after those people immediately. Jeffrey Hinderliter asked if they have educational requirements. Mr. Musumeci said the reason why accreditations are not the highest priority is because they are not providing any recovery services in these homes. He said they are only allowing them to stay there. He said recovery services would all be outsourced. He said what they will provide is a new beginning for some of these women. He said they will learn how to budget money, cook, clean, fill out a job application and look for work, and they will connect them to resources outside to be able to do that, and help them be a part of the community. Jeffrey Hinderliter asked if they were going to require any sort of training to deal with trauma. Mr. Musumeci said they are planning on utilizing Farnham's peer service where they can help in some of those areas. He said they have counseling facilities that they can interface with to get them connected with those services. Mr. Bresee said they will stay in their lane as a group home and not a therapeutic. He said they have to be careful there. He said a couple things they will do that will be important for the live-in staff are background checks and reference checks. He said the staff can make the connection to the people that do the counseling. Jeffrey Hinderliter asked if they have that built into their staffing requirements. Mr. Musumeci said they do. He said he ran a 7 1/2 million dollar corporation before he went to OCO in 2010. He said at 31 years old he was devastated by alcohol and drug abuse. He said it has been over 33 years that he has been away from it. He said they have women here who are professionals today that are in that recovery zone. He said they have resources to draw on from different areas. He said they care a lot about the people but they are not going to be a recovery services person. He said they are providing them a place to live while they work and stay sober. Chairman Freeman asked if there was anyone from the audience that would like to speak. Dawn Whitaker from Victory Transformation came forward. She said they run homeless housing in the city. She said she is in support. She said in 2019 Victory housed both men and women of almost 100 people with about half of them getting on their feet successfully in their own housing, with their own jobs. She said you would never know where their houses are. She said they have supervision. She said for their men's house the neighbors wanted to get together and apply for a Renaissance grant. She said they knocked on their door for the men to participate so the men had to learn about flowers. She said she wants to alleviate fears and it is really not like people would think. She said you would never know there were people who are homeless and in recovery that lived in the homes. She said in 2018 Shelly came to Victory. She said they gave her all of their forms and processes so this program could be successful. She said she was with them for several months. She said their men's house has been in the city since 2017 and the people thrive in it. Mr. Musumeci said three years ago he and Shelly lost their daughter Kristina in a car accident. He said Kristina always reached out

to people in need. He said Shelly woke up a year later and she said Kristina's House of Hope is what came to her mind. He said she was inspired at that time over two years ago and that is how the name started. He said she reached out to people in the community who helped her succeed. He said she is a worker and she also has a belief in helping women and she sees a need for housing in Oswego. The next to come forward was Andrea Chelsea. She said Shelly saved her life seven years ago. She said she was voted most likely to succeed in school and she went to law school. She said she is a graduate of SUNY Oswego. She said for some reason she received this gene of addiction. She said she had the same bias as a lot of people she has heard tonight. She said she went from law school to homeless in about a year. She said she just couldn't stay sober and she really wanted to. She says that is the type of woman they are talking about. She said there are people out there that want to be good moms, good workers, and good people but they just can't meet this. She said they are struggling living with unsafe people. She said Shelly taught her the foundation of eating three meals a day, praying, cooking, cleaning, sitting at a table and being with a family again. She said she knows this can work because it worked for her. She said she taught her how to get a part-time job and took her to meetings. She said for the most part they are not harmful people. She said she has been humbled to understand that these are really great people just going through a hard time. The next to come forward was Theresa Woolson. She said she was in favor of Kristina's House of Hope. She said according to the National Institute of Health, lack of stable alcohol and drug free living environment can derail recovery even in highly motivated individuals. She said her passion to help others and volunteer in this field comes from the loss of her son. She said Shelly is fueled by the same passion. She said she has the experience and commitment to make these group homes into a place where women can get back on their feet and get a fresh start. She said she is excited to volunteer at Kristina's House of Hope. The next to come forward was Jennifer Losurdo of 130 West Schuyler Street. Ms. Losurdo said she is not against this but it is not the right area for this. She said there are parties constantly. She said in the last six months people have tried to break into her house twice for drugs. She asked how these girls are going to feel safe if people are trying to break into that home thinking that is the drug house. She said at Harborfest there are 3,000 people on that street. She asked if they are going to shelter them in the home when there are parties on the street. She said for Bridge Street Run there are thousands of people walking down the street. She asked how are those girls supposed to feel safe if they live in that environment. The next to come forward was Lee Walker. He said he owns property in that area. He said he is for the project but he doesn't know if it is the right area. He said one of the questions that was brought up earlier was parking in the backyard. He said he would like to see if there is a record of that going through zoning. He asked if the women that will be living there will have cars. He asked if the employees will have cars. He asked if meals will be provided and if there will be a cook coming that will have a car. He said there is parking only on one side of the street. He said there are a lot of students in this area. He said at Harborfest out comes the pong tables and booze. He said it will be right under their noses. Ms. Losurdo said right across the street from these houses there are probably 1,000 kids in the front yard at Harborfest. Mr. Walker said the alcohol is going to be right in front of these women. He said he knows this because he owns a bus company and he picks the kids up down there. He said his biggest concern is parking and if they have a special permit for the parking in the back. He said the houses need a lot of work. Mr. Musumeci said it does seem ironic but

they are totally aware of these things they have brought up. He said it is also ironic that all the drinking and partying that goes on is acceptable but now when it will be totally straight with no allowance and clean people how is it perceived as so much different. Chairman Freeman said he is not saying that. He said it is a temptation for them. Mr. Musumeci said he knows that it is a temptation. He said that is where their security and monitoring will come in. He said they have staff that is going to be there and they believe they can protect these women properly. He said those temptations are tough in the beginning so they are going to have to be aware of that. Mr. Walker said he was notified by a letter from the city. He said it would have been nice to meet with them before the meeting. Mr. Bresee said they would like to organize a meeting and that is a great idea. Ms. Losurdo asked if the homes have already been purchased. Mr. Musumeci said the negotiations will finish once they get approval from the Planning Board. Mr. Walker said the other thing he doesn't like is he has to pay a lot of taxes on the rent he collects and they won't have to pay any. Mr. Musumeci said they may be subject to taxes. He said they will pay them if they have to. Mr. Bresee thanked them for being legitimately concerned. He said at Farnham they used to have groups on Christmas Eve. He said he told his staff they had to have the groups because it was the hardest time for these people because there are triggers. He said the clinical services manager told him this is the opportunity they need to stabilize their recovery. She said they give them the tools all the time they are in treatment to prepare them for this moment. She said they have to give them the chance to rise above it. Mr. Bresee said they need those opportunities to get stronger. He said you can't control all the triggers that are out there. The next to come forward was Maureen Curtain. She said she is a former teacher of Andrea's. She said she was amazing then and she is amazing now. She said she invited her to talk to her students today to share her story. She said part of what recovery needs is you start to take power back over your life and responsibility for your decisions. She said part of what she wants to teach her students is we fail and then we recover. She said we carry with us a temptation all the time. She said maybe it is Harborfest or maybe it is the Bridge Street Run but if you live with addiction you live with it internally every day. She said what they are offering is a structure that people can replicate outside of that structure and live their lives again. She said she admires what they are all doing. The next to come forward was Rebecca Zeelar. She said she is a student here and she also happens to live in that neighborhood. She said she has been living in that community as a sober woman for three years now. She said when she came to Oswego State she moved into West campus which is notorious for partying when she had 34 days out of rehab. She said she has managed to stay sober the whole time because of the sober community here in Oswego. She said as an alcoholic and addict she lives with those temptations inside of her every day. She says there are a million excuses but just being a member of the sober community in Oswego has gotten her through all of that. She said it sounds like these women will be provided enough structure that no matter where the house is located it seems like they will be able to persevere and continue on in their recovery very strongly. The next to come forward was Bernie Pickle. She said she was a homeless woman in recovery and she had nowhere to live. She said there's a lot of temptation being homeless. She said she is a peer at Farnham. She said it is so frustrating for her to go home at night knowing there are people sleeping under bridges. She said she also has a nine-year-old daughter. She said it is very important for her to teach her daughter about kindness. She said she would love for these people to be her neighbors. She said she would love her daughter to see what it

means to be kind to the misfits or the people who have felt forgotten about like she has which led her to addiction and multiple suicide attempts which has led her to almost 6 years in recovery now. She said there will always be temptation. She remembers her first year in recovery she went to Harborfest with a group of sober women. She said they had a great time. She said in a group home like that they learn how to deal with those triggers. She said these are real people who've gone through trauma that is extensive. She said if anything it would be so nice to give them a bed to sleep in. Mr. Musumeci said they can't help everyone but they can start by helping someone. He said everyone involved is so committed. He said they need the city's help. He said they are looking to partner with the city to have this be an icon and not an eyesore. He said they are committed to doing this the right way. He said they have spent two years putting this together. He said they just need a little bit of help to get them there. He said if they can get approved they will prove it to them. He said if they don't succeed then the city can do what it has to do. The next to come forward was Stacy Alfred, DSS Commissioner. She said this is an inspired meeting. She said she has been very supportive of the Mayor's initiatives and housing. She said at DSS they face the crisis of inadequate housing. She said government cannot do it alone. She said it takes grass roots. She said as a social worker for 40 years what she knows is it is the relationship that heals. She said what they need are places for people to call home that are safe and that support sobriety. She said DSS is committed to Kristina's House of Hope. She said they will provide that hand up with resources that they provide to all citizenry. She said she won't have to place a young woman with addiction and a small child out at La Siesta. She said it is deplorable at times the actions they have to take because of a lack of resources. She said there are a lot of people that are in recovery. She said a lot of those people are very well resourced. She said they have skills in trades, they have money, and they will wrap themselves around this project. She said they have heard the passion of just a few people who have come here today. She said hundreds more are out there. Mr. Bresee said the houses will be just for women. Mr. Musumeci said a woman with a child may not meet the qualifications initially. He said they have no provisions at this point to provide for children. Mr. Bresee said they would love to see it grow to that. Stacey, Shelly's sister, said her sister is passionate. She said when she lost Kristina she lost that passion. She said she was at a point when she had no idea what her life's work was anymore. She said she woke up one day and this was her idea. She said she had hope in her face, hope in her eyes, and hope in her step. She said she had hope in knowing this was something she could do to make a difference in other women's lives. She said it is her passion. Stacy's husband said he is a certified EMT and he has given Narcan to people. He said it is a huge epidemic. He said his passion is homeless and hungry people. He said temptation as it relates to him is it might be easy for him to turn his head and not even see that person. He thanked them for all of their concerns and he said he can't say enough about Mr. Musumeci. Jeffrey Hinderliter said he would like to add some contingencies to a motion for approval. He said he would like to see a contingency that if negative impacts start occurring then the Board has the ability and authority to revoke the permit. Tom Reynolds said they should include that revocation would only occur after a public hearing. Jeffrey Hinderliter said he would also like to see a site plan of what will happen at the property as far as what is the plan for paving the backyard. He said right now their site plan is a picture and they are not showing parking spaces and access and things like that. He said they are doing a site plan approval but they don't actually have a site plan. Daniel Breitweg said this is new to them. He

said they aren't saying these things are going to happen. He said there has to be guidelines of some sort so if they get phone calls there is something down the road that they can do. Chairman Freeman said he would like to add the contingency to the motion that they plan with the police department, fire department and EMTs for any security problems and that they have an active security system that could potentially be wired directly to the city police station for protection of the residents and for also if there are any other problems in the neighborhood. Tom Reynolds suggested they also make the approval contingent upon there being 24 hour supervision at both locations. He also suggested a contingency that the residents be required to agree to and adhere to the lists of rules set forth in the application.

DECISION: Jeffrey Hinderliter made a motion for site plan approval with the conditions that if negative impacts start occurring then the Board has the ability and authority to revoke the permit after a public hearing, a site plan of what will happen at the property will be provided, they plan with the police department, fire department and EMTs for any security problems and that they have an active security system that could potentially be wired directly to the city police station, 24 hour supervision at both locations, and that the residents be required to agree to and adhere to the lists of rules set forth in the application. Motion seconded by Chairman Freeman, unanimous approval.

5. Off-Street Parking Plan Review & Approval – 136 West Schuyler Street, Case 20-25; to allow parking for proposed group residence, Section 280-52(B).

DECISION: Daniel Breitweg made a motion for off-street parking plan approval with same conditions as Case 20-24. Motion seconded by Cory Moshier, unanimous approval.

6. Advisory to the ZBA – Special Use Permit – 136 West Schuyler Street, Case 20-26; to allow proposed group residence, Section 280-13(B).

DECISION: Jeffrey Hinderliter made a motion for a favorable advisory to the ZBA for a special permit with same conditions as Case 20-24. Motion seconded by Daniel Breitweg, unanimous approval.

7. Site Plan Review & Approval – 138 West Schuyler Street, Case 20-27; to allow proposed group residence, Sections 280-48 thru 280-51.

DECISION: Jeffrey Hinderliter made a motion for site plan approval with same conditions as Case 20-24. Motion seconded by Daniel Breitweg, unanimous approval.

8. Off-Street Parking Plan Review & Approval – 138 West Schuyler Street, Case 20-28; to allow parking for proposed group residence, Section 280-52(B).

DECISION: Daniel Breitweg made a motion for off-street parking plan approval with same conditions as Case 20-24. Motion seconded by James Scanlon, unanimous approval.

9. Advisory to the ZBA – Special Use Permit – 138 West Schuyler Street, Case 20-29; to allow proposed group residence, Section 280-13(B).

DECISION: Jeffrey Hinderliter made a motion for a favorable advisory to the ZBA for a special permit with same conditions as Case 20-24. Motion seconded by James Scanlon, unanimous approval.

10. Site Plan Review & Approval – 145 West Bridge Street, Case 20-30; to allow for the conversion and renovation of a 4,700 sf. existing commercial building, Sections 280-48 thru 280-51.

DISCUSSION: Daniel Manning said he has been retained by the potential owners for the conversion and renovation of the former Stone’s Candy into the Pizza Villa restaurant. He said the project entails three parcels. Jeff McGann said the three properties have been merged. He said the first property was Stone’s Candy, the next property going west was owned by the City, and the third lot is a Land Bank property and the house has been taken down. Mr. Manning said the property is trapezoidal in shape. He said because of its narrow depth the actual buildable area is very small. He said this is an existing nonconforming use in the traditional business zone. He said this is the existing Stone’s property. He said it is about 4800 square feet and it is their intent not to change the footprint against any of the property lines including Route 104. He said the only addition would be a canopy at the entrance. He said they are maintaining the existing curb cut and they are proposing 15 parking spaces of which zoning requires 14. He said they will have two handicap parking spaces. He said they will provide an enclosed dumpster area and landscaping around the perimeter of the parking area. He said there is an existing canopy in the front that they are proposing to retain and remodel. He said on the side there will be a small trellis area that will provide outdoor seating. He said the two variances they are requesting are for the existing portion of the Stone’s building that extends beyond the north side property line. He said in order to maintain and meet requirements for the parking spaces they are proposing a lot coverage of 61%. He said 25% is required so they are asking for an additional 36% lot coverage. He said there will be an entrance vestibule in which people can eat in or pick up pizza in the front of the building that will hold approximately 20 people. He said other than that there will be sit-down dining for 60 people for a total of 80 people. He said the pizza cooking area will be in the center and open and viewable to the people. He said there is an existing garage door that currently exists off of Route 104 and it is their intent to keep it there. The entire exterior façade will be renovated. He said it will be transformed into more Mediterranean style architecture. Chairman Freeman asked if the house on the corner is involved in this at all. Mr. Manning said no. Chairman Freeman asked if there will be a wall or a fence between the parking lot and that house on the corner. Mr. Manning said landscape screening is being proposed. Daniel Breitweg asked about the rear. Mr. Manning said there really isn’t a lot of room and not a lot of visibility once you look behind the building. Victoria Usherwood Gailinas said currently there’s a chain-link fence. Jeff McGann said when you create a parking lot generally there is a requirement for fencing or screening to prevent headlights going into the neighbor’s houses. Jeffrey Hinderliter said they should be sensitive to the headlight issue especially since this will be a restaurant and cars will be pulling in there in the evening. He asked if the cedar shrubs are something that will only grow 3 feet high. Mr. Manning said no. He said they will list the expected diameter and height of the trees. Victoria Usherwood Gailinas said the arborvitae would be kept at a minimum X amount of feet and at a maximum X amount of feet so it’s aesthetically pleasing. Jeffrey Hinderliter asked if there is any proposed lighting in the parking lot. Mr. Manning said currently there will only be some lights on the building. Victoria Usherwood Gailinas said the city street is pretty heavily lit. She said she would hate to do that to neighbors. She said there is no plan to add additional lighting except for on the side

of the building. Jeffrey Hinderliter asked if they have done a lighting study. Mr. Manning said no. Jeffrey Hinderliter said he hasn't looked yet to see where the streetlights are and how they reflect down to this property. He said if they are going to require lighting then it needs to be shrouded so it does not go on neighboring properties. Victoria Usherwood Gailinas said currently there is a flood light at that building which is super inappropriate so they do not want to repeat any of that. She said it all needs to be aesthetically pleasing without being intrusive. Chairman Freeman asked if there is any proposal for a sign. Victoria Usherwood Gailinas said they don't have it with them today. She said they presented it to the city when they first did this and they haven't changed anything about it. She said it will be a flat sign on the building. Jeffrey Hinderliter asked if it will be lit. Victoria Usherwood Gailinas said yes. Jeffrey Hinderliter asked if it will be back lit. Victoria Usherwood Gailinas said yes. Jeffrey Hinderliter asked if the property owner has a snow removal plan. He said the snow just can't be plowed in the corner because then they would lose the required parking spots. He said for snow removal they will actually have to gather it and take it off of the property. Victoria Usherwood Gailinas said they have an alternate plan for the disposal of garbage. She said there is a whole back space that can be dedicated to garbage holding that will be pulled out nightly in front of the overhead door. She said the garbage will be picked up daily. She said it has to be beautiful all the time and that is why she really doesn't want to have a dumpster. Daniel Breitweg questioned that she doesn't want a dumpster. Jeffrey Hinderliter said she would rather have garbage storage inside the garage area that they bring out. Daniel Breitweg said the dumpster will look good if you fence it. Victoria Usherwood Gailinas said she has never seen a fenced dumpster that she has been in love with. Jeffrey Hinderliter said that would create a space to put snow for staging and getting it out of there. He said he thinks that would be wise. Corey Mosher said she has a fenced-in area for a dumpster on the drawing. Victoria Usherwood Gailinas said they are trying not to have that. Jeff McGann said putting the trash outside at night to be picked up in the morning is going to be a violation. He said he doesn't know if they want to veer from having a dumpster and a dumpster enclosure. He said especially on a main road. Councilor Hill said that would not be advisable. Victoria Usherwood Gailinas said they can create an environment that a key is given to the trash collector and they would open the garage door, pull the trash, and lock it back down. Councilor Hill said he would have no problem with that. Jeff McGann said they should address that in the decision. He said he would encourage them not to allow it to just be put outside. Jeffrey Hinderliter questioned the portion hanging over the property line. Jeff McGann asked if there is an easement with the property that it is on. Mr. Caraccioli said the reason he is not involved is because he represents the owner of the property who is selling. He said this encroachment has been taken care of with an encroachment agreement. He said the retaining wall goes across two properties. He said both property owners have signed off on the easement. Jeffrey Hinderliter asked if the fence showing on the drawing is existing or proposed. Jeff McGann said there is an existing chain-link fence on the north side of the property. Daniel Breitweg said they will be adding a stipulation that it will need to be a barrier fence. Jeff McGann said a stockade fence or vinyl fence for screening and sound deadening. Mr. Manning said so far he has barrier fencing on the north side, defining the shrubs along the western property line, and illustrating the extent of the backlit sign on the building. He asked if they want photometrics. He said they would be skyward protected lights. Jeffrey Hinderliter said his main concern is how well lit the parking lot is going to be. He said he isn't sure if they want to

make that a contingency. Mr. Manning said they can get a photometric plan. Councilor Hill said it can be bright there. He said when they get to the end of where they are expanding the parking lot, that area would be a little darker. Jeff McGann said he thinks that would be the bigger concern. Councilor Hill said if they are creating barriers around the parking lot that will darken it also. He said he would like to see this go forward.

DECISION: James Scanlon made a motion for site plan approval with the condition there be a six foot barrier fence in the back and the garbage is not left outside. Motion seconded by Daniel Breitweg, unanimous approval.

11. Off-Street Parking Plan Review & Approval – 145 West Bridge Street, Case 20-31; to allow parking for the conversion and renovation of a 4,700 sf. existing commercial building, Sections 280-52(H).

DECISION: James Scanlon made a motion for off-street parking plan approval with the same conditions as Case #20-30. Motion seconded by Daniel Breitweg, unanimous approval.

12. Advisory to the ZBA – Area Variance – Rear Yard Setback – 145 West Bridge Street, Case 20-32; to allow for the conversion and renovation of a 4,700 sf. existing commercial building, Sections 280-17(C).

DECISION: James Scanlon made a motion for a favorable advisory to the ZBA for a Rear Yard Setback Variance with the same condition as Case #20-30. Motion seconded by Daniel Breitweg, unanimous approval.

13. Advisory to the ZBA – Area Variance – Maximum Paved Area – 145 West Bridge Street, Case 20-33; to allow for the conversion and renovation of a 4,700 sf. existing commercial building, Sections 280-17(C).

DECISION: James Scanlon made a motion for a favorable advisory to the ZBA for a Maximum Paved Area Variance with the same conditions as Case #20-30. Motion seconded by Daniel Breitweg, unanimous approval.

Chairman Freeman made a motion to adjourn at 9:41 p.m. Motion seconded by Jeffrey Hinderliter, unanimous approval.

Approved: _____

Richard Freeman

Planning Board Chairperson

Jeff McGann

Planning Board Secretary