

CITY OF OSWEGO

PLANNING BOARD

September 10, 2018

MEMBERS PRESENT: Mike Leszczynski, James Scanlon, Matthew Bacon, George Koenig and Chairperson Chamberlain.

MEMBERS ABSENT: Brit Hallenbeck and Justin Rudgick.

Chairperson Chamberlain called the meeting to order at 6:06 p.m., Monday September 10, 2018. Roll call was duly noted.

A motion to approve the minutes of the August 2018 meeting was made by Mike Leszczynski and seconded by James Scanlon; minutes unanimously approved.

Chairperson Chamberlain 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 Matthew Bacon, unanimous approval.

NEW BUSINESS:

1. Site Plan Review & Approval – 7 Third Avenue, Case 18-98; To allow for a daycare center, Section 280-29(C).

DISCUSSION: Tom Ciappa and Darcy Antonucci were present for the discussion. Tom Ciappa said Darcy Antonucci had a plan to do this in Fulton and it didn't pass there. He said they would like to use the building where C's Market is. He said they would partner with Darcy on the daycare center but he and his sister would own the building. George Koenig asked if he would be using the existing building. Tom Ciappa said yes. He said there would be one little bump out addition to put an additional room in there. He said other than that there are no alterations to the exterior of the building. James Scanlon asked if they would be building an outside playground. Tom Ciappa said yes. James Scanlon asked if he would be redoing the parking. Tom Ciappa said yes. He said they currently own the salon that exits on Hillside Avenue. He said the intention is tie the properties together and make egress and access from both 104 and Hillside. Mr. Caraccioli asked if both roads would be egress and ingress. Tom Ciappa said yes. He said right now he has a right of way through the National Grid property from Hillside that is a 30' right of way of which only 17' is used. He said he would be looking to extend that to the full 30' right of way and then tie it through the back side of C's. He said they have more than enough parking. He said sometimes when they have larger events at the Foundry they utilize that parking so they would do the same thing for this. James Scanlon asked if they would be adding windows. Tom Ciappa said yes. He said there are currently only two windows. He said they would be adding windows on both sides of the building and changing the interior floorplan of the building. James Scanlon asked if the addition would be the same height. Tom Ciappa said no. He said there would be three rooflines. George Koenig asked if the entire building would be for the daycare. Tom Ciappa said yes. Matthew Bacon asked if there is an issue with a daycare center in a B1. Mr. Caraccioli said a daycare center is not specifically listed. He said he was looking at personal services. Jim Bell said that was what he was going for. He said to utilize it in that fashion, this is a desirable space to accommodate that. He said the traffic pattern that he has created makes it safe for the kids. He said it is way in the back. He said there is a large demand for this. Darcy Antonucci said she started research on this a few years ago. She said she was working with Oswego Industries and she presented it to Zoning in Fulton and they turned it down because it was in an Industrial area. She said the Childcare Council has kept her updated on the need. She said last year they had 102 requests and they were able to place 42. She said the waiting list for Little Lukes is seven months right now and the College waiting list can be up to two years. She said they will service 6 weeks to 12 years and the majority will be 3 year and younger to cover the need in Oswego County. Jim Bell said it is encouraging to understand that there is a demand for the business that they are creating. James Scanlon asked the timetable. Tom Ciappa said sometime next year. He said they would like to look at a soft opening next summer and be able to open next fall. Mr. Caraccioli said daycare center is not specifically defined in the ordinance. He said Jim Bell's analysis is proper. He said one of the requirements of any use in the B1 is a site plan. He said their determination is whether the site plan for a daycare center is appropriate for that location. Councilor

Tesoriero said there is a need for this. He said everything Tom Ciappa touches has turned into a positive impact for the community. He said he thinks it is a great project.

DECISION: Mike Leszczynski made a favorable motion for site plan approval. Motion seconded by George Koenig, unanimous approval.

Matthew Bacon made a motion to adjourn at 6:18 p.m. Motion seconded by Mike Leszczynski, unanimous approval.

Approved: _____

Christina Chamberlain
Planning Board Chairperson

James R. Bell
Planning Board Secretary