



## CITY OF WATERTOWN, NEW YORK

CITY PLANNING BOARD  
ROOM 304, WATERTOWN CITY HALL  
245 WASHINGTON STREET  
WATERTOWN, NEW YORK 13601-3380  
(315) 785-7740

MEETING: March 3, 2015

PRESENT:

Larry Coburn, Acting Chairperson  
Michele Capone  
Neil Katzman  
Anthony Neddo  
William Davis

ALSO:

Kenneth A. Mix, Planning and Community  
Development Coordinator  
Michael A. Lumbis, Planner  
Brian Drake, Civil Engineer II

ABSENT:

Sara Freda  
Linda Fields

The March 3, 2015 Planning Board Meeting was called to order at 3:00 PM by Planning Board Acting Chair Larry Coburn. Mr. Coburn called for a reading of the Minutes from the January 6, 2015 Planning Board Meeting. Mr. Katzman made a motion to accept the minutes as written. The motion was seconded by Ms. Capone, and all voted in favor.

**SUBDIVISION FINAL PLAT APPROVAL  
PARCEL # 77-01-001.000, 1 CONRAIL  
WILLOW STREET AND WATERMAN DRIVE**

The Planning Board then considered a request for subdivision final plat approval submitted by Charles G. Patterson of GYMO, PC on behalf of New York Central Lines, LLC and Afgritech Properties, LLC, for a two-lot subdivision of parcel # 77-01-001.000, known as 1 Conrail and located on Waterman Drive. Gregory Ashley, of GYMO, PC was in attendance to represent the applicant.

Mr. Ashley began by stating they are proposing to subdivide a 0.224 portion of the railroad property which would be sold to Afgritech. He said that as requested in the staff report, he isolated the subdivided parcel on the inset map shown on the plan.

Mr. Coburn stated that a Public Hearing was required for the subdivision. He then called the Public Hearing to order at 3:05 PM. He began by reading the legal notice that had been published in the *Watertown Daily Times*. Mr. Coburn then asked for public comments on the request. Hearing no comments, Mr. Coburn closed the Public Hearing at 3:06 PM.

Mr. Lumbis stated that while the changes to the inset map were helpful in identifying the proposed subdivided parcel, he said that the main map needed to be changed so

that the subdivided end stood out more clearly. He said that the map as presented is more of an assemblage map showing what the resulting subdivided parcels and existing Afgritech parcel would look like at the completion of the subdivision. Mr. Mix also reiterated that the subdivided land should stand out more clearly on the final subdivision plat which he will sign.

Mr. Coburn said that the Planning Board needed to complete the SEQR for the project. He then proceeded to complete Part II of the Short Environmental Assessment form with the Planning Board. Mr. Coburn read all of the questions in Part II and the Planning Board answered “No” to all of them. Mr. Katzman then made a motion to issue a negative declaration for the proposed subdivision according to the requirements of SEQR. Ms. Capone seconded the motion and all voted in favor.

Ms. Capone then moved to grant subdivision final plat approval for the request submitted by Charles G. Patterson of GYMO, PC on behalf of New York Central Lines, LLC and Afgritech Properties, LLC for a two-lot subdivision of parcel # 77-01-001.000 know as 1 Conrail and located on Waterman Drive, contingent upon the following:

1. The subdivision plat shall be modified or a new map provided so that the actual subdivided piece of land stands out on the drawing.

The motion was seconded by Mr. Coburn and all voted in favor.

#### **SUBDIVISION FINAL PLAT APPROVAL – VL-4 SUNSET RIDGE LOOMUS DRIVE AND SPINDLE LANE**

The Planning Board then considered a request for subdivision final plat approval submitted by Thomas M. Storino, PLS, President of Storino Geomatics on behalf of Patrick Donegan for a four- lot subdivision of Parcel # 14-35-101.000, known as VL-4 Sunset Ridge, located along Loomus Drive and Spindle Lane. Thomas Storino, of Storino Geomatics was in attendance on behalf of the property owner.

Mr. Coburn noted that a Public Hearing had been scheduled for the proposed subdivision. He then called the Public Hearing to order at 3:15 PM. Mr. Coburn began by reading the legal notice that had been published in the *Watertown Daily Times*. Mr. Coburn then asked if there were any public comments regarding the proposed subdivision. Hearing no comments, he then closed the Public Hearing at 3:16 PM.

Mr. Storino said that his client, Patrick Donegan, was proposing to rearrange the previous approved subdivision known as Barben Green. He said that many of the lots in the subdivision had been sold and houses have been built. He said that VL-4 represents what is left of the main parcel. His client is proposing to subdivide the remainder and at the same time he is proposing that the City dedicate and accept Loomus Drive and Spindle Lane as City streets.

Mr. Mix noted that there are several items that the Planning Board needs to address for this proposal. He said that because Parcel #1 would have a street frontage of less than what is required by the Zoning Ordinance, the applicant will be required to obtain a Variance

from the ZBA. He said that State law requires the ZBA to seek a recommendation on the proposed Variance from the Planning Board. He, therefore, asked the Planning Board to make a recommendation to the ZBA at this time.

Mr. Mix noted that another issue that needs to be addressed is drainage easements that are needed for Parcels 1 & 2. He said that the City needs these easements for access purposes and that rather than making this subdivision approval contingent upon the City Council accepting the City streets, the Planning Board could require the applicant to put the easements on the subdivision map. He recommended that the Planning Board, therefore, change condition #4 in the staff report to require those drainage easements on the subdivision plat.

After a brief discussion regarding the proposal, Mr. Coburn noted that the Short Environment Assessment form needed to be completed by the Planning Board for this project. Mr. Coburn then proceeded to read the questions contained in Part 2 of the short EAF. After the Planning Board answered “No” to all of the questions in Part 2, Ms. Capone moved to issue a negative declaration for the proposed subdivision according to the requirements of SEQR. Mr. Katzman seconded the motion and all voted in favor.

Mr. Katzman then moved to recommend that the Zoning Board of Appeals approve the Variance request submitted by Thomas M. Storino, of Storino Geomatics on behalf of Patrick Donegan to vary the lot width requirements by 25 feet such that the proposed 50 foot street frontage is acceptable for Parcel #1. Mr. Katzman cited the overall size of the parcel which is 9.81 acres as the primary reason why the proposed variance should not impact the surrounding neighborhood. Mr. Davis seconded the motion and all voted in favor.

Mr. Katzman then moved to grant subdivision final plat approval for the request submitted by Thomas M. Storino, PLS, President of Storino Geomatics on behalf of Patrick Donegan for a four-lot subdivision for Parcel # 14-35-101.000, known as VL-4 Sunset Ridge, located along Loomus Drive and Spindle Lane contingent upon the following:

1. That an area variance is granted by the Zoning Board of Appeals to vary the required lot width (frontage) of Parcel 1 by 25 feet such that a 50’ lot width is permissible.
2. That subdivided Parcel 3 is combined with Parcel # 14-35-101.050 (439 Spindle Lane) by way of a new metes and bounds description that is filed with the County Clerk.
3. That subdivided Parcel 4 is combined with Parcel # 14-35-101.020 (419 Spindle Lane) by way of a new metes and bounds description that is filed with the County Clerk.
4. That the proposed utility easements and access right-of-way for Parcels 1 & 2 are depicted on the subdivision plat.

The motion was seconded by Mr. Davis and all voted in favor.

**WAIVER OF SITE PLAN APPROVAL – MAPLE COURT APARTMENTS  
591 WELDON DRIVE: PARCEL # 14-49-102.000**

The Planning Board then considered a request for a Waiver of Site Plan Approval submitted by Charlie Allen of Evergreen Partners II, LLC for the construction of a 1,100 sq. ft. building at Maple Court Apartments, 591 Weldon Drive, Parcel # 14-49-102.000. In attendance on behalf of the applicant was Jackie Bajuk.

Prior to discussing the proposal, Ms. Capone disclosed that she is an employee of the Development Authority of the North Country and her agency is involved in the funding of this project. She stated that she will not gain anything personally from this project but wanted to disclose this information for the Planning Board.

Ms. Bajuk began by explaining that Evergreen Partners is in the process of purchasing Maple Court Apartments to rehab the apartment units in the complex. She said that as part of the project they are proposing to build a new office building. She said her current office is located in a basement/storage area and access to it is not ADA compliant. This will greatly improve her office situation as well as make it much more convenient for residents.

Mr. Katzman commented that the building placement would result in a loss of green space and a play area that is likely used by the children who live in the area. Ms. Bajuk noted that as part of the project, they are proposing the construction of a new playground between buildings 3 & 4. Mr. Katzman, again, questioned the location of the building in the middle of a courtyard area and playground equipment. Ms. Bajuk said that there are a few swing sets but the current area is not much of a playground.

Regarding the new building, Ms. Bajuk added that this project would be an opportunity for new office space, a small conference room, a laundry room and a waiting area for residents who need to conduct business with the Site Manager.

A brief discussion followed regarding some of the summary items included in the staff report. Mr. Mix noted that the applicant had called him regarding the first item which was the development of a comprehensive landscaping plan for the project. He noted that the developer would like to see this included in the project but there are budget issues which may make it difficult. Mr. Mix noted that the item was added as a recommendation and would not necessarily have to be included in the Planning Board's motion for approval. A discussion followed regarding the project as a whole and whether or not the Planning Board should waive site plan approval. Mr. Lumbis said that the Planning Board may waive site plan approval if the project meets the criteria for waiver listed in Section 310-55 of the Zoning Ordinance. The Board concurred that the project met the requirements for waiver.

Ms. Capone noted that when the project is complete it will substantially rehab a property that is very important to the City. Mr. Mix noted that the property was built in 1974 and serves some of the lowest income population residents in the City. He said that the project is a Section 8 housing project and that the residents are provided rent subsidies from the government.

Hearing no further discussion, Ms. Capone moved to waive the requirements of Site Plan approval for the request submitted by Charlie Allen of Evergreen Partners II, LLC to construct a 1,100 sq ft building at Maple Court Apartments, 591 Weldon Drive, Parcel # 14-49-102.000 contingent upon the following:

1. The following water note shall be added to the Utility and Grading Plan and to Sheet C4.0: "All water main and service work must be coordinated with the City of Watertown Water Department. The Water Department requirements supersede all other plans and specifications provided."
2. The plans shall be modified to provide Erosion and Sediment Control protection of existing catch basins during construction for catch basins in the vicinity of construction.
3. The property owner must obtain the following City permits prior to construction: Building Permit, Water Supply Permit, Sanitary Sewer Connection Permit, Storm Sewer Connection Permit, and General City Permit.

The motion was seconded by Mr. Neddo and all voted in favor.

**SITE PLAN APPROVAL CURRENT APPLICATIONS INC.  
275 BELLEW AVENUE S., PARCEL # 9-43-101.240**

The Planning Board then considered a request for site plan approval submitted by Timothy F. Titus of Aubertine and Currier on behalf of Don Clark of DC Building Systems and George Anderson of Current Applications Inc. for the construction of a 10,240 sq ft building addition and a 5,530 sq ft. parking area at 275 Bellew Avenue South., Parcel # 9-43-101.240. In attendance to present the project were Timothy Titus of Aubertine and Currier and Donald Clark of DC Building Systems.

Mr. Titus began by stating they are proposing the construction of a 10,240 sq ft addition to the existing 20,000 sq. ft Current Applications building. He noted that the North side of the building would have a small parking area and there would be an overhead door for deliveries. He noted that two new lights would be added on the North side of the building to illuminate the parking area and that trees would be planted around the parking area as well. Mr. Titus noted that there would be no new site utilities and that all utilities would be brought to the addition through the existing building.

Mr. Titus then addressed the seven items listed in the summary of the staff report. Regarding item #1, Mr. Titus noted that they are working with the Engineering Department regarding the Storm Water Report. He said that they are disturbing less than one acre so a new storm prevention plan should not be required. He said they would add calculations regarding the impact of the storm water on the City's sewer system.

Mr. Titus noted that items #2 &3 were corrections that needed to be made on the plan which would be completed. Regarding item #4, Mr. Titus indicated that the results of the Fire Flow test would be provided to the Engineering Department once it is completed.

Regarding item # 5, Mr. Titus noted that he sent letters to SHPO, DEC and the Natural Heritage Office to obtain additional information in aiding City Council's SEQR review of the project. He noted, in general, that the site has already been developed so there should not be any issues regarding threatened or endangered species or wetlands on the site. He said that SHPO has already responded to their request and has indicated that their project will not have a significant on any archeological resource. Mr. Lumbis noted that the City has received an authorization letter from the property owner so item # 6 has been resolved.

Mr. Clark noted that Current Applications, Inc. currently runs two eight hour shifts beginning at 7:00 AM and concluding at 11:00 PM. He said the proposed addition would accommodate additional product lines and the hiring of a few new employees.

Hearing no further discussion, Mr. Katzman moved to recommend that the City Council approve the Site Plan Application request submitted by Timothy F. Titus of Aubertine and Currier for the construction of a 10,240 sq. ft. building addition and a 5,530 sq ft. parking area at 275 Bellew Avenue South, Parcel # 9-43-101.240 contingent upon the following:

1. The stormwater design report shall be updated to indicate the discharge (pre and post construction) to the City's existing catch basins on Bellew Avenue South and Rail Drive and shall consider the design of the stormwater treatment area and riser configuration.
2. That applicant shall indicate elevations and size of the weir openings in the outlet structure on the survey drawings.
3. The applicant should verify whether the existing water service is 6" or 8" and modify the plans if needed.
4. The applicant shall forward the results of the fire flow test to be conducted during the design of the sprinkler system to the Engineering Dept. prior to the issuance of a building permit.
5. The issue of the presence of threatened or endangered species on the site should be investigated further and additional information should be provided prior to the City Council considering the Environmental Assessment Form for the project. The City Engineering Dept. shall be copied on all future correspondence between the applicant and the Natural Heritage offices.
6. The existing and proposed hours of operation and a construction schedule for the completion of the site expansion should be submitted.

The motion was seconded by Mr. Davis and all voted in favor.

Ms. Capone then moved to adjourn the meeting. The motion was seconded by Mr. Davis and all voted in favor. The meeting was adjourned at 3:55 PM.