



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: May 5, 2015

PRESENT:

Larry Coburn, Acting Chairperson
Neil Katzman
Anthony Neddo
William Davis

ALSO:

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

ABSENT:

Sara Freda
Linda Fields
Michele Capone

The May 5, 2015 Planning Board Meeting was called to order at 3:01 PM by Planning Board Acting Chair Larry Coburn. Mr. Coburn called for a reading of the Minutes from the March 3, 2015 Planning Board Meeting. Mr. Katzman made a motion to accept the minutes as written. The motion was seconded by Mr. Davis, and all voted in favor.

SUBDIVISION FINAL PLAT APPROVAL 118 COURT STREET – PARCEL # 7-01-122

The Planning Board then considered a request for subdivision final plat approval submitted by Gerald A. Kostyk on behalf of Neighbors of Watertown for a two-lot subdivision of Parcel # 7-01-122, known as 118 Court Street. Mr. Kostyk and Gary Beasley were in attendance to represent Neighbors of Watertown before the Planning Board.

Mr. Beasley began by giving an overview of his request. Mr. Beasley said that once subdivided, he intended to assemble the separated section with 122-130 Rear Court Street, which is currently owned by Neighbors of Watertown. Mr. Beasley said that the proposed assemblage would add approximately 300 square feet to the Brighton-Empall project. He said that this assemblage will add 15 feet for additional windows and façade into the development and will make for a different store exit pattern.

Mr. Beasley said that the project also includes utility work and that Neighbors of Watertown would pay those costs. He continued by saying that he also intends to add a historic façade and make roof repairs in order to prepare for new ownership.

Mr. Katzman then asked Mr. Beasley to identify the current owner of 118 Court Street. Mr. Beasley replied that 118 Court Street is currently owned by Neighbors of Watertown. He said that this will allow Neighbors of Watertown to modify easements in the future.

Mr. Katzman then asked Mr. Beasley if there are any negative reasons why this proposed subdivision should not be approved. Mr. Beasley and Mr. Kostyk both agreed that they could not think of any downsides to approving this subdivision. Mr. Beasley then also explained that Neighbors of Watertown has yet to decide if they will sell the refurbished property to a new owner or if they would continue to develop the project themselves.

Mr. Neddo then asked Mr. Beasley what the current use of 118 Court Street was, and Mr. Beasley replied that 118 Court Street is presently vacant.

Mr. Neddo then asked if there are any exit issues in regards to the neighboring property. Mr. Beasley replied that the neighboring property has an easement.

Mr. Coburn stated that a Public Hearing was required for the subdivision. He then called the Public Hearing to order at 3:07 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 3:08 PM.

Mr. Neddo then asked again if there should be a condition to include an easement. Mr. Lumbis replied that there is no requirement to make an easement but that the Planning Board could if it so desired.

Mr. Coburn then stated that the Planning Board would have to answer the questions on Part 2 of the Short Environmental Assessment Form (EAF), since the Planning Board was acting as the Lead Agency in this matter. The Planning Board answered “No” to all questions.

Mr. Katzman then made a motion to accept the Board’s answers to Part 2 of the Short EAF and issue a Negative Declaration for the proposed subdivision according to the requirements of SEQRA. Mr. Neddo seconded the motion and all voted in favor.

Mr. Katzman then moved to grant subdivision final plat approval for the request submitted by Gerald A. Kostyk on behalf of Neighbors of Watertown for a two-lot subdivision of Parcel # 7-01-122, known as 118 Court Street, contingent upon the following:

1. The applicant shall combine the 305 square foot rear section (Parcel B) of the subdivided parcel with 122-130 Rear Court Street, Parcel Number 7-01-123, owned by Neighbors of Watertown, by way of a new metes and bounds description that is filed with the County Clerk.

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

**SUBDIVISION FINAL PLAT APPROVAL
207 WEALTHA AVENUE – PARCEL # 8-20-101.000**

The Planning Board then considered a request for subdivision final plat approval submitted by Gregory F. Ashley of GYMO P.C. on behalf of Prime LLC for a two-lot subdivision of Parcel # 8-20-101.000, known as 207 Wealtha Avenue. Mr. Ashley and Patrick Scordo of GYMO P.C. were in attendance to represent Prime LLC before the Planning Board.

Prior to discussion, Mr. Katzman disclosed that he has an existing business relationship with the primary owners of the applicant, Prime LLC, but that the outcome of today's decision would not affect him personally or financially.

Mr. Ashley began by saying that Staff had requested several items after its review of the application and that all requested changes had been made. He said that the words "Subdivision Final Plat" had been added to the subdivision map. He added that Staff requested a letter from the parcel's owner, WGS Arsenal Housing Associates, LLC, authorizing the applicant to apply for subdivision approval. He said that he had it with him and asked if any members of the Planning Board would like to see it individually. Mr. Neddo replied in the affirmative and Mr. Ashley gave the letter to the Board members.

Mr. Ashley said that Staff had requested details of the environmental remediation taking place on the site. Mr. Ashley then gave Mr. Mix documents specifying the remediation efforts. Mr. Ashley acknowledged that Staff had also requested Mylar prints, which he said he did not have with him because his firm's software plotter was not functioning, but that he would submit them as soon as possible.

Mr. Lumbis then asked Mr. Ashley if he could verify that an existing storm pipe that entered a New York State Department of Works Drainage Easement had been added to the map. Mr. Ashley replied that the pipe had been added and that the Drainage Easement was essentially just an open swale. Mr. Coburn asked if all of the Summary Items from Staff's Memorandum had now been satisfied. Mr. Lumbis replied that they had.

Mr. Coburn stated that a Public Hearing was required for the subdivision. He then called the Public Hearing to order at 3:20 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 3:21 PM.

Mr. Coburn then stated that the Planning Board would have to answer the questions on Part 2 of the Short EAF, since the Planning Board was acting as the Lead Agency in this matter. The Planning Board answered "No" to all questions.

Mr. Katzman then made a motion to accept the Board's answers to Part 2 of the Short EAF and issue a Negative Declaration for the proposed subdivision according to the requirements of SEQRA. Mr. Neddo seconded the motion and all voted in favor.

Mr. Coburn then asked if any Planning Board members had any additional questions for the applicants. No Board members had any questions.

Mr. Katzman then moved to grant subdivision final plat approval for the request submitted by Gregory F. Ashley of GYMO P.C. on behalf of Prime LLC for a two-lot subdivision of Parcel # 8-20-101.000, known as 207 Wealtha Avenue, contingent upon the following:

1. The applicant shall submit proof that the property owner, WGS Arsenal Housing Associates, LLC, has authorized the applicant to apply for subdivision approval.
2. The applicant shall revise the location map to show the entire parcel being subdivided and a greater area of context.
3. The storm pipe entering the NYS DPW Drainage Easement shall be shown.
4. The words “**Subdivision Final Plat**” shall be added as the title of the drawing.

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

Mr. Coburn asked if the approval would then be submitted to City Council. Mr. Mix said that the application would not go to City Council, and that the Planning Board’s approval was the final word on the matter. Mr. Drake reminded Mr. Ashley that he would need to submit electronic copies of all the application materials for publication on the City website. Mr. Ashley replied that he would send electronic copies as soon as he could.

Mr. Davis then moved to adjourn the meeting. The motion was seconded by Mr. Neddo and all voted in favor. The meeting was adjourned at 3:29 PM.