

**Regular Meeting
Town of Watertown Planning Board
April 7, 2026**

Members Present: Tom Boxberger, Co-Chair
Pam Desormo, Co-Chair
Terry MacAdam
Jim Smith
Jean Waterbury

Randy Vaas, Alternate

Mr. Boxberger called the rescheduled April meeting of the Town of Watertown Planning Board to order at 3:00 p.m.

Motion 21-26: Motion by Mr. Smith, seconded by Mr. MacAdam to accept the minutes of the March 11, 2026 meeting as written and distributed.

Ayes All: Motion Carried.

Motion 22-26: Motion by Mr. Boxberger, seconded by Mrs. Waterbury to reschedule the regular May meeting of the Town of Watertown Planning Board to Tuesday, May 5, 2026 at 3:00 p.m. due to a scheduling conflict.

Ayes All: Motion Carried.

PUBLIC HEARING - SITE PLAN

Mike Lundy - CWT Hatchery Expansion - T. I. Ag Park - 20835 Alexander Drive - Tax Map #82.00.2-1.5 - Site Plan

The public hearing was reopened at 3:03 p.m. This is a continuation from the public hearing originally opened on March 11, 2026. Mr. Lundy reported that he has submitted paperwork to CWT's corporate office and is waiting for their approval. He can not address the Board's concerns regarding water, sewer, and traffic issues until he hears back from CWT. Mr. Lundy asked that the public hearing remain open until the next meeting. No one else from the public wished to speak. The public hearing will remain open until Tuesday, May 5, 2026 at 3:00 p.m.

Northern Federal Credit Union - (Former Red Lobster) - 20831 NYS Route 3 - Tax Map #82.11-49.2 - Proposed Change of Use - Site Plan

Evidence was provided that legal notice was posted in the newspaper.

The public hearing was opened at 3:05 p.m. No one from the public wished to speak. The public hearing was closed at 3:06 p.m.

SUBDIVISION

BCA - Gary Hrezan - 20847 Hadcock Road - Tax Map #83.16-1-2.26 - 3 Lot Subdivision

Gerald Kostyk, BCA, on behalf of Gary Hrezan, submitted proposed plans for a 3 lot subdivision at 20847 Hadcock Road, Tax Map #83.16-1-2.26. Discussion followed.

- The Town Highway Superintendent needs to be contacted regarding the highway cuts.

Motion 23-26: Motion by Mr. Boxberger, seconded by Mr. Smith to schedule a public hearing for a 3 lot subdivision for Gary Hrezan, 20847 Hadcock Road, Tax Map #83.16-1-2.26 on Tuesday, May 5, 2026 at 3:00 p.m.

Ayes All: Motion Carried.

James Waller - 22904 Swan Road - Tax Map #91.13-1-5.1 - 2 Lot Subdivision.

No one was present.

20774 Coffeen Street Properties - County Route 202 - Tax Map #82.07-1-7.1 - 2 Lot Subdivision.

Tom Storino, Storino Geomatics, on behalf of 20774 Coffeen Street Properties, submitted proposed plans for a 2 lot subdivision on County Route 202, Tax Map #82.07-1-7.1. Discussion followed.

- Mr. Storino was asked to add an inset to the map showing the acreage of the residual lot.

Motion 24-26: Motion by Mrs. Waterbury, seconded by Mr. MacAdam to schedule a public hearing for a 2 lot subdivision for 20774 Coffeen Street Properties, Tax Map #82.07-1-7.1 on Tuesday, May 5, 2026 at 3:00 p.m.

Ayes All: Motion Carried.

SITE PLAN

Northern Federal Credit Union - (Former Red Lobster) - 20831 NYS Route 3 - Tax Map #82.11-1-49.2 - Site Plan

The comments from the Jefferson County Department of Planning dated 4/1/26 were entered into record (**Attachment #1**).

Neal Zinsmeyer, Napierala Consulting, on behalf of Northern Federal Credit Union, reviewed the updated plans for Six (6) Vehicle Drive-Thru ATM services under Canopy on property located at 20831 NYS Route 3, plans to reface existing signage, of which one is 21' high, and a landscaping plan addressing deer resistant trees. Discussion followed.

Motion 25-26: Motion by Mrs. Desormo, seconded by Mr. Boxberger to grant site plan approval to Northern Federal Credit Union, for Six (6) Vehicle Drive-Thru ATM services under Canopy on property located at 20831 NYS Route 3, Tax Map #82.11-1-49.2, as shown on plans prepared by Napierala Consulting, Project #24-2333, Pages C-3, C-4, C-5, C-6, C-7, all dated 3/2/2026, A-1 showing elevations and the color rendering, and 2 pages of signage prepared by Fast Sign for the Pylon sign on Route 3 and Pylon sign at the entrance from "Walmart" Road.

Ayes - 4

Abstention - 1

Motion Carried.

Mike Lundy - CWT Hatchery Expansion - 20835 Alexander Drive - T.I. Ag Park - Tax Map #82.00-2-1.5 - 20,000 Square Foot Expansion to Existing Building.

Mr. Lundy will come to the May 5, 2026 as he is still waiting for information from CWT's corporate office regarding this proposed project.

Mike Lundy - Washington Summit/Spink Farm - 23369 Spring Valley Drive - Tax Map #91.05-1-16.1 & 91.05-1-15 - Site Plan

Mike Lundy stated that a proposed zone change request if being presented to the Town Board on April 9, 2026 for the Spink Farm.

The request will be a zone change from the current R2 to Business for the purpose of creating a solar development with a micro-grid, to allow them to convey power to the current Washington Summit development and reduce energy cost for all the medical facilities. Discussion followed.

Mr. Lundy will come back to the May meeting with more information.

LOT LINE ADJUSTMENT

Mike Lundy - Washington Summit Holdings, LLC - Summit View Boulevard - Tax Map #91.05-1-11.31 - Lot Line Adjustment

Mr. Lundy submitted a completed application, Short EAF and proposed plans for a lot line adjustment for the proposed VA Center at Washington Summit. He is still working on the survey. This project will be constructed in phases.

The parcel for the proposed VA Center needs to be a separate parcel called Washington Summit Holdings, LLC. A lot line adjustment is required for financing purposes. Discussion followed.

- The Board will need a signed agreement between the Town of Watertown and Washington Summit, up-to-date lot descriptions, and survey map with an insert showing the entire parcel.

Mr. Lundy will come back the May meeting.

Motion 26-26: Motion by Mr. MacAdam, seconded by Mr. Smith to adjourn the meeting 4:05 p.m.

Ayes All: Motion Carried.

Susan Burdick
Secretary