

**Regular Meeting
Town of Watertown Planning Board
May 5, 2026**

Members Present: Tom Boxberger, Co-Chair
Pam Desormo, Co-Chair
Jim Smith
Jean Waterbury
Randy Vaas, Alternate

Members Absent: Terry MacAdam

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

Motion 27-26: Motion by Mr. Smith, seconded by Mr. Vaas to accept the minutes of the April 11, 2026 meeting as written and distributed.

Ayes All: Motion Carried.

Motion 28-26: Motion by Mr. Boxberger, seconded by Mrs. Desormo to reschedule the regular June meeting of the Town of Watertown Planning Board to Monday, June 1, 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

Mike Lundy asked that the Public Hearing be left open until the June 1, 2026 meeting as he has not received any updates for the Board.

PUBLIC HEARING - SUBDIVISION

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

Evidence was provided that legal notice was posted in the newspaper and adjacent property owners were notified.

The public hearing was opened at 3:03 p.m. No one from the public wished to speak. The public hearing was closed at 3:04 p.m.

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

Evidence was provided that legal notice was posted in the newspaper and adjacent property owners were notified.

The public hearing was opened at 3:04 p.m. No one from the public wished to speak. The public hearing was closed at 3:05 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 updated plans for a 3 lot subdivision at 20847 Hadcock Road, Tax Map #83.16-1-2.26. Discussion followed.

*Approval for highway cuts still needs to be submitted.

Motion 29-26: Motion by Mrs. Waterbury, seconded by Mr. Smith to grant a 3 lot subdivision for Gary Hrezan, 20847 Hadcock Road, Tax Map #83.16-1-2.26 as shown on plans prepared by BCA, dated 3/12/26, Sheet #1, conditional upon approval of two highway cuts by the Town of Watertown Highway Superintendent and satisfactory review of lot descriptions.

Ayes All: Motion Carried.

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

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

Motion 30-26: Motion by Mr. Smith, seconded by Mrs. Waterbury to grant a 2 lot subdivision to 20774 Coffeen Street Properties for property located on County Route 202, Tax Map #82.07-1-7.1 as shown on plans prepared by Storino Geomatics, Sheet V101, dated 3/19/26, File #2020-071.01, conditional upon satisfactory review of lot descriptions.

Ayes All: Motion Carried.

MSP Realty, LLC - 22560-570 County Route 196 - Tax Map #73.20-1-10.51 - 2 Lot Subdivision.

Rick Gefell, Purcell Construction, submitted proposed plans for a 2 lot subdivision for MSP Realty, LLC, 22560-570 County Route 196 (Fisher Road), Tax Map #73.20-1-10.51. Discussion followed.

*A survey needs to be submitted.

Motion 31-26: Motion by Mrs. Waterbury, seconded by Mr. Smith to schedule a public hearing for MSP Realty, LLC, 22560-570 County Route 196 for a 2 lot subdivision on Monday, June 1, 2026 at 3:00 p.m.

Ayes All: Motion Carried.

SITE PLAN

Occupational Medicine Associates - 18545 US Route 11 - Tax Map #90.12-1-20.3 - Construction of a 30' x 40' Addition and 18' x 16' Breezeway. Site Plan

Mike Lasell, MBL Engineering, on behalf of Occupational Medicine Associates, presented proposed plans for the construction of a 30' x 40' addition and 18' x 16' breezeway to the existing building at 18545 US Route 11.

Mr. Lasell stated that the proposed addition does not meet side setback requirements. The plans have a 30' side setback and zoning requires a 40' side setback. Discussion followed.

Mr. Lasell will discuss options with the property owner and return next month.

This matter could appear before the Town of Watertown Zoning Board of Appeal at their June 1, 2026 meeting at 7:00 p.m. for a variance request.

Dave's Hot Chicken - 21890 NYS Route 3 - Tax Map #82.00-2-3.3 - Site Plan

Paperwork was received over a year ago, but no approvals were granted. They are currently performing site work. The Town's Code Enforcement Officer instructed them to appear at this meeting. Since they are not present, Code Enforcement will revisit the matter and direct them to appear on June 1, 2026 at 3:00 p.m. Discussion followed.

The Board reviewed the former paperwork and agreed the design is not in harmony with the Town's Comprehensive plan.

Stewart's Shop - 20557 NYS Route 3 - Tax Map #82.11-1-37 - Proposed Gas Station & Convenience Store - Site Plan

Chuck Marshall, on behalf of Stewart's Shop, reviewed proposed plans for a Stewart's Shop at 20557 NYS Route 3, Tax Map #82.11-1-37. The plans are the same plans he presented at the March meeting of the Town of Watertown Planning Board. He is asking for site plan review and SEQR consideration.

Mr. Marshall stated that the only change is that Stewart's Shop notified the New York State Department of Transportation that they are pursuing a right turn in and full access through a new road construction at the light.

Stewart's has also informed to the Town of Watertown Board, by providing financial incentive, that they would construct the first 250' of the road at this location. Discussion followed.

- * Written permission from both property owners needs to be submitted.
- * The proposed road does not line up with the existing light and needs to be modified.
- * Until the road is built, the plans do not meet zoning requirements.

Mr. Marshall stated that Stewart's Shop needs authorization from the Town to allow both Stewart's and Ownership of the other properties to build the road to spec and then convey it to the Town.

He stated the Town would be responsible for obtaining the permits from the NYS DOT.

- * The Planning Board will need a signed agreement between the Town Board and Stewart's regarding the road before they can grant approval.

This matter will be referred to the Jefferson County Department of Planning for their review.

Motion 32-26: Motion by Mr. Boxberger, seconded by Mr. Smith to schedule a public hearing for site plan review for Stewart's Shop, 20557 NYS Route 3 for Monday, June 1, 2026 at 3:00 p.m.

Ayes All: Motion Carried.

Circle K/Jimmy John's/Wendy's - Corner of NYS Route 12F & County Route 196 - Tax Map #82.08-1-3.1 - Revisit Conditional Site Plan Approval (9/23/25)

Pat Scordo, Connor Chawago, GYMO, on behalf of Briad Development, presented updated plans and documentation showing that the 6 conditions imposed at the September 23, 2025 meeting have been met. Discussion followed.

Motion 33-26: Motion by Mrs. Waterbury, seconded by Mr. Boxberger to approve site plan approval to Circle K/Jimmy Johns & Wendy's, Corner of NYS Route 12F and County Route 196, Tax Map #82.08-1-3.1 as shown on plans prepared by GYMO, Project #2025-054, including a Cover Sheet, C104, revised 4/20/26, C103, C105, C106, C107, C108, C109, C110, C111, & C112, all dated 3/31/26.

Ayes All: 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 - Site Plan.

Mike Lundy stated that he just received information that the proposed expansion will create a minimal change in traffic and approximately 5% increase in water. He is still waiting on corporate approval to move ahead with the project.

Mrs. Desormo will forward the information to the City of Watertown for their review.

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 met with the Town Board regarding the zone change request. He needs to identify all parcels involved and submit it to the Town Board prior to May 14, 2026 at which time a public hearing will be held. The Town will make it's decision after the public hearing.

The Board will forward their comments and concerns to the Town Board.

A copy of the Jefferson County Department of Planning comments, dated 4/29/26 was entered into record (**Attachment #1**).

LOT LINE ADJUSTMENT

Mike Lundy - Washington Summit Holdings, LLC - Summit View Boulevard - Tax Map #91.05-1-11.1 & Tax Map #91.05-1-11.3 - Lot Line Adjustment

Mr. Lundy submitted proposed plans for a lot line adjustment for Lot 15A on Summit View Boulevard, Tax Map #91.05-1-11.1 & Tax Map #91.05-1-11.3

The lot line adjustment is needed for the VA property. Discussion followed.

Motion 34-26: Motion by Mrs. Desormo, seconded by Mr. Boxberger to approve a lot line adjustment for Washington Summit Holdings, Lot 15A - Tax Map #91.05-1-11.1 & Tax Map #91.05-1-11.3 as shown on plans prepared by Kovach Land Surveying, signed by Howard Lyndaker, dated 4/27/26. A portion of land will be removed from Tax Map #91.05-1-11.3 and added to Tax Map #91.05-1-11.1. Lot 15A will now be 5.38 acres, conditional upon satisfactory review of lot descriptions and submission of full size plans.

Ayes All: Motion Carried.

Motion 35-26: Motion by Mrs. Waterbury, seconded by Mr. Smith to adjourn the meeting at 4:20 p.m.

Susan Burdick Secretary

Department of Planning and Community Development

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Hartley Bonisteel Schweitzer, AICP
Director

Alicia M. Dewey
Deputy Director



April 29, 2026

**Attachment #1
Town of Watertown Planning Board
May 6, 2026**

Pam Desormo, Town Clerk
Town of Watertown
22867 Brookside Drive
Watertown, NY 13601

Re: Town of Watertown, Zoning Map Amendment, 23369 Spring Valley Drive, JCDP File # T Wa 5 - 26

Dear Pam,

On April 28, 2026, the Jefferson County Planning Board reviewed the above project, after it was referred to the County for comment. The Board determined that the proposal does not raise significant county-wide or intercommunity concerns and is therefore mainly a local matter for your board to decide.

As part of its review, the Planning Board identified the following requirements:

- NYS Town Law requires zoning amendments to be made in accordance with a Comprehensive Plan.
- The local board should notify the City of Watertown of the public hearing as required by General Municipal Law Section 239nn.
- The local board should complete the appropriate **SEQR** documentation for the proposed zoning map amendment. If the amendment were to change allowable uses affecting more than 25 acres, it would meet the criteria for a **Type 1** action under SEQR and should be reviewed accordingly.

In addition, the Board offers the following advisory comment to assist your review:

- The local board should consider the potential impacts of rezoning the two identified parcels from Residential (R-2) to the Business districts, as highlighted in the Town of Watertown's Comprehensive Plan. Specifically, the following concerns should be addressed:
 - Infrastructure: These areas currently lack access to water and necessary utilities.
 - Agricultural Preservation: The impact of nonfarm intrusions on prime agricultural areas must be evaluated to ensure the preservation of highly productive farmland.