



CITY OF WATERTOWN, NEW YORK

CITY PLANNING COMMISSION

ROOM 305, WATERTOWN CITY HALL

245 WASHINGTON STREET

WATERTOWN, NEW YORK 13601-3380

(315) 785-7741

MEETING: April 7, 2026

PRESENT:

Michelle Capone, Chair

Scott Garrabrant

Linda Fields

Maryellen Blevins

Peter Monaco

ALSO:

Michael A. Lumbis, Planning and

Community Development Director

Geoffrey T. Urda, Senior Planner

Joseph Albinus, Planner

Kerinne O'Donnell, Secretary

ABSENT:

Lynn Godek

Planning Commission Chairperson, Michelle Capone, called the April 7, 2026, Planning Commission meeting to order at 5:17 p.m. Ms. Capone asked for a motion regarding the minutes of the March 3, 2026, meeting. Mr. Monaco made a motion to accept the minutes as written. Ms. Fields seconded the motion, and all voted in favor.

SUBDIVISION FINAL PLAT APPROVAL – TWO-LOT SUBDIVISION OF 925 MAIN STREET WEST, PARCEL NUMBER 1-17-403.000

The Planning Commission then considered a previously tabled request submitted by 925 Main Street W, LLC, for a two-lot subdivision of 925 Main Street West, Parcel Number 1-17-403.000. Mr. Adam Storino, PLS, of Storino Geomatics, PLLC attended to represent the request.

Mr. Storino then presented the application, stating it was a simple two-lot subdivision where Parcel One will be a 0.51-acre lot and Parcel Two will be a 0.59-acre lot. He said that both parcels will meet the dimensional regulations of the Zoning Ordinance apart from Parcel Two not meeting the minimum rear yard setback. He said that there will be a 5.7-foot rear yard setback, and an Area Variance will be needed.

Ms. Capone informed the Planning Commission that the Zoning Board of Appeals, at its March 18, 2026, meeting, adopted a motion acknowledging the Planning Commission as the Lead Agency for the State Environmental Quality Review Act (SEQRA) review, and the Planning Commission would be able to vote on the request. She also informed the board that once they did vote, the request would be given back to the Zoning Board of Appeals and would not return to the Planning Commission for further action.

The Planning Commission then proceeded to complete Part 2 of the Short Environmental Assessment Form (EAF), answering “No” to all the questions contained in Part 2. Ms. Fields then made a motion to issue a Negative Declaration pursuant to SEQRA. Ms. Blevins seconded the motion, and all voted in favor.

Ms. Blevins then made a motion to approve the request by 925 Main Street W, LLC, for a two-lot subdivision of 925 Main Street West, Parcel Number 1-17-403.000, contingent upon the following:

1. This Subdivision Approval is contingent upon Parcel 2, as depicted on the Subdivision Final Plat drawing and as described in its suggested metes and bounds description, receiving an Area Variance from the Zoning Board of Appeals granting relief from the minimum 10-foot rear-yard setback in the Neighborhood Mixed Use district.

Ms. Fields seconded the motion, and all voted in favor.

Mr. Monaco then asked if there was a way to expedite the process and reduce the need for a back and forth between the Zoning Board of Appeals and the Planning Commission.

Mr. Urda informed the Planning Commission that due to New York State laws regarding Coordinated SEQR Reviews, there was no way to shorten the current process.

**PUBLIC HEARING
SPECIAL USE PERMIT – TO ALLOW A MARIJUANA DISPENSARY, RETAIL
USE AT 1222 ARSENAL STREET, PARCEL NUMBER 8-53-121.000.**

Ms. Capone read aloud the public hearing notice for the above Special Use Permit that had been published in the *Watertown Daily Times* and opened the Public Hearing at 5:22 p.m. Hearing no comments, she then closed the Public Hearing at 5:23 p.m.

**SPECIAL USE PERMIT – TO ALLOW A MARIJUANA DISPENSARY, RETAIL
USE AT 1222 ARSENAL STREET, PARCEL NUMBER 8-53-121.000.**

The Planning Commission then considered the request submitted by Luke DeWitt of Flynnstoned Watertown to allow a Marijuana Dispensary, Retail Use at 1222 Arsenal Street, Parcel Number 8-53-121.-000. Mr. DeWitt and his business partner Nick Moore presented the request.

Ms. Capone asked the applicant to explain their proposal and Special Use Permit request. Mr. DeWitt answered that they are looking to operate as a State regulated recreational cannabis retail store that is legal in the State of New York.

Mr. DeWitt stated they have commitments to the Commercial District as to not create any nuisances to the surrounding businesses, they will abide by the Zoning Ordinance for hours of operation, and he acknowledged the trip generation would increase, but would not hinder the Level of Service (LOS) on Western Boulevard.

Ms. Capone asked if the product would be purchased and resold to which Mr. DeWitt confirmed it would be.

Mr. Monaco asked the applicant if they had owned locations in Syracuse, to which Mr. DeWitt confirmed they did have a North Syracuse location.

Mr. Monaco then pointed out there have already been a few applications for this location and he asked for clarity on what may be causing this occurrence.

Mr. DeWitt stated that he spoke with the property manager of the location, and the previous applicants had separate issues causing them not to be able to open in the location.

Mr. Monaco then expressed concern about the previous applicants and licensing, to which Mr. DeWitt confirmed there were no underlying issues, and he would be secured in the lease if the request was approved by the Planning Commission.

Mr. Albinus asked the Planning Commission to ensure they fully reviewed the Special Use Permit Standards before completing SEQR Part 2. Ms. Blevins made a comment that her printed version of SEQR Part 1 was not properly filled out to which Mr. Urda confirmed the submitted version was, and Mr. Albinus stated there was most likely an issue that occurred when printing the document.

Ms. Capone began to review the Special Use Permit criteria found in Section 310-116 of the Zoning Ordinance with the Planning Commission members. She read each criteria aloud and asked members if they concurred with Staff's findings or if members had different thoughts on each of them.

Ms. Fields asked if signage was a concern for the Planning Commission, to which Ms. Capone clarified it would be a sign permit. Mr. Lumbis provided further information stating it would be handled through Code Enforcement, and the applicant would have to meet size requirements of the Commercial District.

Ms. Capone then continued reviewing the Special Use Permit Criteria while providing comments that again coincided with Staff comments. She stated she did not see a need to require further restrictions, and the Planning Commission agreed that the Special Use Permit satisfied the various criteria.

The Planning Commission then proceeded to complete Part 2 of the Short EAF, answering "No" to all the questions contained in Part 2. Ms. Fields then made a motion to issue a Negative Declaration pursuant to SEQRA. Mr. Garrabrant seconded the motion, and all voted in favor.

Ms. Fields made a motion to approve the request for a Special Use Permit submitted by Luke DeWitt of Flynnstoned Watertown to allow a Marijuana Dispensary, Retail use at 1222 Arsenal Street, Parcel Number 8-53-121.-000 contingent upon the following:

1. The applicant shall obtain a Building Permit and a Sign Permit prior to any construction from the Bureau of Code Enforcement.
2. The applicant shall confirm that their hours of operation will be within the hours of operation that are allowed within the City of Watertown

Mr. Monaco seconded the motion and voted in favor.

Mr. Monaco then inquired about the estimated time for the opening of the location. Mr. DeWitt and Mr. Moore stated Summer of this year is the current projected time of opening.

**ZONE CHANGE –337 STATE STREET, PARCEL NUMBER 6-02-317.000
DOWNTOWN TO URBAN MIXED USE.**

The Planning Commission then considered a request submitted by Carrols, LLC on behalf of GW 339 State Street Owner LLC to change the Approved Zoning Classification of 337 State Street, Parcel Number 6-02-317.000 from Downtown to Urban Mixed Use. Mr. Shane Plokhoy of Dynamic Engineering Consultants presented the request on behalf of Carrols, LLC.

Mr. Plokhoy presented the request. He stated the current location is located in the Downtown Zoning District where a drive-thru is not permitted as an accessory use according to the current Zoning Ordinance. The Zone Change from Downtown to Urban Mixed Use would allow the current location to add a second lane to the existing drive through. He added that the current location is directly on the border of the Downtown and Urban Mixed Use Zoning Districts.

Mr. Monaco asked Staff why the zoning map did not have districts stop at a street intersection, and commented about the prior Zone Change this year that was across the street from this location. Mr. Lumbis agreed it was odd and informed the Planning Commission that after reviewing notes from when the zoning map was being redone and discussing this issue internally, there was no clear answer. Mr. Lumbis also stated he felt the Zone Change made sense as there is a clear transition in land use and building character on the block starting with this parcel. Mr. Urda agreed with the statements of Mr. Lumbis and provided a street view to show what would have made more sense for this block.

Ms. Capone mentioned there was not a need to include the parcel adjacent to this location, as it did not have the same type of use.

Ms. Fields brought up concerns about traffic in the area becoming even worse with an addition to the current drive-through at the location. Mr. Lumbis informed the board the next step would be a Zoning Compliance Certificate. The work being proposed should not require the Planning Commission to review anything further, and if there are traffic concerns, that will be addressed during the next steps by the City Engineer.

Mr. Monaco recommended a counter clockwise traffic circulation pattern, to which Ms. Capone stated that a specific traffic circulation pattern was already contained within the original approved Site Plan Approval, and would be reviewed further.

Ms. Fields commented that the Planning Commission is only making a recommendation to the City Council regarding the zone change. Ms. Capone agreed and stated the City Council will be the Lead Agency and complete Part 2 of the SEQR.

Ms. Blevins made a motion recommending that the City Council approve the request submitted by Carrols, LLC on behalf of GW 339 State Street Owner LLC to change the Approved Zoning Classification of 337 State Street, Parcel Number 6-02-317.000 from Downtown to Urban Mixed Use.

Ms. Fields seconded the motion, and all voted in favor.

Mr. Monaco made a motion to adjourn. Ms. Fields seconded the motion, and all voted in favor. The meeting was adjourned at 5:43 p.m.

Respectfully submitted,

Kerinne O'Donnell, Secretary