



# CITY OF WATERTOWN, NEW YORK

## CITY PLANNING BOARD

ROOM 305, WATERTOWN CITY HALL  
245 WASHINGTON STREET  
WATERTOWN, NEW YORK 13601-3380  
(315) 785-7741

MEETING: May 4, 2021

PRESENT:

Michelle Capone, Acting Chair  
Larry Coburn, Planning Board Chair  
T.J. Babcock  
Michael Pierce  
Neil Katzman

ALSO:

Michael A. Lumbis, Planning and  
Community Development Director  
Jennifer Voss, Sr. Planner  
Geoffrey Urda, Planner  
Leta Harp, Secretary

ABSENT:

Linda Fields

Acting Planning Board Chair, Michelle Capone, called the May 4, 2021 Planning Board meeting to order at 2:58 p.m.

Ms. Capone then asked for a motion regarding the Minutes from the April 6, 2021, Planning Board Meeting. Mr. Babcock made a motion to approve the minutes as written and Mr. Katzman seconded the motion, and all voted in favor.

### **SUBDIVISION FINAL PLAT APPROVAL – 412-414 TILDEN STREET PARCEL NUMBER 4-03-215.000**

The Planning board then considered a request submitted by Patsy Storino, PLS on behalf of Adam Brown of A. Brown Properties, LLC, for a two-lot subdivision of 412-414 Tilden Street, Parcel Number 4-03-215.000

Ms. Capone read from the Staff Memorandum and stated the application was submitted for Planning Board review under Chapter A322 of the City Code. The Planning Board had the option of not requiring a preliminary plat submission. Since this was a minor subdivision, Staff was processing the application as a final plat. She then said that Part 2 of the Short Environmental Assessment Form would be reviewed and that a public hearing had been scheduled for 3:05 p.m.

Patsy Storino, PLS was present to represent the application. Mr. Storino said Mr. Brown was the owner of the 412-414 Tilden Street parcel, in addition to the 416-418 Tilden St. two-family dwelling and garage adjacent property, shown on the map as Parcel A. He said they were proposing to divide the lot at 412-414 Tilden Street, into two parcels, creating an 0.087-acre western section and a 0.028-acre eastern section. He said in addition, Parcel B marked on the map

will be retained by A. Brown Properties, LLC. Mr. Storino said they planned to assemble Parcel A and B to create a new parcel.

Mr. Storino said in addition, the western section (Parcel C) on the map, will be conveyed to Steven L. Weed, who owns the adjacent residential property at 406 Tilden Street, shown on the map as Parcel D. Mr. Storino then said they intend to assemble Parcel C and Parcel D to create a 0.317-acre parcel that would retain the 406 Tilden Street address. He said if approved by the Board they would propose combining Parcels A and B to form one parcel, and Parcels C and D to form the second parcel.

Ms. Capone asked if there were any questions of the Board and stated that the maps submitted by Mr. Storino were very clear to the applicant's proposal.

Hearing no questions, Ms. Capone stated that the Planning Board needed to complete the environmental review for the project. The Planning Board then considered each question on Part 2 of the Short Environmental Assessment Form (EAF) one-by-one, answering no to all of them. Mr. Pierce made a motion for a negative declaration for the proposed subdivision pursuant to the requirements of SEQRA. Mr. Babcock seconded the motion. All voted in favor, none opposed.

Ms. Capone said that there were three public hearings scheduled at 3:05 p.m. for the three proposed subdivisions on the agenda.

**PUBLIC HEARING  
SUBDIVISION FINAL PLAT APPROVAL – 412-414 TILDEN STREET**

Ms. Capone called for public hearing number one to be convened at 3:05 p.m. for a Final Plat Subdivision of a two-lot subdivision of 412-414 Tilden Street, Parcel Number 4-03-215.000.

Ms. Capone read the legal notice for the public hearing that had been published in the *Watertown Daily Times*. She invited anyone from the public to be heard on the matter with privilege of the floor. No one was present to speak regarding comments or concerns in the matter. Ms. Capone then closed the first public hearing at 3:06 p.m.

**PUBLIC HEARING  
SUBDIVISION FINAL PLAT APPROVAL – 618 NEW YORK AVENUE**

Next, Ms. Capone called for public hearing number two to be convened at 3:06 p.m. for a Final Plat Subdivision of a two-lot subdivision of 618 New York Avenue, Parcel Number 1-20-408.000.

Ms. Capone read the legal notice for the public hearing that had been published in the *Watertown Daily Times*. She invited anyone from the public to be heard on the matter with privilege of the floor. No one was present to speak regarding comments or concerns in the matter. Ms. Capone then closed the second public hearing at 3:07 p.m.

**PUBLIC HEARING  
SUBDIVISION FINAL PLAT APPROVAL – 1220 ACADEMY STREET**

Next, Ms. Capone called for public hearing number three to be convened at 3:07 p.m. for a Final Plat Subdivision of a two-lot subdivision of 1220 Academy Street (rear), Parcel Number 12-12-211.001.

Ms. Capone read the legal notice for the public hearing that had been published in the Watertown Daily Times. She invited anyone from the public to be heard on the matter with privilege of the floor. No one was present to speak regarding comments or concerns in the matter. Ms. Capone then closed the third public hearing at 3:08 p.m.

Mr. Katzman then made a motion to approve the request submitted by Patsy Storino, PLS on behalf of Adam Brown for a two-lot subdivision of 412-414 Tilden Street, Parcel Number 4-03-215.000, contingent upon the following:

1. The applicant must assemble the subdivided 0.028-acre eastern section (Parcel B) with 416-418 Tilden Street, Parcel Number 4-03-216.000 by way of a new metes and bounds description filed with the County Clerk.
2. The applicant must assemble the subdivided 0.087-acre western section (Parcel C) with 406 Tilden Street, Parcel Number 4-03-213.000 by way of a new metes and bounds description filed with the County Clerk.

Mr. Babcock seconded the motion, all voted in favor.

**SUBDIVISION FINAL PLAT APPROVAL – 618 NEW YORK AVENUE  
PARCEL NUMBER 1-20-408.000**

The Planning Board then considered a request submitted by William Dunn for a two-lot subdivision of 618 New York Avenue, Parcel Number 1-20-408.000.

Thomas Storino of Storino Geomatics was present to represent Mr. Dunn. Mr. Storino said Mr. Dunn proposed to divide the 0.332-acre lot at 618 New York Avenue, Parcel Number 1-20-408.000, into two parcels, a 0.092-acre northern section and a 0.240-acre southern section. The applicant proposed to assemble the northern section with the adjacent parcel at 121 New York Avenue. The latter section would retain the 618 New York Avenue address. He said they would provide a 5-foot setback off the side of the garage at 618 New York Ave.

There were no questions or comments from the Planning Board on the proposed subdivision request.

The Planning Board then considered each question on Part 2 of the Short Environmental Assessment Form (EAF) one-by-one, answering no to all of them. Mr. Babcock made a motion for a negative declaration for the proposed subdivision pursuant to the requirements of SEQRA. Mr. Pierce seconded the motion. All voted in favor, none opposed.

Mr. Babcock made a motion to approve the request submitted by William Dunn for a two-lot subdivision of 618 New York Avenue, Parcel Number 1-20-408.000 contingent upon the following:

1. The applicant must assemble the subdivided 0.092-acre northern section of the subject parcel with 121 New York Avenue, Parcel Number 1-20-410.000 by way of a new metes and bounds description that is filed with the County Clerk.

Mr. Katzman seconded the motion, all voted in favor.

**SUBDIVISION FINAL PLAT APPROVAL – 1220 ACADEMY STREET  
PARCEL NUMBER 12-12-211.001**

The Planning Board then considered a Request submitted by Thomas Storino, PLS for a two-lot subdivision of 1220 Academy Street (rear), Parcel Number 12-12-211.001

Mr. Storino was present to represent Brandon R. and Aimee N. Aldrich who own the adjacent residential property at 304 Park Drive West and are interested in purchasing a portion of the parcel at 1220 Academy Street (rear). He then said they were proposing to divide the .038-acre lot at 1220 Academy Street (rear), Parcel Number 12-12-211.001 into two parcels, a 0.016-acre western section and 0.022-acre eastern section. He said the later .0022-acres would be conveyed to the Aldrich's.

There were no questions or comments from the Planning Board on the proposed subdivision request.

The Planning Board then considered each question on Part 2 of the Short Environmental Assessment Form (EAF) one-by-one, answering no to all of them. Mr. Katzman made a motion for a negative declaration for the proposed subdivision pursuant to the requirements of SEQRA. Mr. Babcock seconded the motion. All voted in favor, none opposed.

Ms. Katzman then made a motion to approve the Subdivision Final Plat for a two-lot subdivision of 1220 Academy Street (rear), Parcel Number 12-12-211.001, contingent upon the following:

1. The applicant must assemble the subdivided 0.022-acre eastern section (Parcel B) with 304 Park Drive West, Parcel Number 12-12-212.000 by way of a new metes and bounds description filed with the County Clerk.

Mr. Coburn seconded the motion, all voted in favor.

**WAIVER OF SITE PLAN APPROVAL – 787 PEARL STREET  
PARCEL NUMBER 4-09-101.000**

The Planning Board then considered a request submitted by Andrew Farr for a Waiver of Site Plan Approval for a 2,200 square-foot (SF) parking area expansion and to construct a 144 SF accessory structure at 787 Pearl Street, Parcel Number 4-09-101.000

Mr. Farr was present to represent the proposal. He said he intended to create a family friendly “event” type business to build community comradery. He said the Site Plan that he submitted is for an approximately 100 x 100 SF, dirt-built, remote control (RC) racecar track. He said there would not be any power sources of any kind, and he was using this land for entertainment.

He said the parking lot would have eleven parking spaces measuring 10 ft x 20 ft. The storage shed is prefabricated and would be delivered to the site by North Country Storage Barns. He said his intent was to make this as eco-friendly as possible. He then said he also needed this project to be as cost effective as possible for a start-up type business new to the Watertown area.

Mr. Urda said the “hobby shop” and parking lot were the items on the application that triggered the need for a Site Plan Waiver. He said the actual racetrack itself would not count toward the new building or parking area on the site, and what the Planning Board was considering was the impact of the eleven parking spaces and the 144 SF accessory building.

Ms. Capone asked when the business planned to open. Mr. Farr replied that he wished to open as soon as possible, knowing that this would be a seasonal business with the RC cars. He said potentially he could be open in as soon as two weeks. He then said it would be like setting up for an event such as a concert.

Mr. Katzman wished the applicant good luck, and then asked what was proposed for bathrooms. Mr. Farr replied that he would have a temporary Port-a-Potty. He said this would be a test for the area to see if remote-control racing would become a viable source of entertainment. He said he did a lot of advertising and if it does not take right off at the get go, he would call it quits, and not be out so much of an investment.

Mr. Farr then said potentially it could bring revenue into Watertown, that he had been contacted on his Facebook page from southern locations that are interested in making the trip. He said he is familiar with other New York locations such as Rome and Binghamton where this has been successful, and participants are willing to travel to attend these courses.

Mr. Babcock asked if the proposal was a test opening for operations and using a Port-a-Potty. Mr. Farr concurred and said there was plenty of room for expansion and would then come before the Board again when that time arose.

Mr. Urda then said that to clarify, the current application was under 2,500 SF and qualifies for a Site Plan waiver, however the policy is not to do one Waiver at a time. He said in the future if a further expansion is required, the applicant would most likely be thrilled, but a full Site Plan would be required.

Ms. Capone said the only summary item was to obtain a Building Permit for the shed prior to construction of the structure. Mr. Farr requested clarification that it would still require a Building Permit even though it was a prefabricated structure. Ms. Voss said yes for placement of the structure, a Building Permit would be required. Mr. Urda advised Mr. Farr that a call to City Code Enforcement would be helpful to get him through the Building Permit process.

Mr. Katzman asked how many racecars would be at the track. Mr. Farr replied that it was at the discretion of the participants to bring their own RC cars. He said depending on the participation, he could possibly purchase cars for people to loan, or rent when they arrive at the track. He said currently the base price for an RC car for a dirt track would be \$1,000.

Mr. Babcock said he was aware that Cheney Tire has these RC cars for sale. Mr. Farr said he had been in contact with Joel from Cheney Tire to discuss pricing before he would make any wholesale purchases, and the potential for Cheney's to make supplies available. Mr. Farr said he has spoken to several local businesses that are in support of his efforts to bring this entertainment to the area.

Mr. Babcock made a motion to waive the requirements of Site Plan Approval for a 2,200 square-foot (SF) parking area expansion and to construct a 144 SF accessory structure at 787 Pearl Street, Parcel Number 4-09-101.000 contingent upon the following:

1. The applicant must obtain a Building Permit prior to constructing the accessory structure.

Mr. Pierce seconded the motion, all voted in favor.

Mr. Pierce then moved to adjourn the meeting. Mr. Babcock seconded the motion, and all voted in favor. The meeting was adjourned at 3:20 p.m.