



# 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: July 7, 2020

PRESENT:

Larry Coburn, Planning Board Chair  
T.J. Babcock  
Kerry Johnson  
Neil Katzman

ALSO:

Michael A. Lumbis, Planning and Community  
Development Director  
Jennifer Voss, Senior Planner  
Geoffrey Urda, Planner

ABSENT:

Michelle Capone  
Linda Fields

Planning Board Chair, Larry Coburn, called the July 7, 2020 virtual Planning Board meeting to order at 3:00 p.m.

Ms. Coburn then asked for a motion regarding the Minutes from the June 2, 2020 Planning Board Meeting. Mr. Katzman made a motion to accept the minutes as written. Mr. Babcock seconded the motion and all voted in favor.

### **SUBDIVISION FINAL PLAT APPROVAL 902 EMMETT STREET, PARCEL NUMBER 8-12-103.000**

The Planning Board then considered a request submitted by Rocco J. Pangallo for a two-lot subdivision of 902 Emmett Street, Parcel Number 8-12-103.000.

Amy O'Brien attended to represent the request.

Mr. Coburn then noted that this application had come before the Planning Board previously and that it had timed out. Mr. Urda then elaborated that the 62-day window for filing had elapsed, so the application was once again in front of the Planning Board to restart the clock.

Mr. Katzman then said that he had previously done work for the applicant, but that it would not affect his judgment in this application.

Mr. Coburn then noted that this application required a public hearing and asked if he could open it early. Mr. Urda replied in the negative and recommended completing Part 2 of the State Environmental Quality Review (SEQR) Shore Environmental Assessment Form (EAF).

The Planning Board then considered each question on Part 2 of the Short EAF one-by-one, answering no to all of them. Mr. Katzman then made a motion to issue a Negative Declaration for the proposed subdivision pursuant to the requirements of SEQRA. Mr. Babcock seconded the motion and all voted in favor.

Mr. Coburn then reiterated that this request required a public hearing, and that it was time to open the hearing. Mr. Coburn called the public hearing to order at 3:05 p.m., read the legal notice that had been published in the *Watertown Daily Times* and asked Mr. Urda if any members of the public contacted him to request an invitation to the virtual meeting. Mr. Urda replied in the negative and Mr. Coburn closed the public hearing at 3:06 p.m.

Mr. Babcock then moved to approve the request submitted by Rocco J. Pangallo for a two-lot subdivision of 902 Emmett Street, Parcel Number 8-12-103.000, contingent upon the following:

1. The applicant must assemble the subdivided 0.018-acre western section of the subject parcel with VL-4 Emmett St, Parcel Number 8-12-103.004 by way of a new metes and bounds description that is filed with the County Clerk.
2. After approval and prior to having the Clerk of the Planning Board sign the subdivision plat, the applicant shall fill out a Request for Real Property Tax Law 932 Split form.

Mr. Johnson seconded the motion and all voted in favor.

### **SUBDIVISION FINAL PLAT APPROVAL VL-SHEPARD PURCHASE, PARCEL NUMBER 14-16-218.000**

The Planning Board then considered a request submitted by Thomas M. Storino, PLS of Storino Geomatics on behalf of Rick Gaskin, Susan L. Favreau, Sidney A. Pond and Jean C. Pond for a three-lot subdivision of VL Shepard Purchase, Parcel Number 14-16-218.000.

Mr. Storino attended to represent the request.

Mr. Coburn noted that there was some time before the scheduled public hearing for this application and suggested completing the SEQR form. The Planning Board then considered each question on Part 2 of the Short EAF one-by-one, answering no to all of them. Mr. Coburn then asked Mr. Storino for a brief description of the application.

Mr. Storino began by saying that the request originated with Mr. Pond, the property owner at 1141 Holcomb Street, expressing interest in acquiring two landlocked, City-owned parcels behind his property. Mr. Storino said that Mr. Pond then reached an agreement with Mr. Gaskin to acquire a matching depth from the subject parcel. Mr. Storino then said that when Mrs. Favreau received the access notification letter, she expressed interest in acquiring the part of the subject parcel that abutted her property.

After Mr. Storino finished describing the application, Mr. Coburn noted that it was time for the public hearing. Mr. Coburn called the public hearing to order at 3:15 p.m. and read the legal notice that had been published in the *Watertown Daily Times*. He again asked Mr. Urda if any members of the public contacted him to request an invitation to the meeting. Mr. Urda replied in the negative and Mr. Coburn closed the public hearing at 3:16 p.m.

Mr. Babcock then asked if the Planning Board could eliminate any of the summary items in Staff's memorandum. Mr. Urda replied that summary items one, two, three and five needed to remain, but that the fourth summary item was no longer necessary.

Mr. Katzman then made a motion to issue a Negative Declaration for the proposed subdivision pursuant to the requirements of SEQRA. Mr. Babcock seconded the motion and all voted in favor.

Mr. Katzman then moved to approve the request submitted by Thomas M. Storino, PLS of Storino Geomatics on behalf of Rick Gaskin, Susan L. Favreau, Sidney A. Pond and Jean C. Pond for a three-lot subdivision of VL Shepard Purchase, Parcel Number 14-16-218.000, contingent upon the following:

1. The applicant must assemble Parcel A with 1141 Holcomb Street by way of a new metes and bounds description that is filed with the County Clerk.
2. The applicant must assemble Parcel B with 282 Barben Avenue by way of a new metes and bounds description that is filed with the County Clerk.
3. The applicant must assemble Parcel C with 280 Barben Avenue by way of a new metes and bounds description that is filed with the County Clerk.
4. After approval and prior to having the Clerk of the Planning Board sign the subdivision plat, the applicant shall fill out a Request for Real Property Tax Law 932 Split form.

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

After Mr. Storino thanked everyone, Mr. Coburn then asked for a motion to adjourn. Mr. Babcock moved to adjourn the meeting. Mr. Johnson seconded the motion and all voted in favor. The meeting was adjourned at 3:21 p.m.