



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: September 7, 2021

PRESENT:

Larry Coburn, Planning Board Chair
Michelle Capone
T.J. Babcock
Linda Fields
Michael Pierce

ABSENT:

Neil Katzman

ALSO:

Michael A. Lumbis, Planning and
Community Development Director
Michael Delaney, City Engineer
Meredith Griffin, Civil Engineer I
Jennifer Voss, Senior Planner
Geoffrey Urda, Planner
Leta Harp, Secretary

Planning Board Chair, Larry Coburn, called the September 7, 2021, Planning Board meeting to order at 3:00 p.m. Mr. Coburn then asked for a motion regarding the Minutes from the August 3, 2021, Planning Board Meeting.

**** Ms. Capone stated she would like the August 3, 2021, minutes amended to reflect her frustration with the outdated City Zoning Map, and she recognized that City Staff has a committee currently undertaking the Zoning Rewrite process, she still felt it impaired the ability for the Planning Board to make informed decisions.**

Ms. Fields made a motion to approve the minutes as amended. Mr. Babcock seconded the motion, and all voted in favor.

SUBDIVISION FINAL PLAT APPROVAL – 557 THOMPSON BOULEVARD PARCEL NUMBER 12-13-136.000

The Planning Board then considered a request submitted by Patsy Storino, PLS on behalf of Degel Israel Synagogue for a two-lot subdivision of 557 Thompson Boulevard Parcel Number 12-13-136.000.

Mr. Storino was in attendance to present the request. He said that the Degel Israel Synagogue proposed to divide the existing 1.947-acre lot at 557 Thompson Blvd, Parcel Number 12-13-136.000, into two parcels, a 1.892-acre primary southern section that the Synagogue occupies and that will retain the Thompson Blvd. address, and a 0.055-acre northern section that the applicant proposes to assemble with the abutting residential parcel at 1163 Temple St. owned by Kevin Caldwell.

He said that the Zoning Ordinance does not allow the subdivided parcel to be a standalone property, as it was only 28 feet wide and 2,395 square feet (SF) in total area and would not meet

the lot width or lot area requirements of the Residential A District. He then said that Mr. Caldwell proposed to assemble Parcel C with the 1163 Temple Street parcel. Mr. Storino then said he had submitted the suggested metes and bounds description for the proposed resultant parcel following assemblage.

Mr. Coburn read from Staff's Memorandum to the Planning Board 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. He then said that Part 2 of the State Environmental Quality Review (SEQR) Short Environmental Assessment Form (EAF) would be reviewed and that a public hearing had been scheduled for 3:05 p.m.

Mr. Coburn 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 EAF one-by-one, answering no to all of them. Ms. Fields 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.

PUBLIC HEARING
SUBDIVISION FINAL PLAT APPROVAL – 557 THOMPSON BOULEVARD

Mr. Coburn 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 557 Thompson Boulevard Parcel Number 12-13-136.000.

Mr. Coburn read the legal notice for the public hearing that had been published in the *Watertown Daily Times*. He 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. Mr. Coburn then closed the first public hearing at 3:06 p.m.

PUBLIC HEARING
SUBDIVISION FINAL PLAT APPROVAL – 155 CLINTON STREET

Mr. Coburn called for public hearing number two to be convened at 3:05 p.m. for a Final Plat Subdivision of a two-lot subdivision of 155 Clinton Street, Parcel, Number 10-07-109-000.

Mr. Coburn read the legal notice for the public hearing that had been published in the *Watertown Daily Times*. He invited anyone from the public to be heard on the matter with privilege of the floor.

Zachary P. Scordo of GYMO, DPC on behalf of Clinton Center Development, LLC chose to address the Planning Board during the Public Hearing to give the proposal overview. He said that Parcel Number 10-07-109.000 was having a 25' strip subdivided from the east side, and they intended to assemble this piece with Parcel Numbers 10-07-110.000 and 10-07-112.000.

No one else was present to speak regarding comments or concerns in the matter. Mr. Coburn then closed the second public hearing at 3:08 p.m.

**SUBDIVISION FINAL PLAT APPROVAL – 557 THOMPSON BOULEVARD
PARCEL NUMBER 12-13-136.000 (CONTINUED)**

Ms. Fields then made a motion to grant Subdivision Final Plat Approval to Patsy A. Storino, PLS on behalf of Degel Israel Synagogue for a two-lot subdivision of 557 Thompson Boulevard Parcel Number 12-13-136.000 contingent upon the following:

1. The applicant must assemble the subdivided 0.055-acre northern section of the subject parcel with 1163 Temple Street, Parcel Number 12-13-137.000 by way of a new metes and bounds description that is filed with the County Clerk.

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

**SUBDIVISION FINAL PLAT APPROVAL – 155 CLINTON STREET
PARCEL NUMBER 10-07-109.000**

The Planning Board then considered a request by Zachary P. Scordo of GYMO, DPC on behalf of Clinton Center Development, LLC for a two-lot subdivision of 155 Clinton Street, Parcel, Number 10-07-109.000.

Ms. Capone then said she wanted to know why the map presented didn't show the new layout of the proposed project, and if there would be any negative effect on the proposed layout.

Mr. Lumbis said it was appropriate to show the buildings on the drawing, but it was not necessary to include the parking, sidewalks, or landscaping on the new layout as this request pertained to the subdivision only. He said it was also difficult to distinguish the proposed property lines with the existing with the current line weights being all the same.

Mr. Coburn read from Staff's Memorandum to the Planning Board to make Mr. Scordo aware of the summary items, which read as follows:

1. The applicant must amend the drawing and use a heavier line weight on the subdivided parcel only to distinguish it from the other parcels and remove any extraneous information from the plan.
2. The applicant must assemble the subdivided 1.120-acre eastern section with the 145 Clinton Street, Parcel Number 10-07-110.000 and 111 Clinton Street, Parcel Number 10-07-112.000 by way of new metes ad bounds description that is filed with the County Clerk prior to beginning any of the site plan work.

Mr. Coburn again read from Staff's 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. He then said that Part 2 of the Short Environmental Assessment Form would be reviewed.

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. Ms. Fields 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. Fields made a motion to grant Subdivision Final Plat Approval to Zachary P. Scordo of GYMO, DPC on behalf of Clinton Center Development, LLC for a two-lot subdivision of 155 Clinton Street, Parcel Number 10-07-109.000 contingent upon the following:

1. The applicant must amend the drawing and use a heavier line weight on the subdivided parcel only to distinguish it from the other parcels and remove any extraneous information from the plan.
2. The applicant must assemble the subdivided 0.120-acre eastern section with 145 Clinton Street, Parcel Number 10-07-110.000 and 111 Clinton Street, Parcel Number 10-07-112.000 by way of a new metes and bounds description that is filed with the County Clerk prior to beginning any of the site plan work.

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

SITE PLAN APPROVAL – 145 CLINTON STREET PARCEL NUMBER 10-07-110.000

The Planning Board then considered a request submitted by Patrick J. Scordo P.E. of GYMO, DPC and Lundy Construction, LLC, on behalf of Watertown Savings Bank to construct a two-story 14,000 square foot building and associated site improvements at 145 Clinton Street, Parcel, Number 10-07-110.000.

Kevin Bamann, E.I.T, GYMO, DPC was present to represent Watertown Savings Bank, and Lundy Construction, LLC.

Mr. Bamann started his presentation by addressing the summary items in Staff's Memorandum to the Planning Board. He said that he had provided Mr. Lumbis with an updated plan earlier on September 7.

He then addressed the first summary item, which stated that the Planning Board should consider requiring the applicant to eliminate the middle access drive from Clinton Street to eliminate the direct conflict with vehicle backing movements from the handicap parking spaces in front of the building or eliminate the parking spaces directly across from the access drive. Mr. Bamann said that they eliminated the accessible parking spaces from their original location and moved them in front of the building. He then said that they also added a grass landscaped island in place of the spaces and that the intent was to address and mitigate any concerns with traffic conflict backing up into the drive aisles from the entrance.

Mr. Bamann then said that the bank intended to keep the middle entrance drive as they planned to have that serve as the main entrance to the overall building which would allow visitors

to have a direct view to their corporate plaza. He said the third entrance was a shared access drive that would be used with the adjacent property owned by Lundy Construction.

Ms. Capone asked if the remaining handicapped accessible spaces were enough to meet codes. Mr. Lumbis replied that the applicant was not changing the number of accessible spaces, but the location of the spaces in the lot, and they still met the number required by code.

Mr. Bamann then addressed the second summary item, which stated that the Planning Board should consider requiring the applicant to install a sidewalk and/or striped walkway across the parking lot to connect the building and the main sidewalk for improved pedestrian safety. Mr. Bamann said it was difficult to see on the original drawing, but it did show a sidewalk connecting to the sidewalk off Clinton Street that would come down and connect into the existing pedestrian access way and the new pedestrian access way to the new building. He said on the new drawing the walkway was noted to be more visible and obvious. He said the crosswalk would serve to address summary item number two.

Mr. Lumbis said the thickness of the property line on the drawing obscured the visibility of the sidewalk. He said the Planning Board could eliminate summary item two.

Mr. Bamann then addressed the third summary item, which recommended that a tree protection detail be provided on the plans and that extra care be taken to ensure that the tree protection is installed and maintained by the contractor throughout the duration of construction to limit the impact to the ground surface in the area surrounding the 24" tree proposed to be saved. Mr. Bamann said that they were adding detailing and extra notes to the plans to protect the 24" tree, with proper notes on the site plans and detail sheets.

Mr. Lundy said they would try their best to save the tree.

Mr. Lumbis said the City appreciated the applicant's intent and efforts to save the tree due to its mature size and the fact that it added many benefits to the site. He said it is a unique species in the City, and one of the largest of its kind within the City. Mr. Lumbis reiterated that tree protection during construction around the base and dripline of the tree would help them to be successful in saving the tree.

Ms. Fields said this unique tree added much history to the bank site, which is important to the City.

Mr. Bamann then addressed the fourth summary item, which required the applicant to complete and submit a final Stormwater Pollution Prevention Plan (SWPPP) to be reviewed and approved by the City Engineer prior to construction. Mr. Bamann said they were aware of the requirement for a Stormwater Pollution Prevention Plan, and they did include storm water calculations in their Engineering Report, but a full SWPPP would be provided to the City at a later date, before they ever break ground on construction.

Hearing no further discussion, Ms. Fields made a motion to recommend that City Council approve the Site Plan submitted by Patrick J. Scordo P.E. of GYMO, DPC and Lundy Construction, LLC, on behalf of Watertown Savings Bank to construct a two-story 14,000 square-foot building and associated site improvements at 145 Clinton Street, Parcel, Number 10-07-110.000, contingent upon the following:

1. The applicant shall eliminate the accessible parking spaces directly across from the access drive to eliminate the conflict with vehicle backing movements from those spaces with vehicles entering the site.
2. The applicant shall provide a tree protection detail on the plans and extra care should be taken by the contractor to ensure that the tree protection is installed and maintained throughout the duration of construction to limit the impact to the ground surface in the area surrounding the 24" tree proposed to be saved.
3. The applicant must complete and submit a final Storm Water Pollution Prevention Plan to be reviewed and approved by the City Engineer prior to construction.
4. The applicant must obtain the following permits, minimally, prior to construction: Demolition Permit, Building Permit, Sanitary Sewer Connection Permit, Water Supply Permit, General City Permit, Sidewalk Permit, and a Zoning Compliance Certificate.

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

Ms. Capone then moved to adjourn the meeting. Mr. Babcock seconded the motion, and all voted in favor. The meeting was adjourned at 3:25 p.m.