



# 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: March 7, 2023

**PRESENT:**

Larry Coburn, Planning Board Chair

T.J. Babcock

Michelle Capone

Neil Katzman

**ALSO:**

Michael A. Lumbis, Planning and Community

Development Director

Sharlice Bonello, Planner

Gertrude Karris, Secretary

**ABSENT:**

Michael Pierce

Linda Fields

Lynn Godek

Planning Commission Chair, Larry Coburn, called the March 7, 2023, Planning Commission meeting to order at 3:01 p.m. Mr. Coburn then asked for a motion regarding the minutes from the February 7, 2023, meeting. Ms. Capone made a motion to accept the minutes as written, Mr. Babcock seconded the motion, and all voted in favor.

### **SUBDIVISION FINAL PLAT APPROVAL – 204 BREEN AVENUE PARCEL NUMBER 7-14-135.000**

The Planning Commission then considered a request for Subdivision Final Plat Approval submitted by Patsy A. Storino, PLS for a two-lot subdivision of 204 Breen Avenue, Parcel Number 7-14-135.000.

The Planning Commission originally reviewed and approved the application for this subdivision at the December 6, 2022, Planning Commission (then the Planning Board) meeting. The subdivision map was signed on December 9, 2022.

Per Section 32 of New York General City Law, the signature on the subdivision plat of the duly authorized officer of the planning board constitutes the final approval of the subdivision. General City Law requires that the subdivision plat be filed in the Jefferson County Clerk's Office within 62 days of signing. The plat was not filed within the 62-day time frame, therefore the approval expired, resulting in the requirement of a new application submission.

Patsy A. Storino, PLS, was in attendance on behalf of the property owner, Diane Roy, and reviewed the application to subdivide the 0.894-acre lot at 204 Breen Avenue, into two parcels. Mr. Storino noted that the application proposes the parcel be divided into a 0.271-acre eastern section that the applicant proposes to convey to the adjacent property owner at 181 Cedar Street and a 0.623-acre western section that would retain the 204 Breen Avenue address.

Mr. Storino assured the members of the Commission that all three parcels under the ownership of Tia Morgia at 181 Cedar Street, including the newly subdivided Parcel D, will be assembled in one parcel. The assemblage is necessary to avoid creating two illegal, landlocked parcels.

Chairperson Coburn, asked the Commission members to review the Environmental Assessment Form, Part 2. Each question was read aloud, and all members answered each question in the negative. Mr. Katzman then moved to issue a negative declaration for the proposed subdivision according to the requirements of SEQRA (State Environmental Quality Review Act). Mr. Babcock seconded the motion, and all members voted in favor.

At 3:05pm, Planning Commission Chair, Larry Coburn read the Public Hearing notice that had been published in the *Watertown Daily Times*. He then opened the public hearing and asked if anyone would like to be heard. Hearing no comments, he closed the public hearing at 3:06pm.

Mr. Babcock then moved to grant subdivision final plat approval for the request submitted by Patsy A. Storino, PLS for a two-lot subdivision of Parcel Number 7-14-135.00 located at 204 Breen Avenue, contingent upon the following requirement:

1. The applicant must assemble the 0.271-acre subdivided parcel (Parcel D) with Parcel Number 7-14-125.120 (Parcel B), and Parcel Number 7-14-124.001 (Parcel C) located at 181 Cedar Street, into one single parcel, 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.

At 3:07pm, Mr. Katzman moved to adjourn the meeting; Mr. Coburn seconded the motion, and all voted in favor.

Respectfully submitted,  
Gertrude Mead Karris, Secretary