



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: July 1, 2025

PRESENT:

Michelle Capone, Chair  
Lynn Godek  
Peter Monaco  
Scott Garrabrant

ALSO:

Michael A. Lumbis, Planning & Community  
Development Director  
Geoffrey Urda, Senior Planner  
Joseph Albinus, Planner

ABSENT:

T.J. Babcock  
Maryellen Blevins  
Linda Fields

Planning Commission Chairperson, Michelle Capone, called the July 1, 2025, Planning Commission meeting to order at 6:04 p.m. Ms. Capone asked for a motion regarding the minutes from the June 3, 2025 meeting. Lynn Godek made a motion to accept the minutes as written. Peter Monaco seconded the motion and all voted in favor.

**PUBLIC HEARING – 229 MASSEY STREET NORTH, 319 COFFEEN STREET, 327  
COFFEEN STREET, 203 MASSEY STREET NORTH – PARCEL NUMBERS; 7-06-  
119.100, 7-06-118.000, 7-06-117.000, 7-06-101.000 – SPECIAL USE PERMIT AND SITE  
PLAN APPROVAL**

Ms. Capone read aloud the public hearing notice for the above Special Use Permit and Site Plan Approval that had been published in the *Watertown Daily Times* and opened the public hearing at 6:05 p.m. Ms. Capone also stated that another public hearing on the same topic would be held at 5:05 p.m. on July 10, 2025. Hearing no one speak, Ms. Capone closed the public hearing at 6:06 p.m.

**SITE PLAN APPROVAL – 1068 ARSENAL STREET  
PARCEL NUMBER 8-47-106.200**

The Planning Commission then considered a request for a Site Plan Approval submitted by Brian Evans of Brew Team NY, LLC to construct a 510 square-foot (SF) drive-through coffee shop, a 388 SF storage building and associated site improvements at 1068 Arsenal Street, Parcel Number 8-47-106.200.

Larry Adler, a local partner and franchisee for Brew Team NY, spoke. Mr. Adler clarified that he was not Brian Evans. He then specified what Seven Brew is, explaining that they were a

drive-through only, beverage only coffee stand and that the only solid food they sell is a prepackaged muffin top. He compared it to Starbucks and Chick-fil-A, as the servers come out with a pad and take orders, and clarified that there is no drive-through window as the servers deliver beverages to cars. He also said that since the menu is limited it is only a 3-to-4- minute waiting time for customers.

Mr. Adler then spoke on summary item two from Staff's memorandum to the Planning Commission, which required the applicant to clarify whether they intend to seek a future Subdivision Approval for the westernmost 20 feet of the subject parcel. He stated that the subject parcel resulted from a 2021 Subdivision of a larger parcel and that they are leasing the area they intend to build on. He stated that a Seven Brew typically fits on a half-acre lot and the area they will lease is just under an acre. He then confirmed an intent to subdivide the westernmost 20 feet, leaving a 140' x 300' parcel.

Mr. Adler stated that the main building would be a 510 SF, pre-manufactured building and would be employees only, as 99 percent of customers are drive-through customers with a few walk-ups. He stated that the cooler building would be just over 400 SF. He stated that there would be a dumpster in the back surrounded by the same brick like material that is part of the main building and a canopy where the employees will take shelter when taking orders in inclement weather. Additionally, he said that they proposed 12 parking spaces to accommodate shift changes.

Mr. Adler also said that they will be moving the entrance further west after consulting with the New York State Department of Transportation (NYSDOT). He stated they are in the process of getting a Highway Work Permit from NYSDOT.

Mr. Adler then addressed the requirements for a Stormwater Discharge Easement (and maintenance agreement) from the adjacent property owner and NYSDOT and a water quality basin to treat stormwater leaving the site. He stated that they have a nearly finalized easement agreement with their neighbor, specifying that they would have a 10' drainage easement that leads to the stormwater channel and that instead of going west, it would be going northwest to ensure there is no conflict with the neighboring lands.

Mr. Adler said that the site currently is over 95 percent impervious surface and that they will create a lot more pervious areas and green space. He then stated that he was open to questions.

Mr. Monaco then asked if the easement would be going into the existing swale by the adjacent Parkstead Apartments. Michael Lumbis then confirmed that the easement would be going into the existing swale and that it was a DOT drainage easement.

Mr. Monaco asked if Staff foresaw any issues with it, but that he didn't think they'd produce too much runoff, and that they had issues with the drainage basin before. Mr. Lumbis stated that Thomas Compo had reviewed the plans, and he didn't have any concerns there.

Mr. Lumbis said that the City Engineer would require the applicant to submit an Engineering Report detailing the sanitary discharge flow because of the New York State Department of Environmental Conservation's (DEC) consent order in the Western Outfall Trunk

Sewer (WOTS) district. Mr. Lumbis stated that he agreed that it wasn't a lot, but they still needed to know what the amount would be.

Ms. Capone then asked about summary item 1, which required the applicant either to achieve conformity with the 70 percent lot area coverage requirement or obtain an Area Variance from the Zoning Board of Appeals. Mr. Adler replied that they would apply for Subdivision Approval for the westernmost 20 feet of the property, which would reduce the area to under an acre and ensure that they are compliant with lot coverage.

Ms. Capone then said that this reply answered summary item 2, which required the applicant to clarify whether they intend to seek a future Subdivision Approval.

Ms. Capone then read summary item 3, which required the applicant to modify the landscape plan to ensure that no one tree species takes up more than fifteen (15) percent of the total amount of the proposed tree plantings. Mr. Adler agreed to comply with this requirement.

Ms. Capone then read summary item 4, which required the applicant to increase the size of the snow storage area located along the rear property line by shifting the proposed plantings further north. Mr. Adler stated that he had the Brew Team engineers working on it for the next submittal plan.

Ms. Capone asked about summary items 5 – 8, which required the applicant to reduce light spillage onto 1056 Arsenal Street to less than 0.5 footcandles, address and provide required information as outlined in the "Engineering Comments" section of this report and listed all necessary permits that the applicant would need to obtain.

Mr. Adler confirmed that they would comply with all conditions and obtain all permits.

Ms. Capone asked if there were any more questions.

Mr. Monaco asked why they didn't connect the cooler building to the main building. Mr. Adler replied that he wasn't sure, but the building came in three parts and it may have to do with how it was assembled.

Ms. Capone asked how long it would take for them to open once they have all the permits and approval. Mr. Adler replied said that construction would take 8-to-10 weeks and they'd be open in three months after approval was granted.

Mr. Adler asked if they could apply for both a Building Permit and Site Plan Approval simultaneously. Mr. Lumbis replied that he thought they were probably fine if they were close to having a Building Permit set of drawings.

Scott Garrabrant then asked if Staff had any concerns about traffic flow.

Joseph Albinus then stated that there were no engineering comments in regards to the traffic flow, other than the project requiring NYSDOT review. Ms. Godek then said that it'd be

up to NYSDOT, but with the center turn lane she didn't think it'd be an issue. Mr. Lumbis said that there would probably be times where it is challenging to make a left out of the area.

Mr. Albinus said that Mr. Compo will provide the City's fire hydrant specifications as the current fire hydrant is not up to the city's standards.

Mr. Adler then stated that he had seen the engineering comments and added that the overall application process with the City had been great and that Staff had been really helpful, especially the pre-application meetings and conversations as it gives them insight. He then thanked Mr. Urda, Mr. Lumbis and Mr. Albinus.

Ms. Godek then made a motion to table the request for a Site Plan Approval submitted by Brian Evans of Brew Team NY, LLC to construct a 510 square- foot (SF) drive-through coffee shop, and a 388 SF storage building and associated site improvements at 1068 Arsenal Street, Parcel Number 8-47-106.200. Mr. Garrabrant then seconded the motion. All voted in favor.

Mr. Adler then asked when the deadline was for the August submission. Mr. Urda replied the deadline was July 15<sup>th</sup>.

Ms. Capone then reminded the room that the Planning Commission would hold a special meeting at 5 p.m. on Thursday, July 10, 2025.

Ms. Capone then asked for a motion to adjourn the meeting. Mr. Monaco made the motion. Ms. Godek seconded. All voted in favor. The meeting was adjourned at 6:23 p.m.

Respectfully submitted,

Joseph Albinus  
Planner