

MEETING MINUTES

JEFFERSON COUNTY PLANNING BOARD

February 23, 2016

MEMBERS PRESENT: David Prosser, Chairman, Dean Gillan, Vice-Chairman, Art Baderman, Dwight Greene, Bill Ferguson, Clif Schneider, George Yarnall, Deb McAtee, Lisa L'Huillier, Jon Storms

OTHERS PRESENT: Ryan Churchill, GYMO; Chris Spiker, Channel 7 News

STAFF PRESENT: Andy Nevin, Senior Planner
Jennifer Voss, Community Development Coordinator
Sara Freda, Community Development Coordinator

CALL TO ORDER AND ESTABLISHMENT OF QUORUM: Chairman Prosser opened the meeting at 4:00 p.m. and stated that a quorum was present.

APPROVAL OF THE OCTOBER 27, 2015 & DECEMBER 29, 2015 MEETING MINUTES: Chairman Prosser asked members if they had any comments or changes to the October 27, 2015 and December 29, 2015 meeting minutes. A motion to accept the meeting minutes was made by Dean Gillan seconded by Clif Schneider, and carried unanimously.

COMMUNICATIONS: Chairman Prosser asked if there were any communications. There were none. Andy introduced Sara Freda as the new Community Development Coordinator for the Planning Department.

PUBLIC COMMENTS (OTHER THAN AGENDA ITEMS): Chairman Prosser asked if there were any public comments (other than on agenda items). There were none.

NEW BUSINESS:

A. General Municipal Law, Section 239m Referrals:

- 1 City of Watertown, Area Variance, Carl Lofberg – Arby's Restaurant, JCDP File # C 1 - 16. **Clif Schneider mentioned that he would have to abstain from this project.** Andy Nevin presented this project to the Board stating the applicant is requesting to replace existing nonconforming signage with new (smaller) signage, but it would still exceed the allowable sign area. He stated the Board was reviewing this project due to its proximity to NYS Route 3.

Andy showed the location of the Arby's restaurant on Arsenal Street using an aerial photo. He stated the existing signage is 253.04 sq. ft. and they are proposing new signage of 169.8 sq. ft. The zoning law states signage is based on lineal feet of the building frontage, and in this instance the allowable area would be 80 sq. ft. The maximum allowed in a commercial zone is 200 sq. ft.

Bill Ferguson asked if the new signage would be placed in the same location and Andy stated yes the locations will remain the same. He displayed current site photos along with renderings of the completed project and highlighted the new signage. He noted the

applicant is planning on removing the glass enclosed structure that is currently in the front of the building.

Bill Ferguson asked if the lightning was to remain the same and Andy explained that if the variance was granted they would like to update with new LED lightning for efficiency, but if it wasn't they would repurpose the existing lights. There would be no strobe lighting.

Only staff comment was in reviewing the area variance request, the local board should consider and weigh the five tests for an area variance, as stated in NYS General City Law.

Chairman Prosser reviewed the staff recommendation that this is a Project of Local Concern Only.

Motion: To accept staff recommendation of Project of Local Concern with comments as stated above was made by Dean Gillian, seconded by Bill Ferguson, and unanimously carried with one abstention.

2. City of Watertown, Area Variance, Ryan Churchill on behalf of Goodyear, JCDP File # C 2 - 16 Jen Voss presented this project to the board stating the applicant proposes to add an additional 90 sq. ft. of signage to the property, and is requesting relief for a second free-standing sign on the property. The Board is reviewing this due to its proximity to NYS Route 3.

Jen stated the new Goodyear project is on Arsenal Street at the site of the old Blockbuster building. Using an aerial photo and current site photos she explained to the Board that there is currently already a free-standing sign on the property that belongs to the Stateway Plaza who has an easement that allowed it to be constructed. As stated in the previous project, the zoning law states signage is based on lineal feet of the building frontage and the maximum in a commercial zone is 200 sq. ft. The applicant is asking for their own free standing sign and their own 200 sq. ft. of signage (and that the 90 sq. ft. existing Stateway Plaza sign not be included in that) for a total of 290 sq. ft. of signage on their property.

Bill Ferguson asked if the new sign would be going in where the old Blockbuster pole is located and Jen explained the location would be the same, but they intend to take down the pole and place a monument sign in its place.

The only staff comment was in reviewing the area variance request, the local board should consider and weigh the five tests for an area variance, as stated in NYS General City Law.

3. City of Watertown, Area Variance, Ryan Churchill on behalf of Goodyear, JCDP File # C 3 - 16 Jen Voss presented this project to the board stating the same applicant above is proposing to demolish an existing building and construct a new 6,000 square foot Goodyear automotive service building in its place. The Board is reviewing this due to its proximity to NYS Route 3.

Jen reviewed the proposed site plan and highlighted the 1600 sq. ft. showroom, 4,400 sq. ft. 7-bay service area, 30 parking spaces (9 required), dumpsters located in rear, same current entrances/exits onto Arsenal Street, side and rear entrance from Gaffney Drive, landscaping, and light locations.

George Yarnall asked how much bigger the new building will be from the previous Blockbuster building. Jen asked Ryan Churchill, from Gympo, and he stated the width is about the same but the building is maybe 15-20 feet longer.

County issues identified by staff include:

The NYS DEC should be contacted to ensure that all proper permits are in place for the automotive service center.

The site plan submitted does not show an area designated for snow storage. The local board should request an area be shown on the site plan before it is approved.

Chairman Prosser reviewed the staff recommendation that this is a Project of Local Concern Only.

Motion: To accept staff recommendation of Project of Local Concern with comments as stated above for projects #2-3 was made by Jon Storms, seconded by Deb McAtee and unanimously carried.

4. City of Watertown, Zoning Map Amendment File # C 4 - 16 Jen presented this project to the board explaining the City is proposing a new GIS based zoning map with changes to various parcels that were split between zoning districts. She displayed the original zoning map and then the map highlighting the parcels being changed.

Jen stated a major push behind revising the zoning map was to convert it to a digital format. Other major highlights include - areas around the Black River Waterfront Zoning District filled in to eliminate gaps and of the 431 currently split zoned parcel, 369 were being proposed to rezone into the more liberal district. (Some split parcels were remaining to maintain a buffer from the less restrictive district.)

Dean Gillan asked how one would find out about these changes. Jen stated that the map would have to be consulted. Clif Schneider asked if this would require a public hearing and Jen states they will be holding a public hearing, but they are not notifying every parcel owner affected individually.

Bill Ferguson asked what the difference was between split zoning and spot zoning. Jen explained split zoning is when one parcel is located within two zones. The zoning line runs through the parcel. The hope of this update would be to clean up this process to avoid split zoning in many areas.

Staff comments include:

The City is making a positive change by adopting a digital version of their zoning map, along with eliminating many of the instances where parcels are split by zoning districts.

The local board should ensure that this amendment is consistent with current plans and the vision for the City.

Chairman Prosser reviewed the staff recommendation that this is a Project of Local

Concern Only.

Motion: To accept staff recommendation of Project of Local Concern with comments as stated above was made by Dean Gillian, seconded by Clif Schneider, and unanimously carried.

C. Intergovernmental Review

Andy presented the following projects to the Board:

1. Clayton Improvement Association, USDA RD, JCDP File # 1 - 2016. The Clayton Improvement Association is applying for \$180,000 USDA RD funding to expand the Samaritan Family Health Center in Clayton. The expansion includes developing interior space into new exam rooms and an office. It also includes expanding the parking lot to resolve some current parking issues.
2. Watertown International Airport - JC, FAA, JCDP File # 2 - 2016. The Watertown International Airport is applying for funds to acquire land to accommodate portions of runway safety zones and related facilities to support an anticipated runway expansion. They are requesting \$196,365 from the FAA and \$5,169 from NYS DOT and are self-funding another \$5,169 for a total \$206,702.

Motion: To send a letter of support for both projects was made by Clif Schneider, seconded by Lisa L'Huillier and unanimously carried.

D. Other Business

Andy reminded the Board that the Local Government Conference will be held at the end of March and stated staff is working on training sessions for April and May. Chairman Prosser stated that he would still like to see some training on area map viewers and related resources.

Adjournment

A motion was made by Dean Gillan, seconded by Jon Storms to adjourn the meeting at 4:35 p.m.