



Department of Planning
175 Arsenal Street
Watertown, NY 13601

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MEETING NOTICE

Organization: Jefferson County Planning Board

Date: Tuesday, April 29, 2025

Time: 4:00 p.m.

Place: 175 Arsenal St. - County Office Building, 2nd Floor

AGENDA

1. Call to Order and Establishment of Quorum.
2. Approval of the March 25, 2025 Meeting Minutes
3. Communications.
4. Public Comments (other than agenda items).
5. New Business:
 - A. General Municipal Law, Section 239-m Referrals
 - See Attached Sheets
6. Adjournment.

PROJECT SUMMARIES FOR COUNTY PLANNING BOARD MEETING

Meeting Date: 4/29/2025

- # 1 Brownville (T) T Br 1 - 25
Applicant: Patriot Trailer Solutions, LLC
Action: Site Plan Review
Site Location: 16264 NYS Route 12E
Description: The applicant proposes to operate a small trailer and UTV retail business.
- # 2 Clayton (T) T Cl 2 - 25
Applicant: Boathouse Marine LLC
Action: Site Plan Review
Site Location: 39718 Rivershore Dr
Description: The applicant proposes to demolish and replace a 75' x 125' boathouse as part of an active marina.
- # 3 Clayton (T) T Cl 3 - 25
Applicant: Mason Coughlin
Action: Site Plan Review
Site Location: 16872 County Route 181
Description: The applicant proposes to construct a 32' x 40' automobile repair shop.
- # 4 Dexter (V) V Dex 1 - 25
Applicant: JoCinda Evans
Action: Site Plan Review
Site Location: 137 Canal Street
Description: The applicant proposes to relocate a gift shop to an existing building.

5 LeRay (T) T Le 2 - 25

Applicant: Town of LeRay

Action: Comprehensive Plan

Site Location: Townwide

Description: The Town proposes a Comprehensive Land Use Plan Update. It outlines goals and strategies for land use, transportation, community facilities, housing, and natural resources and identifies implementation actions.

6 Pamela (T) T Pa 1 - 25

Applicant: Benjamin Essig

Action: Site Plan Review

Site Location: 24386 Cheever Road

Description: The applicant proposes to construct two new 30' by 140' self-storage buildings.

7 Pamela (T) T Pa 2 - 25

Applicant: Montante Group

Action: Site Plan Review

Site Location: 22964 Lucas Drive

Description: The applicant proposes to construct a 77,440 square foot warehouse and distribution center with office space.

8 Philadelphia (T) T Ph 1 - 25

Applicant: Tarpon Towers III LLC

Action: Site Plan Review

Site Location: Elm Ridge Road and Co Route 20

Description: The applicant proposes to construct a 180' cell tower.

9 Watertown (T) T Wa 2 - 25

Applicant: Mirabito Holdings

Action: Site Plan Review

Site Location: 19950 Morse Ln

Description: The applicant proposes a retail propane sales establishment.

10 Watertown (C) C 4 - 25

Applicant: Serianni Signs

Action: Area Variance

Site Location: 1283 Arsenal St

Description: The applicant proposes to install a sign larger than the maximum permitted in a commercial district.

11 Watertown (C) C 5 - 25

Applicant: Charles Marshall

Action: Site Plan Review

Site Location: 229 Massey Street North

Description: The applicant proposes to demolish the existing convenience store gas station and build a larger one with more pumps.