



Department of Planning
175 Arsenal Street, 3rd Floor
Watertown, NY 13601

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Director of Planning

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MEETING NOTICE

Organization: Jefferson County Planning Board

Date: Tuesday, October 28, 2025

Time: 4:00 p.m. (Meeting)

Place: **Watertown International Airport – Business Center**
22529 NYS Route 12F, Dexter, New York 13634

AGENDA

1. Call to Order and Establishment of Quorum.
2. Approval of the September 30, 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.

Jefferson County Planning Board Meeting Location



Watertown International Airport
22529 Airport Drive, Dexter, NY

Parking is available near the new building and in the large parking area across from the terminal building.



PROJECT SUMMARIES FOR COUNTY PLANNING BOARD MEETING

Meeting Date: 10/28/2025

# 1	Champion (T)	T Ch 1 - 25
<u>Applicant:</u>	Charles Oliver	
<u>Action:</u>	Site Plan Review	
<u>Site Location:</u>	36426 New York State Route 26	
<u>Description:</u>	The applicant is proposing to construct a drive-thru coffee shop.	
# 2	Clayton (V)	V Cl 2 - 25
<u>Applicant:</u>	Mark Morgia	
<u>Action:</u>	Site Plan Review	
<u>Site Location:</u>	1194 State Street	
<u>Description:</u>	The applicant is proposing to construct two tri-plex buildings for a total of 6 apartments	
# 3	Lyme (T)	T Ly 4 - 25
<u>Applicant:</u>	Kurtis Bennett	
<u>Action:</u>	Special Use Permit	
<u>Site Location:</u>	7828 New York 12E	
<u>Description:</u>	The applicant is proposing 30 detached cottages, a lodge with 30 rooms as well as a restaurant.	
# 4	Rutland (T)	T Ru 1 - 25
<u>Applicant:</u>	RIC Development LLC	
<u>Action:</u>	Site Plan Review	
<u>Site Location:</u>	29363 NYS Route 12	
<u>Description:</u>	The applicant is proposing a 5 MW solar powered generation facility.	

#	5	Watertown (C)	C 13 - 25
<u>Applicant:</u>	Brandon Blount		
<u>Action:</u>	Use Variance		
<u>Site Location:</u>	545 Arsenal Street		
<u>Description:</u>	The applicant is proposing to establish a marijuana dispensary in a Zoning District that does not allow them.		
#	6	Watertown (C)	C 12 - 25
<u>Applicant:</u>	City of Watertown		
<u>Action:</u>	Zoning Law Amendment		
<u>Site Location:</u>	City- wide		
<u>Description:</u>	The City is proposing to amend Chapter 310, Zoning, of the City Code, Article III regarding marijuana dispensaries.		
#	7	Watertown (T)	T Wa 8 - 25
<u>Applicant:</u>	Tracey Holdings		
<u>Action:</u>	Site Plan Review		
<u>Site Location:</u>	19598 Cady Road		
<u>Description:</u>	The applicant is proposing to construct an addition to an existing large retail business.		