

MEETING SUMMARY (In person)

JEFFERSON COUNTY PLANNING BOARD

July 27, 2021

MEMBERS PRESENT: David Prosser, Chairman, Lisa L’Huillier, Vice-Chairman, Charlene Mannigan, Dwight Greene

STAFF PRESENT: Andy Nevin, Senior Planner
Erin Ermine, Community Development Coordinator

PUBLIC PRESENT: William Christopherson, Tim Freitag, Craig Fox; WDT, Channel 7

CALL TO ORDER AND ESTABLISHMENT OF QUORUM: Chairman Prosser opened the meeting at 4:00 p.m. and stated that a quorum was not present. While the County Planning Board cannot take official action, the staff will still present the projects, staff comments, and any comments from the Board will go back to the municipalities as informal comments.

COMMUNICATIONS: Chairman Prosser asked if there were any outside communications. There were none.

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, Site Plan Review, ROC Holding, LLC, JCDP File # C 4 – 21.** Andy Nevin presented this project to the Board stating that the applicant is proposing to demolish the existing structure (former car dealership) and to build a 4,553 square foot car wash. The Board is reviewing this due to its proximity to NYS Route 3.

Andy showed the project location as 1068 Arsenal Street on an aerial photo and identified it as the old Dealmaker Dodge building. He stated they proposed to demolish the building and divide the site into two, with the right side being proposed as a new car wash. The proposed site plan and renderings were reviewed. He then presented site photos taken the week prior to the meeting.

The only County/State comment was that the proposed new access drive requires a NYS Dept. of Transportation Highway Work Permit.

Next, Andy identified the following Local comments:

The local board should limit the project to one curb cut to reduce turning movement conflicts on the public street to maintain traffic flow along this busy section of NYS Route 3 (Arsenal Street).

The local board should consider the proximity of the adjacent housing complex with regard

to potential vacuum station noise and occasional vehicular stereo music. A solid wall to mitigate noise could be considered to the rear of the property. Alternatively, limiting late hours of operation, or turning off vacuums after hours could address potential sound impacts to the housing area.

The local board should ensure the proposed landscaping meets the City Landscaping and Buffer Zone Guidelines.

Tim Freitag, the project representative in attendance, commented on the noise comment stating there is a 30 to 40-foot buffer in addition to the setback in the rear. Existing and new landscaping buffering should also help buffer any noise.

Chairman Prosser asked if the vacuum stations were open to the public who are not using the car wash and Mr. Freitag stated they were. That was another factor in deciding to have two curb cuts. The concern was that this car wash uses a conveyor belt, which could become backed up if the one exit was to be shared by customers using other stations.

2. Town of Orleans, Special Use Permit, Orion Art Gallery & Studio, LLC, JCDP File # T Or 5 – 21. Erin Ermine presented this project to the Board stating that the applicant proposes to use the property for a one-time weekend outdoor artwork festival. The Board is reviewing this due to its proximity to NYS Route 12.

Erin showed the project location using an aerial photo displaying 42901 NYS Route 12. She reviewed current site photos, along with the site plan, showing the locations of vendor sites for an outdoor art festival, 48 parking spaces and trailer parking. However, it is unknown how much parking for customers is needed as 24 spaces would be needed for vendor parking.

The project representative, William Christopherson, stated this will be their first year so they are unsure of attendance, but do anticipate it to be more flowing throughout the day instead of concentrated at any given time. There is additional area that could accommodate parking in the rear of the parcel if needed.

There were no State/County issues identified.

The site plan does not indicate whether signage will be used for the event. If this event will include signage, the applicant should ensure that it complies with the Town Zoning Ordinance.

The site plan specifies parking spaces where there is currently outdoor storage. The applicant should specify the relocation of the outdoor storage vehicles, boat trailers and materials prior to the event.

3. Village of Cape Vincent, Zoning Amendment, JCDP File # V CV 1 – 21. Erin also presented this project to the Board stating the Village of Cape Vincent proposes changes to their Zoning Law. The Board is reviewing this due to the parcel's proximity to the municipal boundaries.

Erin stated the Board received copy of the proposed amendments in their mailed packet. She briefly reviewed the new definitions and proposed sections covering commercial dumpsters/waste containers and travel trailers/RV's.

Chairman Prosser asked if County staff was involved with these amendments and Andy stated they were not. Charlene Mannigan commented that it was good that they included a time limit for travel trailers to be used on a residential lot as Dexter has seen issues with that.

The only County/State comment was that New York State Village Law requires zoning amendments to be made in accordance with a Comprehensive Plan.

Local comments included:

The local board should include specifications for where (which zoning districts) the additional defined uses will be permitted.

More complete definitions and requirements/standards for residential rentals should be included.

The local board should consult with the village attorney regarding the legality of regulations for annual travel trailer/RV permit fees, as well as a dumpster removal deadline.

4. Town of Henderson, Zoning Amendment, JCDP File # T He 1 - 21. Erin also presented this project to the Board stating the Town Board is proposing amendments to their solar regulations. The Board is reviewing this due to its proximity to the municipal boundaries.

Erin reviewed the changes proposed to the large-scale solar screening requirements and acknowledged these amendments were also mailed to the Board members prior to the meeting.

Next, she reviewed the following comments for the local board to consider:

New York State Town Law requires zoning amendments to be made in accordance with a Comprehensive Plan.

The local board should consider ensuring the screening requirements clearly state which items need to be screened.

For future consideration, the Town should consider adding a section on battery energy storage facilities to be regulated as a separate use.

The Town should consider adding the requirement for a Glare Hazard Analysis for all large scale solar facilities. This will help ensure any potential impacts on pilot maneuvers, including training activities, as well as on both airports (Watertown International Airport and Fort Drum Wheeler Sack Army Airfield), can be identified and potentially mitigated or reduced through project layout or design.

The Town should also consider a requirement (or limitation) for only a certain percentage of Prime Agricultural Soils to be developed, to be incorporated into the solar regulations of the zoning law.

Lastly, the Town should consider including verbiage that allows internal parcel line setbacks to be eliminated for participating parcels for any future large-scale solar projects

which propose using multiple adjacent parcels.

5. Town of Watertown, Site Plan Review, Liberty Restaurants Development, JCDP File # T Wa 3 - 21. Andy presented this project to the Board stating the applicant proposing to demolish the former Bob Evans restaurant and replace it with a Popeyes restaurant. The Board is reviewing this due to its proximity to NYS Route 3.

Andy reviewed the project's location on Arsenal Street as the old Bob Evans site. He stated they would be using the same entrance and signage pole locations. The site plan shows the new building will be set back further than the old building, allowing more green space and buffering from Arsenal Street. Andy reviewed the circulation, lightning and parking proposed on the site plan.

County/State comments Andy reviewed included:

The applicant should contact the NYS Dept. of Transportation regarding the change in use for the existing Arsenal St (NYS Rte 3) driveway entrance.

The applicant should file an FAA form 7460 prior to the construction process for modifying the tall sign on the rear of the property. This will notify aircraft pilots during flights to and from the Watertown International Airport of any potential crane operation.

Next, Local comments were discussed:

The local board should consider the Town Zoning Law's preference for maintaining parking in the rear and side yards in the Neighborhood Commercial District parking area standards. While most of the parking spaces are to the side and rear, parking in the front should be discouraged.

The photometric plan indicates most paved areas on the site will exceed the Town lighting intensity or foot-candles throughout the parking lot and the entrance. The local board could require less potent lighting fixtures or with lower lumens to bring the brightness closer to levels in the Zoning Law.

The local board should ensure the proposed landscaping meets the Neighborhood Commercial District requirements.

B. Intergovernmental Reviews

1. Town of Henderson, USDA – Rural Development, JCDP File # 5 - 2021. The applicant requests funds to establish a sewer district in Henderson Harbor/Henderson Bay. They are requesting federal funding of \$8,349,000.
2. Wellesley Island Water Improvements, USDA – Rural Development, JCDP File # 6 - 2021. The applicant is requesting funds for a water treatment system, tank storage and improvements/replacement of the current distribution system. They are requesting federal funding of \$2,659,500.

C. Other Business

Training is still available online, but a September 27th in-person training is being scheduled. Details will follow.

Adjournment

Due to lack of quorum, no motions were made. All comments will be passed on to the appropriate parties. The meeting ended at 4:45 p.m.