

**Watertown Empire Zone  
Administrative Board Meeting  
September 2005**

The Watertown Empire Zone Administrative Board meeting was held on Wednesday, September 28, 2005 in the City Council Chambers, City Municipal Building, 245 Washington Street, Watertown, New York.

**Members Present:** Chairman Peter Clough, Peter Sovie, James Fitzpatrick, Joseph Butler, Jr., William Welbourn, Robert Lawlor and Thomas Cesta

**Also Present:** Michael N'dolo of Camoin Associates, Planning & Community Development Coordinator Kenneth A. Mix

Chairman Clough opened meeting at 4:30.

**Minutes**

**Motion was made by Mr. Sovie to approve the minutes of the July 27, 2005 meeting. Motion was seconded by Mr. Cesta and carried with all voting in favor thereof.**

**Treasurer's Report**

Mr. Sovie presented the financial statement to the board.

The board members reviewed Camoin Associates' invoice detail from August.

**Motion was made by Mr. Cesta to approve the treasurer's report. Motion was seconded by Mr. Lawlor and carried with all voting in favor thereof.**

**Discussion on new Zone Boundaries to be selected by December 31**

Mr. N'dolo and Mr. Mix presented the mapping that had been done showing the current acreage, which the zone is required to capture as much of as possible as well as defining the three areas. They explained that the zone must be as close to 1,280 acres as possible.

It was explained to the board that the businesses located in Defereit and Alex Bay currently in the zone will stay in the zone. However, the acreage will be taken away and if another business moves into the buildings, the new businesses would not be in the zone.

Discussion centered on proposed housing development in the East Division Street area. Mr. Mix explained that multi-family dwellings were being proposed and property tax benefits would go to the potential owner of the development.

It was also explained to the board that a parcel of wetlands is in the zone in an effort to connect the Renzi property to the zone. Mr. N'dolo commented that if the connection could be made differently, this acreage could be saved.

Mr. Mix remarked that there were some changes in the County's Industrial Park and there may be more property included. However, it is limited to 320 acres outside of the City limits.

**Motion was made by Mr. Cesta to move forward with the plans of the zone boundaries as submitted to the board. Motion was seconded by Mr. Lawlor and carried with all voting in favor thereof.**

### **Applications for Certifications**

- Zenekim Associates, Inc.

**Motion was made by Mr. Sovie to approve this application. Motion was seconded by Mr. Fitzpatrick and carried with all voting in favor thereof.**

- Z-Star Industries, Inc.

**Motion was made by Mr. Lawlor to approve this application. Motion was seconded by Mr. Cesta and carried with all voting in favor thereof.**

- Aubertine & Currier, LLC

**Motion was made by Mr. Sovie to approve this application. Motion was seconded by Mr. Cesta and carried with all voting in favor thereof.**

- Bruce Countryman dba Bee Log

**Motion was made by Mr. Sovie to approve this application. Motion was seconded by Mr. Lawlor and carried with all voting in favor thereof.**

- North Country Children's Clinic

**Motion was made by Mr. Fitzpatrick to approve this application. Motion was seconded by Mr. Cesta and carried with all voting in favor thereof.**

### **Boundary Revision**

Mr. N'dolo explained to the board that the state rejected COR Development and Hotel 45 applications. He explained that reasons have been given to the state indicating why both properties meet the criteria. The state has now agreed that COR does meet the criteria and the application for Hotel 45 is pending. He also explained that Great Lakes Cheese and Washington Summit Associates were approved by the state.

Mr. N'dolo explained that Target has not applied for inclusion. He also explained that just because COR has applied and will be approved by the state, it doesn't mean that Target will be guaranteed certification.

## **Zone Annual Report**

Board members reviewed the annual report as prepared by Mr. N'dolo.

**Motion was made by Mr. Cesta to approve the report. Motion was seconded by Mr. Welbourn and carried with all voting in favor thereof.**

## **Other Business**

### **Administration Funding**

Mr. N'dolo advised the board that this funding announcement should be made in the next two weeks. He explained that the average zone will get about \$32,000.

### **Zone Administration Update**

Chairman Clough advised the board that he had been talking with Supervisor Bartlett for months about the administration of the zone. However, negotiations have broken down again. He explained that while City Council has extended the agreement with Camoin for another three months, Council would like to see this done locally in the near future.

Mr. Sovie explained that Mr. Bartlett accepts the fact that present city employees, Mr. Mix, Mr. Mills and Mrs. Dutton are doing the zone work. However, he doesn't want a city employee administering the zone. He wants an independent person doing that job.

Chairman Clough commented that it amazes him since the City has never rejected anything for the town.

Mr. Butler suggested that this issue be discussed with Council. He remarked that Camoin has been doing a good job and should continue to administer the zone.

Chairman Clough instructed Mr. Lawlor to call his committee together for a meeting to discuss the administration issue.

**Meeting adjourned at 5:45 p.m.**

