Town of Watson – Planning Board – June 3, 2026

Members Present: Nettie Prusinowski, Judi Houppert, Nicole Black, Daryl Lehman and Dan Root Absent: None

Guests: BW Hunt, Mary Misek, Michelle Ward and Darrell Miller

The meeting opened at 6:27 PM. The agenda was reviewed by Nettie. It was accepted by motion made by Dan and seconded by Daryl. All in favor. Yays: Nettie, Judi, Nicole. Nays: None

The minutes of the May 6, 2026 meeting were reviewed. Motion made by Nicole to accept minutes with no changes and seconded by Dan. All in favor. Yays: Daryl, Judi, and Nettie Nays: None

APPLICANTS: Miller's Special Use Permit, application number 214.03-01-10.112. Public Hearing was opened at 6:35. The town of Lewis County was consulted to determine if the field across the road was within 250 feet of the property and if an agricultural statement was required. Megan Krokowski, Community Development Specialist, determined the field was not within 250 feet of the property and that an agricultural statement was not required. Nettie reviewed and confirmed during the meeting that the proposed location is not located within the 100 year flood plan. The Town of Watson reviewed the current availability of parking at the property. Darrell has in excess of 100 available parking spaces at the property which is more than adequate for the property. No portion of the commercial eatery operation will be utilized across the roadway in a manner that encourages pedestrians to cross the road. Town of Watson Zoning Law, Section 410 Hamlet Zone DOES allow for this special use designated under the restaurant portion, although this application is considered more of an eatery not a restaurant. Public hearing was closed with motion made by Nettie and seconded by Dan. All in favor: Daryl and Judi. Abstained: Nicole. SEQR was reviewed by the board. Sewage increase was discussed and Darrel has already made accommodations to mitigate anticipated increase. Negative declaration has been declared signifying this project will not have a significant effect on the environment and does not require the preparation of an environmental impact report. A motion was made by Dan and seconded by Daryl to accept the negative declaration. Motion to approve the special use permit was made by Dan and seconded by Judi. All in favor. Nettie and Daryl. Abstained: Nicole

A decision letter was drafted and provided to Darrell Miller and a copy was also placed in his file.

BUSINESS TO DATE: None

DISCUSSIONS:

New Forms Review: Continuation of form review and edits conducted for Site Plan, Special Use, Minor and Major Subdivision. Additional edits were provided to the Town Clerk, Michelle Ward who will make the edits and provide them to board for review at the next meeting.

Benjamin Manning: None

ADJOURNMENT:

With no further business, motion made by Judi and seconded by Nettie to adjourn the meeting at 8:08pm. All in Favor: Nicole, Daryl, and Dan Nays: None

Minutes by Nicole Black, Planning Board Member

NEXT MEETING

The July 2026 meeting is cancelled and will not be rescheduled in July unless an application is submitted, due to committee members being out of town.