

**Jefferson County Industrial Development Agency
Corporate Park Ad hoc Committee Meeting Minutes
July 25, 2023**

Present: Paul Warneck, Rob Aiken

Excused: David Converse, Rob Aliasso

Also Present: David Zembiec, Marshall Weir, Robin Stephenson, Bill Johnson

I. Call to Order: The meeting was called to order at 8:30 a.m.

II. Discuss:

- a. Revise Town of Watertown Planning Board zoning language to reflect existence of the park covenants** – David Zembiec started with saying we needed to put something together or have suggestions for the Town of Watertown in response to their zoning for the August 3 meeting. The Town Planning board needs to recognize the covenants that have been in place for the Corporate Park.

Paul Warneck stated that there needs to be a clear mechanism for determining the variances in the covenants. The current Corporate Park covenants detail what is allowed but the new Town Zoning has definite differences specific to variances.

Mr. Zembiec suggested that the town needs to set up a specific Corporate Park District. The Corporate Park covenants allow for a limited number of allowed uses. However, the allowed uses for the Neighborhood Commercial district is quite extensive.

Mr. Zembiec mentioned that Penski is in the park and is not a manufacturer, but it is a Corporate office.

Mr. Warneck mentioned that Mike Lundy had mentioned previously that some businesses did not comply with the covenants but Joe Russell, attorney at the time, stated that there was a statute of limitations on when one could dispute those and it had passed. Mike mentioned that he will make it a point that going forward he will be questioning any changes in the park that do not comply with the covenants.

Mr. Zembiec suggested setting up a separate zone for the park and list uses and allowances and then refer to the filed deed covenants.

Mr. Warneck agreed and said it should say corporate parks and limit uses to those defined in the covenants filed with the Jefferson County Clerk. Having this will help to eliminate challenges at the zoning level.

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Rob Aiken and Bill Johnson agreed that it is necessary and reasonable to have this in place in addition to the Town of Watertown Zoning.

Mr. Warneck states that we want this in place to avoid litigation and bad feelings from the current park tenants.

Mr. Warneck asked if Mr. Zembiec has heard any more from National Grid on the tract of land they were looking at as a potential substation site. That property falls under the old covenants.

It was noted that some of the committee members plan to attend the Town of Watertown meeting.

III. Other/Unfinished Business: None.

IV. Adjournment: The meeting adjourned at 8:40 a.m.

Respectfully submitted,
Robin Stephenson