Regular Meeting
Town of Watertown Planning Board
August 4, 2008

Members Present: Tom Boxberger, Co-Chair
Pam Desormo, Co-Chair
Terry MacAdam
Randy Vaas

Members Excused: James Smith

The regularly scheduled meeting for the Town of Watertown Planning Board was called to order at 7:00 PM by Mr. Boxberger.

Motion 08-72: Motion by Mr. Boxberger, seconded by Mr. MacAdam to accept the minutes from the July 7 meeting as written and distributed with the following change.

Beatrice and Dale Morse – 3 Lot Subdivision – 16924 CR 64

The Board reviewed the plans and all three parcels appear to meet all zoning requirements.

Ayes All; Motion Carried.

Mr. Boxberger passed out correspondence from York Bridge Concepts regarding timber bridges for the Boards review, information on file in the Clerk's Office.

Public Hearing – Beatrice/Dale Morse – Three Lot Subdivision – 16924 CR 64

Legal notice has been posted in the paper and evidence that adjacent property owners were notified.

The public hearing was opened at 7:02 p.m. No members of the public wished to speak. The public hearing was closed at 7:02 p.m.

Public Hearing – Grace/Vince Marzano – Two Lot Subdivision – 24984 NYS Rte 12

Legal notice has been posted in the paper and evidence that adjacent property owners were notified.

The public hearing was opened at 7:03 p.m. No members of the public wished to speak. The public hearing was closed at 7:03 p.m.

Public Hearing – CFM Foods – Site Plan – Industrial Park

Legal notice has been posted in the paper and evidence that adjacent property owners were notified.

The public hearing was opened at 7:04 p.m. No members of the public wished to speak. The public hearing was closed at 7:04 p.m.

Beatrice/Dale Morse – Three Lot Subdivision – 16924 CR 64

Mr. Morse approached the Board for subdivision. Mrs. Desormo stated a minor number error was found on either the description or the map. Mr. Morse needs to check with Stanford J. Zeccolo, Surveyor to have this corrected before they can be stamped and sent to the Jefferson County Planning Board.

Motion 08-73: Motion by Mr. Boxberger, seconded by Mrs. Desormo to grant subdivision approval for Beatrice/Dale Morse, County Route 64, Town of Watertown as identified in Tax Parcel #90.18-1-13.1 as shown in the Platt prepared by Stanford J. Zeccolo, Licensed Land Surveyor dated June 20, 2008, drawing #08207 for three-lots with the condition that the discrepancy of the lot description and the detail in the survey for Lot #3 east line be resolved to the satisfaction of the Co-Chair of the Planning Board prior to stamp approval.

Ayes All; Motion Carried.

Grace/Vince Marzano – Two Lot Subdivision – 24984 NYS Route 12

Pat Storino approached the Board regarding the subdivision on behalf of the Marzano's.

Motion 08-74: Motion by Mr. Vaas, seconded by Mr. MacAdam to approve a two-lot subdivision at Tax Parcel #91.07-1-20.2 at 24984 NYS Route 12 Parcel A being 14.208 acres in size, Parcel B being 1.532 acre in size on a survey of the land of Grace Marzano completed by Storino & Dorr Land Surveyors dated 1-19-83, revised 6/2/08 with a second revision 6/9/08, drawing #83-4-Watn.

Ayes All; Motion Carried.

Todd McAleese – Subdivision – County Route 155

Mr. McAleese submitted all required paperwork to Pam Desormo. It appears all paperwork meets requirements with the exception that all adjacent property owners on the east side need to be added to the Platt.

Motion 08-75: Motion by Mr. Boxberger, seconded by Mr. Vaas to reschedule the Regular September meeting of the Planning Board to September 8, at 7:00 PM due to a conflict with Labor Day.

Ayes All; Motion Carried.

Motion 08-76: Motion by Mr. Boxberger, seconded by Mr. MacAdam to schedule a Public Hearing for September 8 at 7:00 PM in the matter of Todd McAleese subdivision on County Route 155.

Ayes All; Motion Carried.

Jim Lettiere – Preliminary discussion – Lot Line Adjustment

No one was present.

Larry Puccia – Three to Four Lot Subdivision – County Route 65

No one was present.

Todd McAleese – Site Plan for a Garage on County Route 155

A letter dated August 1, 2008 from the Jefferson County Planning Board was submitted to the Board in reference to Mr. McAleese's project with advisory comments.

Mr. McAleese updated the Board on his site plan regarding concerns expressed by the Board at the July meeting on landscaping and lighting.

Mr. McAleese needs to submit a letter from DEC regarding their inspection of his property and an updated copy of the survey showing adjacent property owners to Pam Desormo.

Motion 08-77: Motion by Mrs. Desormo, seconded by Mr. Boxberger to schedule a public hearing on September 8 at 7:00 PM to consider giving site plan approval to Todd McAleese for a 4,500 square foot garage (shop/office) on County Route 155, Tax Parcel #91.09-1-25.1.

Ayes All; Motion Carried.

Samaritan Medical – Site Plan/Special Use Permit – US Route 11

Steve Falk submitted information and a site map of their Urology Clinic at Washington Summit including pictures and a description of a proposed medical waste storage shed on US Route 11. The shed would store red-bag medical waste and will be locked and labeled with a Bio-Hazard sign and picked up approximately every two weeks or a maximum of every 30 days.

The Board suggested that Samaritan Medical investigate secure fencing on the front of the unit. They also advised Samaritan to contact the DEC to get their input regarding this unit and contact the Town Zoning Officer regarding a Zoning Permit.

Freeman Bus Garage – Site Plan – Fronting of US Route 11 and County Route 232

Peter Clough presented to the Board a site plan package on behalf of Robert Freeman and the Freeman Transportation Group for a new bus terminal fronting on the US Route11 and County Route 232.

Mr. Clough stated that the SWPPP is missing from the package and should be completed by the end of the week and will be submitted to DEC. He also stated that Freeman Transportation Group is hoping to start work by the end of September. The Board stated that the site plan package appears to be adequate, however they need more time to review it completely. The Board urged Freeman Transportation Group to consider installing an oil/water separators for the buses that are going to be parked outside. Mr. Clough needs to submit one more complete package to Pam Desormo for the Jefferson County Planning Board.

Motion 08-78: Motion by Mr. Boxberger, seconded by Mr. MacAdam to schedule a public hearing for September 8 at 7:00 PM for Freeman Transportation Group regarding site plan approval for a bus terminal fronting on US Route 11 and County Route 232.

Ayes All; Motion Carried.

CFM – Lunco – Site Plan for CFM Foods, Industrial Park

A letter dated August 1, 2008 from the Jefferson County Planning Board was submitted to the Board in reference to CFM's project with advisory comments.

Mike Lundy updated the Board on the site plans for CFM Foods in Industrial Park. A binder was submitted with all support documents. A revised site plan by Gymo dated 7/25/08 was also submitted.

It was noted that CFM has not purchased the property to date. The JCIDA is involved with the financing of the project. When site plan approval is given, the bank and the JCIDA will handle the purchase with CFM. The Board decided the project would be addressed at the Special Meeting scheduled for August 11, 2008. This will give the Board time to review all paperwork submitted. The Board will contact Mr. Lundy if any concerns should arise.

Salmon Run Mall – Modification of Site Plan

Mary Dudo, Pat Scordo, Brian Drake, and Bob Sweeney, Esq. were introduced. They reviewed modifications to their site plan from the July meeting. Their request tonight is for approval to the Regal Theater phase of the project. Discussion followed.

The Board felt site plan approval should be granted to the entire project and not just the Regal Theater phase. The Board agreed that the pre-existing environmental determination may remain in effect and that if all information submitted to the Board on the modifications to the entire site plan is found satisfactory, approval may be granted at the September public hearing. The Board requested that all material be submitted no later than 1 week prior to the September meeting so the Board has enough time to review it prior to that meeting. If data for the Regal Theater is 100 percent to the satisfaction of the Board at the September meeting, a conditional approval could be given to the project so stating that it is all set but certain conditions could be added before any other phase of the project may begin. In addition, complete site plan package needs to be submitted to Pam Desormo for the Jefferson County Planning Board for their review by August 15, 2008.

Motion 08-79: Motion by Mr. Boxberger, seconded by Mr. MacAdam to schedule a public hearing for September 8 at 7:00 PM for site plan approval for Salmon Run Mall – 124,000 square foot expansion.

Ayes All; Motion Carried.

Brian Parker/Carrie Miller – Subdivision County Route 63 – Outer Massey Street

Mr. & Mrs. Parker approached the Board regarding a subdivision to their property. They were instructed to submit a formal survey and application one week prior to the September 8 meeting to be added to the agenda.

Watertown Dental Clinic – 19333 US Route 11

Dr. Aujla approached the Board regarding modifications to parking spaces. He would like to blacktop a portion of the site plan previously approved as a green area. He would like to proceed as soon as possible on this matter.

The Board stated that if he could submit a revised drawing from Aubertine & Currier showing the minor modification as well as the square footage of the building by August 8, the Board could add this matter to the agenda for the Special Meeting scheduled on August 11.

Zoning Change Request – Robert Lamoreaux

The Board discussed Mr. Lamoreaux's request to change NYS 126 from R-4 to a business zone.

The Board decided that a short letter would be sent to the effected property owners explaining the Town Board has asked the Planning Board to review the possibility of a zone change from Route 12 to the top of State Street Hill. The letter would ask that these property owners would submit in writing there concerns or support to the Board so they could make an informed recommendation to the Town Board. They would also be informed a formal public hearing would be held before any changes would be implemented.

Pam Desormo received a telephone call from Lamar Signs. They are considering changing their billboards to digitalized signs. Discussion followed.

The Board felt that they need to talk with the Town Board regarding this issue at their Special Meeting on August 8. Mrs. Desormo will add this topic to the agenda.

Motion 08-80: Motion by Mr. Boxberger, seconded by Mr. MacAdam to call a Special Meeting of the Planning Board for August 11 at 3:00 PM.

Ayes All; Motion Carried.

Motion 08-81: Motion by Mr. Boxberger, seconded by Mrs. Desormo to call a Special Meeting of the Planning Board for September 8 at 5:00 PM.

Ayes All; Motion Carried.

Motion 08-82: Motion by Mr. MacAdam, seconded by Mr. Boxberger to adjourn the meeting at 9:22 PM.

Ayes All; Motion Carried.

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Susan C. Burdick, Secretary