Regular Meeting
Town of Watertown Planning Board
July 7, 2008

Members Present: Tom Boxberger, Co-Chairman
Pam Desormo, Co-Chairman
Terry MacAdam
James Smith

Members Excused: Randy Vaas

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

Motion 08-63: Motion by Mr. MacAdam, seconded by Mr. Smith to accept the minutes from the June meeting as written and distributed.

Ayes All; Motion Carried.

Beatrice and Dale Morse – Three Lot Subdivision - 16924 County Route 64

The Board reviewed the plans and all three parcels met regulations.

Motion 08-64: Motion by Mr. Boxberger, seconded by Mr. Smith to schedule a Public Hearing for 7:00 PM, August 4 in the matter of Beatrice Morse - Three Lot Subdivision on County Route 64 in the Town of Watertown.

Ayes All; Motion Carried.

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

All required information has been submitted to Pam Desormo. The road name will nee to be corrected to NYS Rte 12 in the Title Block.

Motion 08-65: Motion by Mr. MacAdam, seconded by Mr. Boxberger to schedule a Public Hearing for 7:00 PM, August 4, in the matter of Grace and Vince Marzano – two-lot subdivision at 24984 NYS Route 12.

Ayes All; Motion Carried:

Dry Hill Estates – Re-allotment of Lot Lines

RJ Roux presented a minor modification to originally approved plans for Lot 12, 13, 14 and 15 based on a request by the County to shift the road. This 150' shift added extra footage to lot sizes. Lot descriptions need to be submitted to Pam Desormo.

Motion 08-66: Motion by Mr. Boxberger, seconded by Mr. Smith that the Planning Board considers the proposal for Dry Hill Subdivision located at Cook Road and Co Rte 155, as proposed, be considered a minor modification to a previously approved subdivision. The public hearing will be waived and that the Co-Chair of the Planning Board be authorized to sign, as approved, once the lot descriptions have been received by the Board and deemed as satisfactory showing modifications to lot lines on 12, 13, 14 and 15 with the condition that there be a highway cut for Lot 14 onto West Street not the Dry Hill Road as shown on plans prepared by

Gerald Kostik of Bernier, Carr & Associates dated 6/27/08, File No. 2005-

222 consisting of Sheet No. 1 and that the plat be modified to show all adjacent property owners.

Ayes All; Motion Carried.

Todd McAleese – Two Lot Subdivision – County Route 155 – Tax Map #91.09-1-25.1

Mr. McAleese approached the Board for a two lot subdivision. Mr. McAleese needs to submit all survey data and the plat from Gymo to the Planning Board showing both lot line adjustments and plans for the two-lot subdivision before the Board will schedule a Public Hearing.

Todd McAleese – Site Plan for 100' x 80' Garage – County Route 155 – Tax Map #91.09-1-25.1

Mr. McAleese presented a site plan request for a 100' x 80' garage. He needs to submit a detailed plat and the environmental form to Pam Desormo so a Public Hearing can be scheduled.

Robert Lamoreaux – Zone Change Request

Robert Lamoreaux requested a change to NYS Route 126 from R-4 residential to a business zone from the corner of NYS Route 12 to the top of State Street Hill for use as a Redemption Center. Mr. Boxberger stated that the Board is unable to take any action until a site inspection is done. This next meeting has been scheduled for August 4, the board agreed to meet at 2:30 PM with members of the Town Board to walk the location to look at the possibility of drafting changes to the local zoning laws and how a zone change would impact property on Route 126.

Watertown Dental Clinic – Revised Site Plan – 19333 US Route 11

Mr. Boxberger stated, for the record, that the building, as construction began and commenced, did not meet the site plan approved and issued by the Planning Board previously.

Patrick Currier of Aubertine & Currier Architects, Engineers & Land Surveyors handed out copies of the original site plan prepared by Aubertine & Currier. Mr. Currier stated that after submission of these plans, there was a lapse in time before the Watertown Dental Clinic contacted them to design the building. At that point, changes were made and a proposed concept was put together with full working drawings. The Contractor submitted the working drawings to Jefferson County for building permits. The County issued building permits without conferring with the Town Planning Board as to what was actually approved by the Town. Mr. Currier outlined the changes and asked the Board what the Watertown Dental Clinic can do to proceed with the construction as Dr. Aujla is dealing with an August 31 deadline to be out of his old office.

The Board expressed concerns regarding the significant changes encroaching on the original contract. Included in these changes are square footage, facade, elevation, materials, snow removal, and parking. The Board stated that concerns for the timetable

of August 31 was self created by the Watertown Dental Clinic and the Board needs to address all issues involved with these significant changes before approval can be granted.

Motion 08-67: Motion by Mr. Boxberger, seconded by Mr. Smith for the Board to consider the submittal with final revision dated 7/7/08 prepared by Patrick J. Currier for Washington Street Dental Clinic located at 19323 US Route 11 be considered a significant modification of the previously approved site plan and, therefore, a Public Hearing will be scheduled for August 4, at 7:00 PM and the Co-Chair is directed to provide a copy of the plat and floor plan, revised July 7, 2008, to the County Planning Board for their review.

Ayes All; Motion Carried.

Wen Chen – Site Plan for Rex Building – NYS Route 3 – Arcade/Restaurant

No one was present. No new information has been submitted.

Summit Wood – Amended Site Plan – Maintenance Building

Patrick Scordo and Mike Taylor sent a package to the Planning Board regarding the amended plans which included signed and stamped drawings, correspondence outlining each of the conditions that were identified in the Planning Board minutes, and bullet items which summarized a few additional revisions brought about by regulations.

The Board requested that Mr. Scordo obtain a letter from the Developer as soon as possible with a commitment on the part of the developer to ensure final landscaping on the property is to conform with the amended site plans and if the modifications are going to be done cross-site, the Board wants an agreement that it can be done with conceptual agreement of the Town Board and with adjacent property owners.

Motion 08-68: Motion by Mr. Boxberger, seconded by Mr. Smith that site plan approval be granted for Summit Wood 1 Apartment Complex Project #0532 Maintenance Building and Project #2006-007E for Summit Wood 1 located on US Route 11, Town of Watertown conditional upon receipt of a letter from the Developer signifying conformance with approved final elevations for the development on site in the Town of Watertown and a letter, in principle, stating why modifications to pre-existing elevations along US Route 11 might be required and an agreement, in principle, from the landowners stating that they would be in concert with that. Also submission of a copy of the elevation of the new maintenance facility located in the Town. The following pages of the engineered plan submissions signed by Patrick Scordo, P.E. Page C 103 - 11/9/07, C 104 - 11/9/07, C 105 - 11/9/07, C 106 – 11/9/07, L 101 – 11/24/06, C 109 – 4/4/08, C 110 – 4/4/08, C 111 – 1/3/07, C 504 – 11/9/07, C 506 – 11/9/07, ESC, ESC 1, 2, 3, 4 – 11/9/07. Including Plan #AJB1 for the Maintenance Facility dated 9/20/07 signed by Brian Hanson, Registered Architect.

Ayes All; Motion Carried.

Patrick Scordo requested clarification to codes from the Watertown Code Book Page 10074. 107-43 L.

The code state that permits shall expire six months from the date of issue unless substantial progress has been made towards carrying out the terms of the Planning Boards decision and that the applicant shall have two years to complete the terms of the work or all work shall cease. His concern was that some projects exceed this time frame.

The Board stated that they have flexibility for extensions as long as the applicant comes back every 4 to 5 months with updates.

CFM Food – Lunco – Site Plan for CFM Food – Industrial Park

Mike Lundy, President, Lunco Corporation approached the Board regarding the site plan previously submitted to give the Board an update of where they are now. Mr. Lundy is hoping to submit to the Board all required paperwork 1 week prior to the August 4 meeting. He was advised to clean up the wording and have the address of Little Tree Road reflect County Route 200.

Motion 08-69: Motion by Mr. Boxberger, seconded by Mr. MacAdam to schedule a Public Hearing for 7:00 PM, August 4, in the matter of CFM Food Distributors, located on County Route 200, Town of Watertown.

Ayes All; Motion Carried.

Salmon Run Mall – Modification of Site Plan

Mary Dudo approached the Board to review a request for a modification to their site plan.

The redevelopment plan they are proposing will be completed in phases. The initial phase is for a Regal 12 Screen Stadium Seat Theater Complex. Because of Regal's site plan requirements, Salmon Run Mall is mandated to modify the footprint. No additional square footage is being asked from the original site plan. Regal's plan is for Spring 2009 construction with a Fall 2009 opening.

Patrick Scordo, Brian Drake, and Tom Shepardson were introduced. Mr. Scordo reviewed the sketch plan in detail for the entire Salmon Run Mall project to the Board.

The Board felt that if they were to consider the entire project, it would be considered a new project due to the extensive nature of the changes, and full site plan approval would be needed. However, if Salmon Run Mall were to consider presenting a scaled down footprint involving the Regal site plan and the changed inside the mall it could be considered as a minor modification to the original site plan.

Ms. Dudo was advised to come back to the August 4 meeting with more details and studies.

Motion 08-70: Motion by Mr. Boxberger, seconded by Mr. Smith to schedule a Special Meeting for 2:30 PM, August 4, to consider preliminary discussion of a zone change on NYS Route 126 with a continuation of that Special Meeting at 3:00 PM with the Consultant regarding creation of new zoning requirements for County Route 202 and a subsequent Meeting with Tug Hill, The Town Board, and County officials at 4:00 PM.

Ayes All; Motion Carried.

Motion 08-71: Motion by Mr. Boxberger, seconded by Mr. Smith to adjourn the meeting at 10:00 PM.

Ayes All; Motion Carried.

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Susan C. Burdick, Secretary