Regular Meeting
Town of Watertown
Planning Board
November 10, 2008

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

The Town of Watertown Planning Board meeting was called to order at 7:00 p.m. by Mr. Boxberger.

Motion No: 08-104: Motion by Mr. Vaas, seconded by Mr. Smith to accept the minutes of the October 6 meeting as written and distributed.

Ayes All: Motion Carried.

Mr. Boxberger noted for the record that at the October meeting the Board authorized Mrs. Desormo to schedule a special meeting with Dudley Breed and Town Board members on the County Route 202 project. That meeting has been scheduled for Tuesday, November 18, 2008 at 7:00 p.m.

Motion No. 08-105: Motion by Mr. Boxberger, seconded by Mr. Smith to schedule a special meeting of the Planning Board for Tuesday, November 18, 2008 at 6:30 p.m. to discuss the County Route 202 project and then proceed with the special meeting with Mr. Breed, Town Board, and invited guest from the County at 7:00 p.m.

Ayes All: Motion Carried.

Motion No 08-109: Motion by Mr. Boxberger, seconded by Mr. MacAdam to schedule a special meeting on Monday, December 1, 2008 at 5:00 p.m. for the sole purpose of review and discussion of zoning ordinances with the Tug Hill Commission.

Ayes All: Motion Carried.

Public Hearing – Lamar Outdoor Advertising – Replacement of a Traditional Billboard Sign with a Digital Message Sign – I-81 between Exists 45-46

Notice of the public hearing was posted in the local newspaper.

The public hearing was opened at 7:02 p.m. No one from the public wished to speak. The public hearing was closed at 7:03 p.m.

Paul Morgan – 3 Lot Subdivision – 21514 Fox Ridge Road – Tax Parcel #90.20-1-32.7

Bob Slye, representing Paul Morgan, updated the Board on the issues of whether this property is included in a file restriction that prevents further subdivision. Mr. Slye stated that this piece of land is now 17.2 acres. It has changed substantially and is not the same application brought before the Planning Board in 1994.

Mr. Slye requested the Board give Mr. Morgan the opportunity to argue the application on its merits by declaring the application complete and to schedule a public hearing.

Discussion followed. The issue regarding whether a snowplow turnaround could be considered as road frontage to meeting zoning requirements was brought up. The Board would like to get the opinion of the Town's Attorney on the definition of road frontage on a parcel. The definition of road frontage was changed when the Board last revised the zoning regulations.

Motion No 08-107: Motion by Mr. Boxberger, seconded by Mr. Smith to consider Paul Morgan's application complete conditional upon review from the Town Attorney's determination of front footage for Lot 20A to ensure that it meets the definition of the Town Zoning Law and that a public hearing be scheduled with regard to the 3 lot subdivision for Paul Morgan – Tax Parcel #90.20-1-32.7 & Tax Parcel #100.08-1-16.2 for 7:00 p.m. on Monday, December 1, 2008.

Ayes All: Motion Carried.

The Board would also like to get the Town Attorney's opinion on whether this is an amendment to the original subdivision.

The Board informed Mr. Slye that if the Town Attorney finds that this does not meet the definition of a legal lot, the Board would not have a complete application and the public hearing would not be held, however, if the Attorney says it does meet the definition, the public hearing will be held as scheduled. Mrs. Desormo will get an answer as soon as possible so legal notice can be posted and adjacent property owners notified.

Lyle Gayne – 2 Lot Subdivision – 22897 Swan Road

Patsy Storino, on behalf of Lyle Gayne, approached the Board for a 2-lot subdivision. All required paperwork appears to be in order.

Motion No. 08-108: Motion by Mr. Boxberger, seconded by Mr. MacAdam to schedule a public hearing for 7:00 p.m. on Monday, December 1, 2008 for the proposed 2 Lot Subdivision for Lyle Gayne located at 22897 Swan Road, Tax Parcel #91.13-1-4.

Ayes All: Motion Carried.

Mr. Storino was instructed to contact Mrs. Desormo for a list of adjacent property owners. Mr. MacAdam will review the descriptions prior to the public hearing.

Sebastian Tubolino/Scott Carroll – 2 Lot Subdivision – 19491 Cady Road – Tax Parcel #90.18-1-26.1.

Mr. Carroll approached the Board with preliminary plans for a 2-lot subdivision.

Discussion followed. Mr. Carroll was instructed to submit the following information to the Board: A plat of the parcel as it exist, an updated survey with an inset tax map listing all adjacent property owners with Mr. Carroll's parcel being removed from the original survey, 1 mylar copy and 3 paper copies of the survey. This information can be obtained from the Tax Map office in the Jefferson County Building or by contacting Stanford Zeccolo, the original surveyor. Mr. MacAdam will review the written description prior to the public hearing.

Motion No 08-109: Motion by Mr. Boxberger, seconded by Mr. Smith to schedule a Public Hearing for 7:00 p.m. on December 1, 2008 for Sebastian Tubolino – 2-lot subdivision at 19491 Cady Road – Tax Parcel #90.18-1-26.1 conditional upon receipt of the required fee and completed application with the inset or copy of tax map of the full parcel including all adjacent property owners in the Town of Watertown as indicated on or before Monday, November 17, 2008 to allow for public notifications.

Ayes All: Motion Carried.

Mr. Carroll was instructed to contact Mrs. Desormo for a list of adjacent property owners.

Salmon Run Shopping Center, LLC – Subdivision of Regal Theater into its own Parcel for Financing Purposes

Mary Dudo, Brian Drake, and Tom Shepardson presented Pyramid's plan to subdivide the Regal Theater. It was stated that Pyramid would continue to own the parcel. This subdivision is strictly for construction financing purposes.

This procedure has been done previously for Montgomery Ward. Pyramid has also approached the Zoning Board of Appeals because they lack setback requirements.

All Board members were in agreement that they couldn't consider this project because it violates zoning requirements. They recommended that Pyramid proceed with the request for a variance from the Zoning Board of Appeals. The Board noted that they would recommend that the Zoning Board look favorably upon this application as long as they are ensured that access and egress are granted as part of the process.

Motion No: 08-110: Motion by Mr. Boxberger, seconded by Mr. Smith that the Town of Watertown Planning Board declare their intent to be lead agency for the proposed subdivision for Salmon Run Shopping Center, LLC, consisting of the residual Lot plus Lot #2 consisting of 1.324 acres.

Ayes All: Motion Carried.

Motion No: 08-111: Motion by Mr. Boxberger, seconded by Mrs. Desormo to deny the application for subdivision for Salmon Run Shopping Center, LLC for 2-lot subdivision with the residual parcel and the subdivided parcel consisting of 1.324 acres as that parcel does not meet zoning requirements and approval by the Town of Watertown Zoning Board of Appeals would be required. As part of this motion, the Planning Board would like to recommend to the Zoning Board of Appeals to look favorably upon their granting approval for the subdivision as long as issues of access and egress are clearly identified.

Ayes All: Motion Carried.

Lamar Outdoor Advertising – Replacement of a Traditional Billboard Sign with a Digital Display Sign on I-81 between Exists 45-46

Mike Bishoff presented the Board with a picture of the proposed sign **(See Attachment #1)**. Mr. Bishoff also indicated that he omitted to tell the Board at the last meeting that Crime Stoppers is also tied in with the emergency management announcements.

Once Lamar receives site plan approval from the Town of Watertown Planning Board, Mr. Bishoff would then need approval from the State of New York to amend Lamar's permit for a sign along an Interstate.

Mr. Boxberger entered a letter from the Jefferson County Planning Board into record regarding their review of this project **(See Attachment #2)**. The Jefferson County Planning Board adopted a motion stating that this project is of local concern only. The Jefferson County Planning Board also encouraged local Boards to incorporate the new digital billboards into their zoning laws.

Motion No 08-112: Motion by Mr. Boxberger, seconded by Mr. Vaas that site plan approval be granted to Lamar Outdoor Advertising for the installation of the digital billboard sign located on Tax Parcel #82.08-1-13 adjacent to I-81 from the schematic dated September 11, 2008 conditional upon minimum length of dwell time 8 seconds and that no streaming or animation for advertising purposes be allowed to be presented on the sign with clarification that this would not be a condition for emergency or public service announcements.

Ayes All: Motion Carried.

Mr. Bishoff was directed to fill out a zoning permit and to contact Jefferson County for a building permit.

The Board asked Mr. Bishoff if he would share information he has received on sign ordinance and moratoriums from others areas to be used as resources for their work on the new sign ordinances. Mr. Bishoff will send information on to the Board.

Watertown Dental Clinic – 19333 US Route 11 – Site Plan Modification to include a Vestibule

Dr. Aujla approached the Board regarding modifications to his site plan. He would like to construct a vestibule on the front of his building but lacks the required setback requirements.

All members of the Board were in agreement that they cannot consider this project because it violates zoning laws and referred Dr. Aujla to the Town of Watertown Zoning Board of Appeals to submit an application for a variance. The next Zoning Board meeting is Wednesday, December 3, 2008 at 5:30 p.m.

Lunco – Modification to CFM Foods – Site Plan

Mike Lundy, President of Lunco, Corp., presented to the Board changes to the original site plan. They have decided to change the location of the building from Lots 10 & 11 to Lot 12. This is a cost-effective solution to many problems they have encountered.

Discussion followed. The Board would like to review how significant a change this is to what was originally approved. They also need to review all the technical aspects of this modification. Mr. Vaas will review the SEQRA regulations. If it is relatively comparable, the Board can make a simple modification to the existing pre-approval site plan. The Board also felt that the County needs to review this modification.

Mr. Lundy will proceed with the storm water plan and other technical aspects of the project and meet again December 1, 2008 with further updates to help expedite the process.

Lunco – New Project – Washington Summit – Preliminary Discussion

Mr. Lundy presented plans for a new project at Washington Summit. They lack the setback requirements.

All members of the Board were in agreement that they couldn't review this project because the project violates zoning laws. Mr. Lundy was referred to the Town of Watertown Zoning Board of Appeals to apply for a variance. Their next meeting is Wednesday, December 3, 2008 at 5:30 p.m.

The Board would like to recommend to the Zoning Board of Appeals that they feel any obstacles by interfering or infringing upon the right-of-way for this project can be addressed because of topography and other considerations that exist on the site.

Mr. Lundy will submit 3 copies of the plans to Mrs. Desormo and come back with updates at the December 1 meeting.

The Board discussed the Watertown Dental Clinic's request for a vestibule.
It is the Boards consensus that the Town of Watertown Zoning Board of Appeals look very closely at the application for a variance from the Watertown Dental Clinic and consider any hardships that may have been self imposed as well as traffic safety in the interest of the public as far as access and egress and any obstructions that the infringement upon the right-of-way might create.

Mr. Boxberger reminded the Board of the Workshop at JCC on November 19, 2008 at 6:30 p.m.

Mrs. Desormo informed the Board that Bernier & Carr brought in a site plan for New Hope Baptist Church, which the Board approved a few months ago. This plan changed the access point to the water tower. DOT has denied the church access to the water town and the church was forced to move the driveway.

The Board decided that when the project is finished they could accept the plan as an amendment to the pre-approved site plan showing the interference to the property with no further modifications.

Motion No: 08-113: Motion by Mr. Smith, seconded by Mr. Vaas to adjourn the meeting at 8:53 p.m.

Ayes All: Motion Carried.

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Susan C. Burdick
Secretary