Regular Meeting
Town of Watertown
Planning Board
September 8, 2008

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

The regularly scheduled meeting of the Town of Watertown Planning Board was called to order at 7:05 p.m. by Mr. Boxberger.

Motion No 08-86: Motion by Mr. Smith, seconded by Mr. MacAdam to accept the minutes of the August 4 meeting as written and distributed.

Ayes All; Motion Carried.

Motion No 08-87: Motion by Mr. Vaas, seconded by Mr. Smith to accept the minutes of the special August 11 meeting as written and distributed.

Ayes All; Motion Carried.

Public Hearing – Todd McAleese – Subdivision – County Route 155
Public Hearing – Todd McAleese – Site Plan – County Route 155

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

The public hearings were opened at 7:10 p.m. No one from the public wished to speak. The public hearings were closed at 7:11 p.m.

Public Hearing – Freeman Bus Garage – Site Plan – Corner NYS Route 11 & County Route 232

Legal notice has been posted in the paper.

The public hearing was opened at 7:11 p.m. Jim Sherman, a resident on Route 232 across from the proposed bus terminal expressed concerns regarding traffic on this corner and the possibility of having the speed limit lowered. The public hearing was closed at 7:13 p.m.

Public Hearing – Salmon Run Mall – Site Plan

Legal notice has been posted in the paper.

The public hearing was opened at 7:14 p.m. No one from the public wished to speak. The public hearing was closed at 7:14 p.m.

Todd McAleese – Subdivision – County Route 155

Todd McAleese provided the Board with an update for subdivision.

Motion No. 08-88: Motion by Mr. Boxberger, seconded by Mrs. Desormo to grant subdivision approval to Todd McAleese for property located on County Route 155 as depicted in a plat signed by Leo Gozalkowski, Licensed Land Surveyor, File No. 2008-045S. Survey done on several dates with final date being June 10, 2008. The date of signature of the plat is July 11, 2008 consisting of 1 page with the subdivision consisting of three lots designated as lots A, B, & C all of which appear to meet the zoning criteria for the Town of Watertown.

Ayes All; Motion Carried.

Mr. McAleese was instructed to pick up paperwork at the end of the week from Mrs. Desormo to file with the County within 62 days.

Todd McAleese – Site Plan – Shop & Office – County Route 155

The Board entered a letter dated July 10, 2008 from Mark Craig, NYS Department of Environmental Conservation into the record. **(See Attachment 1)**

The letter states that wetland delineation of the property was conducted and it was found that there were no areas of the site that would be regulated from Article 24 of the Environmental Conservation Law.

Motion No. 08-89: Motion By Mrs. Desormo, seconded by Mr. Boxberger to grant site plan approval to Todd McAleese for property located on County Route 155 on plans drawn by Todd McAleese dated September 8, 2008 for a 45,000 square foot garage – Tax Map 91.09-1-25.1 Parcel B of the prior approved subdivision.

Ayes All; Motion Carried.

Jim Lettiere – Preliminary Discussion – Lot Line Adjustment

No one was present.

John Bellanger – 2-Lot Subdivision – NYS Route 3

No one was present.

Larry Puccia – Preliminary Discussion – 5-Lot Subdivision – County Route 65

Jim Thew, Thew Associates, presented plans on behalf of Larry Puccia for a 5-lot subdivision on County Route 65.

The Board would like to see some evidence of the availability of water. It was suggested a test well be dug on Parcel 3 and a yield test with documented results be submitted to the Board. The Board also requested a Long Environmental Assessment form be submitted.

The Board agreed that if all required information has been provided to the Planning Board for their review prior to their next meeting, a public hearing will be held.

Mr. Thew was instructed to contact Mrs. Desormo for a list of names and addresses for all adjacent property owners.

Motion No. 08-90: Motion by Mr. Boxberger, seconded by Mr. Smith to schedule a Public Hearing For Larry Puccia – 5-Lot Subdivision on County Route 65 – Tax Parcel 90.00-6-25 for October 6, 2008 at 7:00 p.m.

Ayes All; Motion Carried.

Paul Morgan – Subdivision – 21514 Fox Ridge Road

No one was present.

Freeman Bus Garage – Site Plan – Bus Terminal - Corner NYS Route 11 and County Route 232

Peter Clough, on behalf of Mr. Freeman, updated the Board on the proposed bus garage. A letter from the Jefferson County Planning Board was distributed to Board members. Mr. Clough addressed questions and concerns from this letter.

Mrs. Desormo stated that the color rendering drawing of the proposed bus garage has not been submitted. Mr. Clough will drop this drawing off to her office.

The Board discussed various issues. Mr. Clough stated that all concerns (water, sewer, lighting, vegetation, sidewalks, etc.) would be incorporated in the final site plan, which Mr. Clough expects to be submitted by October 6, 2008.

The Board discussed the speed limit issue on County Route 232 brought up by Jim Sherman. It was decided that the Board would visit the site on Route 232 with the possibility of asking the Town Board to recommend to the DOT to lower the speed limit.

It was recommended that Mr. Sherman and his neighbors write letters to the State Department of Transportation at the Watertown Office expressing their concerns on lowering the speed limit. It was also suggested that they write a letter to the Town Supervisor and Town Board members requesting their support in lowering the speed limit on County Route 232.

Salmon Run Mall – Site Plan

Mary Dudo, Brian Drake & Atty. Shepardson updated the Board on the Salmon Run Mall site plan. All paperwork has been submitted to the Board for their review.

Mr. Vaas and Mr. Boxberger complimented Salmon Run Mall on the excellent information and CD's submitted on the proposed outbuildings for the site plan.

Mr. Boxberger reminded Salmon Run Mall that if approval is granted for this project it is for a specific period of time. If an extension is needed, Salmon Run Mall can go on record and request an extension from the Board.

Mr. Boxberger read the SEQRA Declaration with an attached Negative Declaration prepared by Mr. Vaas and Atty. Shepardson dated 9/8/08. **(See Attachment 2)**

Motion No. 08-91: Motion by Mr. Boxberger, seconded by Mr. Smith to adopt the negative declaration pursuant to SEQRA as read.

The Board was polled individually.

Mr. Boxberger - In Favor
Mrs. Desormo – In Favor
Mr. Vaas – In Favor
Mr. MacAdam – In Favor
Mr. Smith – In Favor

The motion was unanimously approved with all Planning Board members present and in favor of adopting the Negative Declaration pursuant to SEQRA for Salmon Run Mall; Motion Carried.

Mr. Boxberger read the Site Plan Resolution. **(See Attachment 3 & 4)**

Motion No. 08-92: Motion by Mr. Boxberger, seconded by Mr. Smith to grant site plan approval as read.

The Board was polled individually:

Mr. Boxberger – In Favor
Mrs. Desormo – In Favor
Mr. Vaas – In Favor
Mr. MacAdam – In Favor
Mr. Smith – In Favor

The motion was unanimously granted with all Planning Board members present and in favor of granting site plan approval to Salmon Run Mall; Motion Carried.

Mary Dudo shared with the Board Burlington Coat Factory's Grand Opening at Salmon Run Mall. Twenty-two Burlington stores opened across the country the same week. Watertown's store was #1 for the first 3 days. By the end of the week, the Watertown store finished #2.

Ms. Dudo also announced that Regal Theater's Grand Opening is tentatively scheduled for May of 2009.

Robert Lamoreaux – Zone Change Request

The Board visited the site as scheduled. Letters were sent out to property owners impacted and are waiting for their replies. To date four letters have been received.

The Board decided that they needed to take action on this matter. The Board's options are:

1) To notify the Town Board that the Planning Board thinks the zone change request should be considered with a recommendation to what that proposed change should be.
2) That the Planning Board looked into the zone change request and have conducted an informal survey and recommend that the Town Board not change the zone.
3) That the Planning Board looked into the zone change request and have conducted an informal survey and recommend that the Town Board make the decision.

The Board was polled individually:

Mr. Boxberger – Has serious concerns and recommends to the Town Board that there be no zone change.
Mrs. Desormo – Has serious concerns but would like the Town Board to make the decision.
Mr. Vaas – Has serious concerns and recommends to the Town Board that there be no zone change.
Mr. MacAdam – Has serious concerns but would like the Town board to make the decision.
Mr. Smith – Has serious concerns and recommends to the Town Board that there be no zone change.

Three members of the Board stated that they would recommend to the Town Board that they not grant approval for a zone change.

Two members of the Board indicated that they have serious concerns with potential problems a zone change would create, but they choose to not to make a recommendation to either grant or deny a zone change.

It was decided that Mr. Boxberger would draft a letter to the Town Board summarizing the Planning Board's recommendations to the request from the Town Board to look into a zone change request on County Route 126.

Motion No. 08-92: Motion by Mr. Boxberger, second by Mr. Smith to schedule a Special Meeting with the Tug Hill Commission at 5:00 p.m. on October 6, 2008 for the sole purpose of review and discussion regarding Town ordinances and regulations.

Ayes All; Motion Carried.

Motion No. 08-93: Motion by Mr. Boxberger, seconded by Mrs. Desormo that the Co-Chair is granted authority to schedule a Special Meeting of the Planning Board to meet with the Tug Hill Commission, Jefferson County Planning Board, and others regarding the County Route 202 project. That meeting will be tentatively scheduled either 9/29/08, 9/30/08, or 10/01/08 at 2:30 p.m. with the first choice being 9/30/08.

Ayes All; Motion Carried.

Members of the Town Board will be notified of this Special Meeting as well as Jon Grant.

Mr. Vaas brought to the Boards attention a request from Mr. Slye to schedule a public hearing for a subdivision in a letter dated September 2, 2008.

It was decided that Mr. Boxberger would draft a letter to Mr. Slye stating that the Board did not have time to review in full detail the request and, as there are legal issues, the Board will forward the request to the Town's Attorney. The Board will schedule an opportunity for Mr. Slye's client to be placed on the agenda for the regularly scheduled October meeting.

Mrs. Desormo asked the Board how they wanted to handle the issue of digital signs from Lamar Signs. It was decided that Lamar be required to submit an application for site plan approval.

Motion No. 08-94: Motion by Mr. Smith, seconded by Mr. MacAdam to adjourn the meeting at 9:00 p.m.

Ayes All; Motion Carried.

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Susan C. Burdick, Secretary