Regular Meeting
Town of Watertown Planning Board
April 1, 2008

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

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

The Special Meeting with Tug Hill was cancelled earlier this evening.

Motion No. 08-32: Motion by Mr. Smith, seconded by Mr. MacAdam, to accept the minutes from the March meeting as written and distributed.

Ayes All; Motion Carried.

Jaye Miller - Two Lot Subdivision, 17451 Sandy Creek Valley Road

Tony Netto approached the Board representing Jaye Miller. This is a 26.2 acre lot. She would like to retain a parcel that is a 250' x 400' rectangle. The potential buyer does not want to subdivide the remaining property, he would like to hunt on the property. The Board agreed that the lots meet all zoning requirements. They will need to return to the board with a complete survey and completed application.

James Cavellier - Two Lot Subdivision at 16233 Co Rte 155

He owns property with a home and would like to subdivide the property and build another home on the new lot. The Board agreed that the lots meet all zoning requirements. He will need to return to the board with a complete survey and application.

New Hope Baptist Church - 19983 NYS Rte 3

Stan Gillcash, Senior Pastor, approached the Board regarding the an expansion project at there church located at 19983 NYS Rte 3. They have run out of room and are trying to make the best use they can of their space. The parking lot will be increased and the handicap parking indicated on the plans. Less than one acre will be disturbed. The color will be beige with a dark brown steel roof. Lighting was discussed for the rear parking lot with lighting directed downward. Lighting specs need to be provided and shown on the plans. They asked that the title page include an engineering stamp and direction indicator. The easements for the access road and water lines should be shown on the maps or a written description provided.

Motion No. 08-33: Motion by Mr. Boxberger, seconded by Mr. MacAdam , to hold a public hearing for 7:00 pm May 5, 2008 to consider preliminary site plan approval for the New Hope Baptist Church expansion project.

Ayes All; Motion Carried.

Zu Pan - No one present.

Hi-Lite Marking - Expansion Of Their Current Location 20128 NYS Route 12F

Tim Titus, Civil Designer, approached the Board regarding the project. Hi-Lite Marking will increase the size of the building to 80' x 130', provide additional parking, holding tanks for trench drains that will be disposed at a treatment plant. The expansion includes a maintenance shop, bathrooms, office, inventory room and break room. This is an additional 10,200 sf addition onto the 4,500 sf existing building. The plans meet all set back requirements. The existing well

will be abandoned and a new one drilled. The septic system will be a raised bed. There will be an additional gravel area just for the maintenance bays. The facility will be utilized as a maintenance shop, with trucks being dropped off for repairs. Hi-Lite Marking will not be moving to the Industrial Park like the previously submitted. They are maintaining their Adams location. They will match existing building colors. Trees are provided out front for landscaping and added a roadside buffer. The Board requested additional trees/shrubs along the property line and on the other side of the driveway for better screening. Site lighting consists of wall packs, two on each side, and one on the front with a mounting height of 15'

Motion No. 08-34: Motion by Mrs. Desormo, seconded by Mr. Smith, to hold a public hearing on May 5, 2008 at 7:00 pm for the Hi-Lite Marking expansion project located at 20128 NYS Route 12F to consider preliminary site plan approval.

Ayes All; Motion Carried.

Velocitel - Install Cell Antennas on the Town Water Tower, 22867 Co Rte 67

Mike Baroody approached the Board regarding placement of the six pilon antennas on the Town owned water tower. This will provide in-vehicle coverage for areas in Watertown. They are in negotiations for the rental monies to the Town. There will be a 12' x 20' storage building and a cement pad for an emergency generator. The tower will comply with the FCC emissions. The Board requested original plans that must be signed, with original signatures.

Motion No. 08-35: Motion by Mr. Boxberger, seconded by Mr. Smith, to schedule a public hearing for site plan and a special use permit for co-location of a Cingular wireless antenna array on the existing Town of Watertown water tower.

Ayes All; Motion Carried.

Salmon Run Mall Expansion Project

Mary Dudo approached the Board hoping to complete the SEQR process. The Town of Watertown and Pyramid have been discussing easements and a meeting is set for next week. There is a draft plan that has not been received by Pyramid yet. The legal document is in process regarding the easements.

The SEQR findings and determinations,

The proposed findings with resolution and notes, additional project description, land use and zoning, fiscal impacts and related benefits, stormwater and wetlands, vegetation and wildlife, archeological historic and cultural resources, transportation, utilities, air quality, noise, additional commitments of project sponsor, mitigation measures and conclusion are attached. The finding statement is a set of statements to cover all of those items. All except transportation were avoided. The only item which would be mitigated would be the transportation and that is part of the traffic improvements and additional right of way and timing of the light at Coffeen Street and met the criteria for the project itself and for the traffic issues.

Motion No. 08-36: Motion by Mr. Boxberger, seconded by Mr. Smith, that the Town of Watertown Planning Board accept the SEQR finding statement consisting of 16 pages with the title page Resolution, State Environmental Quality Review Act, Town of Watertown Planning Board, Application of Salmon Run Shopping Center ,LLC, SEQRA Findings Statement dated April 1, 2008.

The Board was polled:
Tom Boxberger - Aye
Pam Desormo - Aye
Randy Vaas - Aye
Terry MacAdam - Aye
Jim Smith - Aye

The existing and expanded sewer lines were discussed. Pyramid related that they have not yet seen the plans from the Town of Watertown as far as connecting to them. The meeting between the Town and Pyramid will occur next Thursday.

Motion No. 08-37: Motion by Mr. Boxberger, seconded by Mr. Vaas, to schedule a special meeting for 3:00 pm on April 23, 2008 with the Tug Hill commission for the sole purpose of reviewing town zoning regulations.

Ayes All; Motion Carried.

Motion No. 08-38: Motion by Mr. MacAdam, seconded by Mr. Boxberger, to schedule a special meeting for 5:00 pm on May 5, 2008 with the Tug Hill Commission for the sole purpose of reviewing town zoning regulations.

Motion No. 08-39: Motion by Mr. MacAdam, seconded by Mr. Vaas, to adjourn the meeting at 8:14 pm.

Ayes All; Motion Carried.

_____
Patricia I. Putney, Secretary