Regular Meeting
Town of Watertown Planning Board
February 5, 2008

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

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

The Planning Board thanks the Volunteer Fire Department for allowing them to use the facilities for the meeting tonight.

Motion No. 08-13: Motion by Mr. Vaas, seconded by Mr. MacAdam, to accept the minutes from the January meeting of the Town of Watertown Planning Board.

Ayes All; Motion Carried.

Ridgeview Properties - RJ Roux, 4 Lot Subdivision

Mr. Boxberger abstained from discussion. He reminded the Board that there were drainage issues brought up at the public hearing in January.

Mr. Vaas stated that at the hearing Mr. McAleese mentioned there were four culverts onto his property. Mr. Vaas could only find three of them. The culvert under Co Rte 155 is going to be replaced by the County. They are also going to raise the road five feet. The sewer and water line will run over the new culvert. There is a detention pond to catch any silt. The detention pond was checked and the amount of water in it was negligible. Everything was seeded, and it will be seeded again in the spring. As soon as the County is done with their work, it will be re-seeded once again. Mr. Roux no longer owns lot number 39 and it was cleared by the new owner. The lot disturbed is less than one acre in size. Their deed stipulates that they have to follow all DOH and DEC regulations. Mr. Roux spoke with the landowner and was assured that the lot in question will be seeded in the spring.

Mr. Ed Smith, member of the Town Board, asked that the problems brought up last year be corrected before any further development be commenced. He stated that Mr. McAleese called him and asked about the silt that came down before. He feels something should be done for Mr. McAleese. Mr. Vaas assured him he will contact the County and DEC regarding the remedies for the waterline break that occurred from the prison with ensuing sandwash occurring on Mr. Roux's and Mr. MacAlese' properties.

January 10, 2008, RJ Roux letter to the Board concerning future development of Ridgeview Properties, LLC is attached to the minutes as part of the official record.

Motion No. 08-14: Motion by Mr. Vaas, seconded by Mr. Smith, to approve a four lot subdivision tax parcel 91.13-1-38, Lot 1 consisting of 1.765 ac, Lot 2 consisting of 1.200 ac, Lot 3 consisting of 1.362 ac, Lot 4 remaining acreage of 62.67 acres. Subdivision plat designed by Bernier Carr, File No. 2007-264, dated 1/7/08, revised 1/15/08, with the condition that this be the only subdivision that will take place on this parcel and if any further subdivision takes place of lot #4 a new subdivision process will need to be performed.

Tom Boxberger - Abstained; Pam Desormo, Randy Vaas, Terry MacAdam and Jim Smith - Aye; Motion Carried.

Dolores Lagorga - Day Spa, 20077 NYS Rte 3

Ms. Lagorga is purchasing a house at 20077 NYS 3, she plans on putting a Day Spa in the home. She has 12 parking spaces, one is designated as handicapped parking, she will landscape, install a monument style sign with urns and flowers, place lighting down the driveway and replace the old gas lights on the side of the house. The hours of operation will be Tuesday - Friday 9-5, Saturday 9-2.

She was granted a variance by the Zoning Board of Appeals January 2, 2008 to conduct this business in an R-3 area.

The property has town water and private sewer. This is a 1,644 sf three bedroom home, built in 1971. This building will be used strictly for business. The Board expressed concern about the location and size of the septic system and leech field.

The Board informed Ms. Lagorga that they need the surveys of land, the location and size of the septic system, lighting plans, exit door plans, full lay-out of the plat, driveways, turn arounds and sign details and lighting specs.

Motion No. 08-15: Motion by Mr. Boxberger, seconded by Mr. Smith, to hold a public hearing on March 3, 2008, at 7:00 pm for Dolores Lagorga Day Spa project located at 20077 NYS Route 3 in the Town of Watertown.

Ayes All; Motion Carried.

Jason Brown - Produce Stand on Route 12F- No one present.

Valentine Offices - New Office Building on Lot 9 in the Industrial Park

Justin Wood with Aubertine & Currie approached the Board regarding the project for construction of a 5,000 sf office building on Lot 9 in the Industrial Park. It will employ 10 people, has 19 spaces, with one handicapped space. The use is uniform with zoning regulations. There is existing water, sewer, electrical lines that they can tie into. The existing drainage flows from east to west and the proposed site will utilize the same flow path. The total square footage disturbed will be approximately 3/4 of an acre. Landscaping and sidewalks were explained.

There are no plans for the rest of the property at this time. Building elevations were discussed, it is an open floor, occupied by a single business.

The Board requested plans of the exterior of the building.

Motion No. 08-16: Motion by Mr. MacAdam, seconded by Mr. Smith, to hold a public hearing on March 3, 20078 at 7:00 pm to consider site plan approval for Valentine Office Building for a 5,000 sf office building located on Lot 9 in the Industrial Park.

Ayes All; Motion Carried.

Donald Davidson - Two 70' x 70' additions to the Collision Shop on US Route 11

Don Clark approached the Board regarding the proposed project. It will not change the drainage or traffic pattern. There is plenty of parking. There will be no service doors added. The existing overhead doors will be utilized. The exterior will be matched to the existing building. One wall pack will be moved, and one more added. The Board requested elevations of the modifications and they agreed this will not be a significant change to warrant going through another site plan process.

Salmon Run Mall

Mary Dudo and Patrick Scordo approached the Board with an update on the expansion project. They have responded to all the comments raised in the FEIS.

The connector road was discussed. They are required to build one when it is determined where it is to be located as per plans provided by the County. Negotiations for the easements of the water and sewer were discussed. They would like to start construction in late spring. There have been no revisions to the lighting or any other portion of the plans except for the location of the connector road, and some of the space taken by the DOT. The Board would like updated plat regarding the roads and frontage. The Board will be in a position to vote on the FEIS at the next meeting.

Lunco - Speculative Building in the Industrial Park

Mike Lundy provided the Board with signed plans.

Motion No. 08-17: Motion by Mr. Boxberger, seconded by Mr. Smith, to modify Motion No. 06-136, dated 12/4/06 conditionally granting approval for Lunco Corp. for a 7,500 sf speculative building on Lot 2 to modify that original approval for a 9,500 sf building at the same location on Lot 2, as per plans prepared and signed by Wilbur Thesier, PE for the industrial speculative building dated 12/27/07, including pages A-2,S-1,S-2,S-4.

Ayes All; Motion Carried.

Cor Development - Subdivision

Motion No. 08-18: Motion by Mr. Boxberger, seconded by Mr. MacAdam, that the Planning Board deny the application of Cor Develop for the subdivision of their parcel on NYS Route 3 creating two new lots that have no road frontage, lots 5 & 6 because said parcels do not meet the zoning requirements of the Town of Watertown.

Ayes All; Motion Carried.

Motion No. 08-19: Motion by Mr. Boxberger, seconded by Mr. Vaas, that the Town of Watertown Planning Board recommend favorably to the Zoning Board of Appeals that they grant said approval providing that it takes into consideration accessability through easements.

Ayes All; Motion Carried.

Letter from DOH, dated January 28, 2008 regarding Mr. Lettiere's subdivision is attached as part of the official record.

Letter from Mickey Lehman, dated December 21, 2007 with concerns regarding waste water from the egg hatchery is attached as part of the official record.

The Board also discussed that the issue with Lunco regarding the medical center has been resolved.

Mr. Boxberger stated that he had received a phone call from Kevin Wilder of the Jefferson County Highway Department regarding the approval of a three lane highway at Sam's Drive. He feels the Board gave approval to Wal-Mart with the information that was available.

Mr. Boxberger informed the board that the Fort Drum Regional Liaison Organization, in collaboration with the Jefferson, Lewis and St. Lawrence County Planning Departments, the NYS Tug Hill Commission and the Center for Community Studies at JCC will be sponsoring a workshop Wednesday, February 20, 2008 at JCC. Also the Tug Hill Local Government Conference will be held at JCC March 27th, 2008. Both schools provide the board with necessary training credits.

The Planning Board will provide documentation of continuing education to the Town Board for the 2007 year.

Motion No. 08-20: Motion by Mr. Vaas, seconded by Mr. Boxberger, to adjourn the meeting at 8:43 pm.

Ayes All; Motion Carried.

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Patricia I. Putney, Secretary