Regular Meeting
Town of Watertown Planning Board
January 7, 2008

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

Members Absent: None

Mr. Smith joined the meeting at 7:30pm.

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

The Planning Board recommends to the Town Board that Tom Boxberger and Pam Desormo continue as Co-Chairman of the Board for the year 2008.

Motion No. 08-01: Motion by Mr. Boxberger, seconded by Mr. Vaas, to hold Town of Watertown Planning Board Meetings on the first Monday of every month at 7:00 pm.

Ayes All; Motion Carried.

Motion No. 08-02: Motion by Mr. Boxberger, seconded by Mr. MacAdam, to reschedule the February meeting from Monday to Tuesday February 5th due to a scheduling conflict.

Ayes All; Motion Carried.

Motion No. 08-03: Motion by Mr. Boxberger, seconded by Mrs. Desormo, to schedule a special meeting with Tug Hill Commission at 5:00 pm on February 5, 2008.

Motion No. 08-04: Motion by Mr. Vaas, seconded by Mr. MacAdam, to accept the minutes from the December 3, 2008 meeting as written and distributed.

Ayes All; Motion Carried.

Motion No. 08-05: Motion by Mr. Boxberger, seconded by Mr. MacAdam, to accept the minutes from the December 14, 2008 Special Meeting of the Town of Watertown Planning Board.

Public Hearing -Jim Lettiere Four Lot Subdivision

Legal notice has been posted and proof of notification was provided.

David Soderquist approached the Board regarding the project. He wanted to know what the project entailed. The plat map was shown to the members of the public that wanted to view the plans. The sewer system and DEC approvals were explained.

Mr. Bartlett, Town Supervisor, advised that in the near future they are confident that more sites will be able to hook into the sewer system.

No other member of the public wished to speak. The public hearing was closed at 7:12 pm.

Public Hearing -Ronald Gamble - Two Lot Subdivision

Legal notice has been posted and proof of notification was provided. The public hearing was opened at 7:12 pm. No member of the public wished to speak. The public hearing was closed at 7:13 pm.

Public Hearing - Ridgeview Properties - Four Lot Subdivision

Legal notice has been posted and proof of notification was provided.

The public hearing was opened at 7:13 pm. Todd McAleese, a neighboring property owner is concerned about the storm water run off that is coming with the development. He wanted to know about retention ponds and future expansion. He feels he has had problems with run-off and his concerns have not been addressed or taken care of. He owns the property across Co Rte 155 at the bottom of the hill and stated that there are three separate culvert pipes that run onto his property from the development.

Tom Boxberger explained that the DEC reviews and approves the plans regarding run off and stormwater management. R.J. Roux showed the retention pond on the plans, and it has been approved by the DEC.

They discussed a culvert pipe that had been clogged and remedies. They discussed the problems that have occurred over the last few years. Mr. Boxberger assured Mr. McAleese that the stormwater management would be addressed and they will make sure that what was called for is being done. The DEC is responsible for overseeing stormwater management.

No other member of the public wished to speak. The public hearing was closed at 7:21 pm.

Jim Lettiere - Four Lot Subdivision Modification

Mr. Boxberger abstained from discussion on this project due to a work conflict.

Mr. Lettiere addressed all the issues that were brought up by the Board and the Department of Health.

Motion No. 08-06: Motion by Mr. Vaas, seconded by Mrs. Desormo, to approve a four lot modification to an original subdivision of tax parcel 82.20-2-86.11 located on County Route 65, Ives Street Road, as per plans entitled The James V. Lettiere Jr. Subdivision, dated 6/4/04, amended 11/14/07 signed by Patrick Scordo, P. E. And Leo F. Gozalkowski, LLS conditional upon final approval from DOH.

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

Ronald Gamble - Two Lot Subdivison on Swan Road

Nothing has changed since the last meeting.

Motion No. 08-07: Motion by Mr. Vaas, seconded by Mr. MacAdam, to approve the two lot subdivision owned by Ronald and Diane Gamble located on 23248 Swan Road, tax parcel number 91.00-1-27.31 as per plans prepared by William Floyd Dorr, P.E. dated 4/11/95, revised 8/25/97, 2/28/06, 3/7/2006, and 11/12/07, project File No. 95-9.

Ayes All; Motion Carried.

Ridgeview Properties - Four Lot Subdivision

Tom Boxberger abstained from discussion due to a work conflict, but reminded the Board of the comments made during the public hearing. R.J. Roux left the meeting after the public hearing.

The Board discussed the stormwater management, and feels the old plans need to be reviewed in depth. No action was taken on this at tonight's meeting. Mr. Vaas agreed to visit the area in view of the concerns brought forward at tonight's meeting.

Roland Churchill - Three Lot Subdivision - No one was present.

Rent a Wreck - Plan For a New Free Standing Sign

Representatives approached the Board regarding construction of a new sign that would be taller than the other signs on the road so it would be visible. It would be parallel to the road and one faced. The sign size is 42 sf, 23' in heigh to the top of the sign and it will be lighted internally. The Board felt the sign was too tall, and questioned the placement of the sign at the building instead of at the front edge of the property.

Motion No. 08-08: Motion by Mr. MacAdam, seconded by Mr. Smith, to grant approval to Rent-A-Wreck for the proposed sign with the condition that it has a maximum height of 20' to the top of the sign, and revised plans submitted to the Board and the Zoning Enforcement Officer.

Ayes All; Motion Carried.

North American Tape - Silo at 22476 Fisher Road

Darrin Prance, President, approached the Board regarding the project. This is for a 38' tall and 10' diameter silo and will take about 65,000 pounds of plastic out of the plant. It also has a railing at the top for safety. It gives them more room and gets the flammable plastic out of the building. The silo is placed on the plan in the area they felt it would be best accessed by the trucks. The foundation for the silo is on pilons and counterweighted with concrete to counter balance the weight and prevent tilting. The cost of the silo is $18,000. They purchased it at auction.

The potential for fire was discussed and the fire chief advised that it is subject to County Fire Codes, etc.

Motion No. 08-09: Motion by Mr. Boxberger, seconded by Mr. Vaas, that the requirements for site plan review be waived and approval be granted for the proposed silo at North American Tape, LLC at 22430 Fisher Road in the Town of Watertown as presented in the plans dated 1/7/08, contingent upon a completed zoning application be submitted conforming with the plans presented.

Ayes All; Motion Carried.

Jason Brown - Discussion to Open a Produce Stand on NYS Route 12F

Jason Brown approached the Board regarding an existing structure that was a produce store previously, then a church, then a consignment shop for baby items. There are no changes to the structure. There will be a temporary green house placed in back for the flowers, but it will remain there all year. Signage was discussed.

The Board requested a plat showing boundaries, set backs from the road, size of the green house, and building. The Board did not want the word temporary on the greenhouse or on the plans. The type of lighting should also be described and placement shown.

The sign sizes would be 9'x7' and placed on the existing poles. The Board advised that they would prefer monument style signs and agreed that work on the signs could be commenced at this time.

Motion No. 08-10: Motion by Mr. Boxberger, seconded by Mr. MacAdam, to grant approval for the signage for the proposed Fresh Start Fruit and Produce Market as per the drawings submitted conditional that the signs be a maximum of 9' in width and 7' in height facing two directions set upon a monument base and not to exceed 12' in height facing east and west.

Ayes All; Motion Carried.

Salmon Run Mall - Update on Expansion Project

Mary Dudo wanted to talk about the project. They have been working on all the details of the DEIS and they are close to submitting the FEIS. They have been working with the Town regarding the sewers and easements. They anticipate coming in shortly to finalize the expansion project.

Mr. Bartlett thanked Pyramid for working with the Town.

Mr. Bartlett advised that they are going to put the water tower project out to bid in February with construction commencing this summer. This will address fire protection concerns.

Mary Dudo advised that the DOT project has been going very smoothly and professionally. The traffic is much more efficient.

Mr. Bartlett provided the Board with North Star Hatchery Project report dated 12/21/07 from Mickey Lehman, P.E, Bernier, Carr & Associates. He advised that they call Walmart regarding responding to Mickey Lehman's comments.

Lunco, Speculative Building Industrial Park

Lunco provided the Board with revised plans this evening prior to the meeting. No one was present to represent the project. The elevations were included. A short EAF is needed and the plans must be signed.

Motion No. 08-11: Motion by Mr. Boxberger, seconded by Mr. Smith, that the Planning Board will not approve this project for the speculative building at lot #2 as the required materials and signed and stamped plans have not been provided to the Board in sufficient time for review.

Ayes All; Motion Carried.

The Redwood Motor Lodge transient occupancy was discued. Due to the fact that it is a change in the type of occupancy, the Planning Board could require them to go through the site plan process. They agreed to discuss the matter with Tug Hill Commission at the next workshop meeting.

Northland Estates Trailer Park was also discussed. They have not filed building or zoning permits in a long time. Water capacity and sewer were discussed.

Motion No. 08-12: Motion by Mr.Boxberger, seconded by Mr. Vaas, to adjourn the meeting at 8:43 pm.

Ayes All; Motion Carried.

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Patricia I. Putney, Secretary