Regular Meeting
Town of Watertown Planning Board
June 2, 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.

Motion No. 08-51: Motion by Mr. MacAdam, seconded by Mr. Smith, to accept the minutes from the May meeting as written and distributed.

Ayes All; Motion Carried.

Motion No. 08-52: Motion by Mr. Vaas, seconded by Mr. Smith, to accept the minutes from the May 13, 2008 Special Meeting as written and distributed.

Ayes All; Motion Carried.

Public Hearing - Stephen Sinclair Subdivision

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

The public hearing was opened at 7:01 pm. No member of the public wished to speak. The public hearing was closed at 7:01 pm.

Public Hearing - Jaye Miller Subdivision

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

The public hearing was opened at 7:02 pm. No member of the public wished to speak. The public hearing was closed at 7:02 pm.

Stephen Sinclair - Two Lot Subdivision

The Board reviewed the plans and all the required information was provided, except for bearing lines distances being placed on the map.

Motion No. 08-53: Motion by Mr. MacAdam, seconded by Mr. Boxberger, to grant subdivision approval for the two lot subdivision located at 15978 Hamp Road, tax map 101.00-1-18.1 as shown on plans provided by Stan Zeccolo, P.E., drawing number 07221, dated 7/23/07, with revision date of 5/12/08. Approval is conditional upon revised map being submitting with bearings and distances shown on property lines other than southerly, westerly, etc. with degrees and seconds to be submitted to Pam Desormo for signature. Project consisting of Lot 1 being approximately 76 acres and Lot 2 approximately 62 acres.

Ayes All; Motion Carried.

Jaye Miller - Two Lot Subdivision

Patsy Storino approached the Board regarding the subdivision for Ms. Miller.

Motion No. 08-54: Motion by Mr. Vaas, seconded by Mr. Smith, to approve a two lot subdivision to Jaye Miller as per plans prepared by Patsy Storino dated 4/30/08, drawing number 1, tax parcel number 91.00-1-31.51, consisting of Parcel A - 2.265 acres and Parcel B - 23.464 acres.

Ayes All; Motion Carried.

John Bellinger - Subdivision at 20255 NYS Route 3

Mr. Bellinger approached the Board. He would like to separate his building lot from the rest of the property. The plans meet all the zoning regulations. He will need to have an up to date survey and show all adjacent property owners on the map. The Board did not see any problems with the plans. They advised him to complete the application.

Rick Roberts - Allstate Insurance - 52"x 80" sign

Mr. Roberts approached the Board regarding construction of a sign on NYS Route 12F. The Board discussed the set backs.

Motion No. 08 -55: Motion by Mr. Boxberger, seconded by Mr. Smith, to grant site plan approval to Rick Roberts as submitted in a proposal prepared by Charles Signs as shown on the hand drawn site plan conditional upon an accurate measurement showing the sign meets set back requirements of 20 feet.

Ayes All; Motion Carried.

Watertown Ambulance - Sign for NYS Rte 3 Station

David Roof approached the Board to set some signage on NYS Rte 3. It is essential due to state requirements to clearly mark where the ambulance service is located. The Board requested the height of the sign indicated on the plans, and set back regulations were discussed. The Board advised that a variance would be needed to place a sign where he indicated. The Board advised that a sign placed on the building would not require any approvals.

Henderson Truck Repair Shop in the Industrial Park

Dave O'Brien approached the Board regarding the project. The sign location and height was discussed. The sign must be set back 20' from the DOT right of way. The Board also requested a monument style sign to be consistent with the other signs in the area.

Motion No. 08-56: Motion by Mrs. Desormo, seconded by Mr. Boxberger, to give conditional site plan approval to Henderson Truck located at County Route 196, also known as Fisher Road, dated 5/30/08 drawing number S-1 by Will Thesier, PE, P.C. conditional upon the sign being re-drawn, facing the right direction, set back 20' and a two pole monument style sign.

Ayes All; Motion Carried.

Summit Wood - Amend Site Plan to Include Utility Building

Mike Taylor and Patrick Scordo approached the Board regarding the amended plans. The architecture will match the existing buildings. Hand tools, rakes, shovels and maintenance work space is what the utility building will be used for. Mr. Vaas states that the previous plans were never signed. Approval was granted with conditions. The motion number 06-141 was read in its

entirety as part of the official record. A discussion was held regarding the hold up with the plans and the reason for the delays. Mr. Scordo agreed to a written narrative for the next meeting explaining how each condition has been met and explaining all the changes made to the plan since the approvals in 2006.

Motion No. 08-57: Motion by Mr. Boxberger, seconded by Mr. Smith, to waive the review fee for the project at this time.

Ayes All; Motion Carried.

Motion No. 08-58: Motion by Mr. Boxberger, seconded by Mr. Vaas, to waive the public hearing requirement.

Ayes All; Motion Carried.

CFM Foods - Site Plan for 86,000 sf Building in the Industrial Park

Mike Lundy approached the Board regarding the project. CFM previously approached the Board two years ago. The plans have changed and Mike Lundy has re-designed the entire project as far as the building location and design. The plan is to have the project occur in two phases. Truck entrance and exit, unloading and loading was discussed. Landscaping was discussed. 16-18 month estimate of completion time frame.

Walmart - Amend Site Plan

Eric Hasselbar approached the Board regarding an amendment to the site plan. A 6' sidewalk is shown on the plans and it follows with the contour of the building. This is the only modification to the plans, everything else is the same as it was before. The Board requested that the word proposed be removed from the plans. The street needs to be shown as NYS Rte 3, not Arsenal Street and update the adjacent property owners on the plans.

Motion No. 08-59: Motion by Mr. Boxberger, seconded by Mr. Smith, that the Walmart SuperCenter amended plans be considered a minor modification primarily reflecting a re-location of sidewalk details because of highway changes, on plans page C-2 of project number 96-0050, revised 5/28/02, prepared by APD Engineering, conditional upon removal of all referenced "proposed" from the plans, renaming of highway NYS Rte 3 and identifying in some manner all adjacent landowners and the plans must be signed.

Ayes All; Motion Carried.

Motion No. 08-60: Motion by Mr. Boxberger, seconded by Mr. Vaas, to schedule a special meeting with the Tug Hill Commission for 5:00 pm on July 7, 2008

Ayes All; Motion Carried.

Motion No. 08-61: Motion by Mr. Boxberger, seconded by Mr. Smith, to grant Mrs. Desormo the authority to schedule a special meeting to discuss the new County Route 200 if all the parties are available.

Ayes All; Motion Carried.

Motion No. 08-62: Motion by Mr. MacAdam, seconded by Mr. Boxberger, to adjourn the meeting at 9:08 pm.

Ayes All; Motion Carried.

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Patricia I. Putney, Secretary