Regular Meeting
Town of Watertown Planning Board
March 3, 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. 08-21: Motion by Mr. Boxberger, seconded by Mr. Smith, to amend the February minutes of the Town of Watertown Planning Board, bottom of page two, last sentence is changed to read "the Board requested elevations to the modifications and there was a consensus of the Board that this was not significant enough of a change to warrant going through the full site plan process." and accept the minutes as amended.

Ayes All; Motion Carried.

Motion No. 08-22: Motion by Mr. Boxberger, seconded by Mr. Smith, to reschedule the April meeting to Tuesday, April 1, 2008 at 7:00 pm due to a scheduling conflict.

Ayes All; Motion Carried.

Motion No. 08-23: Motion by Mr. Boxberger, seconded by Mr. Vaas, to schedule a special meeting for 5:00 pm with the Tug Hill commission for the sole purpose of reviewing town zoning regulations.

Ayes All; Motion Carried.

Public Hearing - Dolores Lagorga, Day Spa, 20077 NSY Rte 3

Proof of legal notice was provided and notice was posted in the newspaper. The public hearing was opened at 7:03 pm. No member of the public wished to speak. The public hearing was closed at 7:03 pm.

Public Hearing - Valentine Office Building, Lot 9 Industrial Park

Proof of legal notice was provided and notice was posted in the newspaper. The public hearing was opened at 7:04 pm. No member of the public wished to speak. The public hearing was closed at 7:04 pm.

Jim Lettiere Subdivision

Tom Boxberger abstained from discussion due to work conflict.

Mr. Scordo, GYMO represented Mr. Lettiere. There was a problem discovered with the location of the National Grid property lines on formally approved subdivision plans. He presented the Board with a revised application and a revised lay out of the subdivision to accommodate the lines. This changed a couple of the lot sizes a small amount. One of the lots has been sold and built on already.

Motion No. 08-24: Motion by Mrs. Desormo, seconded by Mr. Vaas, to approve the modification to the subdivision, plans prepared by GYMO, dated 6/4/04 for lots 1-6 with modifications made to lots 1 and 2 to reflect the National Grid property line adjustment. The new date on these maps for lot line adjustment last revised 2/29/08, S1, Project No. 2003-139E.01 for James Lettiere conditional upon letter from new property owner agreeing to the lot line adjustment.

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

Motion No. 08-25: Motion by Mrs. Desormo, seconded by Mr. MacAdam, to grant approval to James Lettiere for modified plans dated 6/4/04, issue date 11/14/07, newest revision date 2/29/08, for lots 6,7,8,9 with revisions to lots 7 and 8 as per plans prepared by GYMO numbered 2003-139E.03.

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

Dolores Lagorga - Day Spa, 20077 NYS Rte 3

Mrs. Lagorga approached the Board. The leech field was not indicated on the plans. The Board discussed that location was needed prior to any final approvals. The Board offered to check Town Records to see if a contractor may be indicated on the zoning permits where it may be.

Motion No. 08-26: Motion by Mr. Vaas, seconded by Mr. Boxberger, to approve site plan for a Day Spa at 20077 NYS Rte 3 as per plans prepared by LaFave, White, & McGivern, dated 2/27/08, file number 2008L-01. This approval is contingent upon submittal of documentation from a contractor, surveyor or official records to this Board which shows the placement of septic tank and direction of the leech field beyond that, and there could be no parking system over the leech system.

Ayes All; Motion Carried.

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

Signage was discussed. The Board would like to see a monument style sign. As far as the Stormwater Management issues, less than three quarters of an acre would be effected.

Motion No. 08-27: Motion by Mr. Boxberger, seconded by Mr. Smith, that the Board grant site plan approval for the Valentine Office Building located on Lot 9 in the Jefferson County Industrial Park, County Route 200 as prepared by Aubertine & Currier, signed and stamped, numbered 2008-006, Plan No. A100, A200, dated 2/13/08, Plan No. C-1, dated 1/29/08. Approval is contingent upon submission of five copies of corrected set A-200 indicating proper spelling and signature and C-2 for the proper signature in red ink with architectural stamps. .

Ayes All; Motion Carried.

Donald Davidison - Expansion to the Collision Shop, 18439 US Rte 11

Mr. Davidson approached the Board regarding the project. The Board felt the new plans were very attractive. He would like to modify the site plan that was previously approved on September 11, 2007. The changes would include service areas on each side of the new addition. There would be a total of 9,240 sf added.

Motion No. 08-28: Motion by Mr. Boxberger, seconded by Mr. Smith, that the Board waive site plan review requirements for the Davidson Collision Repair Center for service areas on either side of the existing new two story office buildin, as the Board considers this a minor modification to a previously approved site plan prepared by Hogan Engineering PC, dated 8/6/07, sheets S1 and S2, Project No. 7062. New approved plans prepared by Hogan Engineering PC, dated 2/1/2008, Project No. 7062-SVC.

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

Hi-Lite Marking - 9600 sf Building on Lots 4&5 in the Industrial Park

The plans presented showed two phases of construction. The first phase is the metal shop building, then an office building, more parking for trucks and a warehouse in the back. Storm water will be addressed as more than 4.5 acres will be disturbed. There is an oil/water separator coming out of the shop before tying into the sewer. There is a fuel pump island on the back side.

Lot 5 fronts on NYS Rte 12. They will be combining the two lots into one. They are looking for approval for phase 1 at this time. SEQR will address the full project. It is set back approximately 80' from the road. There is a sewer easement on the property indicated on the map. They would like to start construction in the spring. Fuel spills were discussed. The Board would like the area curbed so if a spill occurs, it will not go any further than the concrete pad. They also requested additional landscaping and vegetation along the detention pond, preferably a mix of shrubs and trees consistent with the existing plan. The Board would like the building to have a more attractive, architectural design with a change in the facade to a multi-texture earthy tone. They also needed overhead door specs and sign details. The word future must be deleted off of the plans. A complete SWPPP plan is required for the total property.

Salmon Run Mall Expansion Project

Mary Dudo & Patrick Scordo approached the Board regarding the expansion project. The Board members were polled and they have reviewed the FEIS and have no other comments regarding it. The Planning Board members were polled. They noted that they had reviewed the FEIS and have no additional comments regarding the document. With input from the project sponsor and the submittal of the FEIS, he has evaluated, with the help of other Planning Board members, if the document meets the criteria set forth in 6 NYCRR Part 617, SEQRA. That evaluation has shown that the FEIS does meet the criteria set forth in the law and in the regulations and I state that the FEIS is an acceptable document.

Motion No. 08-29: Motion by Mr. Vaas, seconded by Mr. Smith, that this Planning Board accepts the resolution set forth for the approval and all the documentation set forth from the beginning of the process through to the end and all dates as necessary are attached included in the resolution.

Ayes All; Motion Carried.

Title consisting of three pages in narrative and affirmation declaration block are part of the official record

The Board received the information Friday, February 29, 2008 and will submit it to all pertinent agencies.

Salmon Run Mall Expa nsion Project Site Plan

The water line was discussed. Easements are in the works between Pyramid and the Town of Watertown presently. The water and sewer easements and lines were discussed. The sewer flow was explained. The Planning Board feels it is important for the discussions to continue between Pyramid and the Town Board concerning the sewer easements. The connector road was discussed and the Board thanked Salmon Run Mall for their hard work on this issue.

Robert Gallagher - Reapproval of Lot Line Adjustment

Motion No. 08-30: Motion by Mr. Boxberger, seconded by Mr. Vaas, for re-approval of the lot line adjustment for Robert Gallagher for 24639 Crane Lane as indicated on plans prepared by GYMO PC, File No. 77-101s.01, survey date 08/28/2005, plans dated 9/30/2005 Drwg. No. 1.

Ayes All; Motion Carried.

Wal-Mart sidewalks were discussed, the board would have to see revised plans before making any decisions to change the Wal-Mart Site Plan.

Motion No. 08-31: Motion by Mr. MacAdam, seconded by Mr. Boxberger, to adjourn the meeting at 8:55 pm.

Ayes All; Motion Carried.

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Patricia I. Putney, Secretary