Regular Meeting
Town of Watertown Planning Board
May 5, 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. 08-40: Motion by Mr. Smith, seconded by Mr. MacAdam, to accept the minutes from the April meeting as written and distributed.

Ayes All; Motion Carried.

Public Hearing - New Hope Baptist Church

Notice of the Public Hearing has been posted in the paper. 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.

Public Hearing - Site Plan for Hi-Lite Marking

Notice of the Public Hearing has been posted in the paper. The public hearing was opened at 7:02. No member of the public wished to speak. The public hearing was closed at 7:02.

Public Hearing - Velocitel

Notice of the Public Hearing has been posted in the paper. The public hearing was opened at 7:02. No member of the public wished to speak. The public hearing was closed at 7:03.

James Cavellier - No one present.

Dale Morse - Two Lot Subdivision located at 16924 Co Rte 64

Mr. Morse approached the Board concerning a 3 lot subdivision for his mothers property. His mother wants to retain her residence on a small lot and split the remaining property with her kids. All three lots conform with the town zoning regulations. The consensus of the Board is there are no issues with the subdivision. They will need to return to the board with a completed application and a signed survey.

Stephen Sinclair - Two Lot Subdivision at 15978 Hamp Road

Mr. Sinclair would like to subdivide his land, retaining a five acre parcel for himself, which his home is located on. The Board requested clarification of the parcel shown on the plans where his house is located. The Board requested the width of the right of way be shown on the plans. The Board requested a solid line be changed to dotted line to indicate a continuous parcel to the road frontage, and the 11.5 acres removed from the plans. Mr. Sinclair was asked to clarify on the plans the distances, bearings and parcel sizes.

Motion No. 08-41: Motion by Mr. Vaas, seconded by Mr. Boxberger, to hold a public hearing for Stephen Sinclair for consideration of a two lot subdivision located at15978 Hamp Road, on June 2, 2008 at 7:00 pm.

Ayes All; Motion Carried.

Grace Marzano - Two Lot Subdivision at 24984 NYS Route 12

Vincent Marzano approached the Board concerning a two lot subdivision on NYS Rte 12. He wants to purchase two acres of land from his mother and place a single family residence on it. He will access his home through his mother's drive, but his lot will have over 200 feet of road frontage. The Board has no issues with the proposal. They will need a survey and completed application.

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

Patsy Storino approached the Board regarding this project. She intends to retain ownership of parcel A, which consists of her home with 2.25 acres and sell Parcel B consisting of 23 acres. The SEQR was completed.

Motion No. 08-42: Motion by Mr. MacAdam, seconded by Mr. Smith, to hold a public hearing on June 2, 2008 at 7:00 pm to consider a 2 lot subdivision for Jaye Miller property located at 17451 Sandy Creek Valley Road.

Ayes All; Motion Carried.

Peter Pike - Three Lot Subdivision on East Gotham Street Road

Patsy Storino and Peter Pike approached the Board regarding the subdivision. Mr. Pike owns a 17.72 acre parcel of land. He proposes the lots sharing a 50' right of way. The Town Zoning Regulations require 150' road frontage for each lot, and this project does not meet the zoning regulations. Patsy Storino read to the Board a paragraph from the Town of Brownville where such a subdivision was approved with a private road. Water and sewer were also discussed.

Motion No. 08-43: Motion by Mr. Boxberger, seconded by Mrs. Desormo, that the application for subdivision by Peter and Laurel Pike be denied as road frontage conditions are not met.

Ayes All; Motion Carried.

Mr. Pike was referred to the Zoning Board of Appeals to request a possible variance of road frontage requirements.

Hi-Lite Marking - Expansion at the Existing Facility, 20128 NYS Rte 12F

Tim Titus, Aubertine & Currier, approached the Board regarding the project. He made the changes requested by the Board on the plans to the lighting and landscaping. There is ample parking available at the site. The Long EAF has been completed.

Motion No. 08-44: Motion by Mrs. Desormo, seconded by Mr. Boxberger, that the Board approve the site plan for Hi-Lite Marking located at 20128 NYS Route 12F, tax parcel number 82.07-1-2.4 as shown on plans prepared by Matt Morgia of Aubertine & Currier, Project No. 2004-009.001 newest revision 5/1/08 and numbered C-1, and A-200 dated 5/5/08.

Ayes All; Motion Carried.

Velocitel - Special Use Permit to Install Cell Antennas on Town Water Tower

Mike Baroody approached the Board regarding the project. Mr. Boxberger advised that he has spoken with the Town Supervisor, Joel Bartlett, and Mr. Bartlett feels that the project is in line. He recommended that the Board grant approval conditional upon finalization of the contract with the Town for rental of the space. The plans were reviewed in detail. The Board requested that the word new replace "future" and "proposed" and one set of plans with original signatures.

Jefferson County Department of Planning Letter is attached as part of the official record.

Motion No. 08-45: Motion by Mr. Boxberger, seconded by Mr. Smith, that site plan be granted to Velocitel Watertown South site for a cellular communications antenna installed on the Town of Watertown water tower consisting of drawings prepared by P & S Engineering, title page and pages C-2,C-3,C-8 all with revision dates of 05/05/08 with the condition that contract with the Town of Watertown Town Board be signed by both parties and be FCC compliant and that all pages above have the word "future"and "proposed" replaced with the word "new" and receipt of a minimum of one set of original plans stamped and signed.

Ayes All; Motion Carried.

New Hope Baptist Church, 19983 NYS Rte 3

No one was present to represent the project. Jefferson County Department of Planning Letter is attached as part of the official record. The Board noted that the right of way was clearly marked, lighting fixtures noted on the plans, title page, easement is shown. The Board noted that landscaping shown and the water line are not shown on the plans. The Board feels the application and plans are incomplete at this point. They require the right of way shown, lighting specs, landscaping along NYS Rte 3 and stormwater management plan, and Long Form EAF.
No action was taken.

Zu-Pan Restaurant

Tom Boxberger removed himself from discussion due to work conflict.

They are planning on turning the former Rex building on NYS Rte 3 into a "Chucky Cheese" type restaurant. The only thing that will be changed is the cosmetic appearance of the building and removal of the REX sign. They have come to the Board for guidance on the process. They anticipate opening August 1st. They will have to go to the County Codes Dept., State Health Dept., check sewage flows with Rick Serow, Highway Superintendent and the City of Watertown will need to approve plans. They will need a parking space for each five seats.

Henderson Truck - Site Plan for Repair Shop in the Industrial Park

Dave O'Brien approached the Board regarding a repair shop in the Industrial Park. They have leased the building and are already in operation. They have placed two doors in the building and there is outdoor inventory. They would like to place a sign at the location. There is a construction equipment rental business next door. The sign is lighted and 11' wide and 6' tall and 16" thick. The posts are 20' tall. They would like to place it on the back side facing Route 81. The Board requested current plans, landscaping plans, screening options, signage details and location on the plans. The changes are minimal and the Board may consider waiving the site plan process at the next meeting. They will need an application completed and EAF.

Summit Wood - Amend Site Plan to Include Utility Building

Michael Taylor approached the Board regarding the project. The building will match the existing structure as far as siding and trim. The Board needs a completed application, corrected copy of updated C103 signed and stamped, and the ADJ1, C106, C111.

Dick's Sporting Goods for a Special Sale

Pete Gildart approached the Board regarding the event. It is like a festival with an activity pavilion, photo op, two foot kayak pool, 4000 gallon bass tank and target range. The festival runs from 4:00 on Friday through 6:00 on Sunday and is cleaned up immediately after so on Monday morning there is nothing left of the event. It uses 68 parking spaces for the festival, or if codes require, may require another 17 spaces. There are barriers and fencing erected to keep cars from parking in the festival area. Daily attendance ranges from 2500 to 6000 in a weekend.

Handicap parking is available for the event and is changed for access to the store. The dates are June 20, 21, 22. They do 30 engagements per year for Dick's Sporting Goods. They are open until 9:00 pm on Friday and Saturday.

Motion No. 08-46: Motion by Mr. Boxberger, seconded by Mr. Smith, that the application for site plan for Dick's Sporting goods for an oudoor adventure event to be held on June 20 be approved and the requirement for public hearing be waived. The site plan approval is granted for the event with the condition that the application fee be submitted to the Town and the total time period of the event shall be no longer than five days from June 17 to June 22 and conditional upon acceptance by the Jefferson County Planning Board.

Ayes All; Motion Carried

Salmon Run Mall - Site Plan for Expansion Project

Mary Dudo and Pat Scordo approached the Board regarding Site Plan.
Letter from Joel Bartlett was read and is attached as part of the official record.

Motion No. 08-47: Motion by Mr. Boxberger, seconded by Mr. Vaas, that the Board grant final site plan approval for the 124,000 sf expansion project of Salmon Run Mall as shown in drawings prepared by GYMO including cover page dated 9/29/06 C101, revised 1/7/08, C102, revised 9/29/06, C106 and 20684E revised 9/29/06, C503 revised 10/18/05, C504 revised 9/29/06. Approval is conditional upon receipt of plans with original signature and agreement between the developer and Town of Watertown and Town engineers of Bernier-Carr.

Ayes All; Motion Carried.

Walmart - Amend Site plan

Pete Giovenko, permit coordinator approached the board. As a result of a meeting with the County, the plans have changed so there is a four lane road, with three lanes designated. They want to remove the sidewalk from the plans. The County does not want to maintain the sidewalk and there is a parallel sidewalk from NYS Rte 3.

The Board feels the sidewalk is important to future development for the parcel behind Walmart that is pedestrian friendly and unique to the north country. The issue was space, the County required a four lane road, which took up the space designated for the sidewalk. The issue was discussed and they have agreed to put in a sidewalk that satisfies the Planning Board.

Rick Roberts - Allstate Insurance Agency Sign, NYS Rte 12F

Rick Roberts approached the Board regarding his office located on NYS Rte 12F behind Marra's. He would like to do something different with the signage since the sign was buried by the snow this past winter. He would like to put the sign in the strip between Jesmore's building set back from Marra's sign. It will be illuminated. The Board requested a monument style sign. The height and size are good. The Board requested an application, fee and new plans showing a monument style sign with shrubbery around the bottom and a location of the sign on the land with distances.

Cor Development - Subdivision NYS Rte 3

The Zoning Board of Appeals granted the variance to Cor Development for lack of adequate road frontage. They are requesting a public hearing for subdivision. The board discussed the fact that there was already notice given to neighboring property owners for a public hearing by the Zoning Board of Appeals.

Motion No.08-48: Motion by Mr. Boxberger, seconded by Mr. MacAdam, that the Board waive the requirement for public hearing and grant subdivision approval to Cor Development for the subdivision identified as Lot 4, Lot 5 and Lot 6 as per plans prepared by Douglas Jay Reith, LLS, CNY Land Surveying, File No. 07.218 dated 1/04/2008 owned by Cor Development.

Ayes All; Motion Carried.

Motion No. 08-49: Motion by Mr. Boxberger, seconded by Mr. Vaas, to grant Pam the right to schedule a special meeting with the Tug Hill Commission when a time is agreed upon.

Ayes All; Motion Carried.

Motion No. 08-50: Motion by Mr. MacAdam, seconded by Mr. Vaas, to adjourn the meeting at 10:08 pm.

Ayes All; Motion Carried.

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Patricia I. Putney, Secretary