Regular Meeting
Town of Watertown Planning Board
August 5, 2013

Members Present: Tom Boxberger, Co-Chair
Jim Smith, Co-Chair
Pam Desormo
Terry MacAdam
Randy Vaas

Mr. Boxberger called the rescheduled meeting of the Town of Watertown Planning Board to order at 7:00 p.m.

Motion 58-13: Motion by Mr. Smith, seconded by Mrs. Desormo to accept the minutes of the July 9, 2013 meeting as written and distributed.

Ayes All: Motion Carried.

Motion 59-13: Motion by Mr. Boxberger, seconded by Mr. Vaas to reschedule the September meeting of the Town of Watertown Planning Board for Monday, September 9, 2013 at 7:00 p.m.

Ayes All: Motion Carried.

Sign Permit

Glenwood Cemetery – Sign Review

Kevin Mastellon, Pastoral Associate of St. Patrick's Church, presented proposed signage for a monument-style sign at the office of Glenwood Cemetery, County Route 167. Discussion followed.

Motion 60-13: Motion by Mr. Boxberger, seconded by Mr. Smith to authorize the Zoning Officer to issue a sign permit for Glenwood Cemetery for a sign 52" x 96", located approximately 100' off the center of County Route 167, conditional upon a landscaped base being provided when the sign is constructed.

Mr. Mastellon will stop back during business hours for a zoning permit.

Bob Comenole – 18961 County Route 165 – Sign Review

Bob Comenole, 18961 County Route 165, requested a 10 day permit for temporary signage on his residential property. Mr. Comenole explained that he has recently come back to Watertown and is remodeling his father house to sell it. He hired a local contractor to do landscaping work and the work was not completed. He put up a sign on his front lawn to alert the public and shame the landscaper. The Town of Watertown Zoning Officer informed Mr. Comenole that the sign was in violation of the Sign Ordinance and Mr. Comenole immediately took the sign down. He is here tonight to ask for a temporary 10 day permit to allow him to put the sign back up. He stated that the message on the sign is factual and is a service to the public.

Board members made the following comments:

- The sign ordinance allows for limited information on a sign, specifically, name, principle service, address, and telephone number.
- If the board approved of the sign, the public may think they agree with the content of the sign.
- Although the board sympathizes with Mr. Comenole's situation, this is not the proper venue to express his case.
- The proposed signage does not meet any of the criteria in the sign ordinance.

Mr. Comenole believes there are numerous signs in the town of Watertown that violate the sign ordinance. The board stated that many signs were in effect prior to the new sign regulations and are grandfathered in. Mr. Comenole stated that his freedom of speech is being violated by the current sign ordinance and that the Town of Watertown should seriously consider changing the sign codes. Discussion followed. The planning board cannot take action on this request as it does not meet zoning regulations. Mr. Comenole may approach the Town of Watertown Zoning Board of Appeals for a variance at their meeting Wednesday, August 7, 2013 at 5:30 p.m.

Site Plan

Dave Clements – Classy Chassy Car Wash (Former Bumpers Car Wash) – NYS Route 3

Dave Clements and Jeff Arnold, owners of Classy Chassy Car Wash approached the board about re-opening a Classy Chassy Car Wash on NYS Route 3 (former Bumpers Car Wash). They have a pending purchase offer on this land. They own and operate 20 locations of Classy Chassy Car Wash throughout New York State. Due to the fact that this location has been closed for a number of years, they are asking if the Town of Watertown will accept the reopening and use of it as a car wash again. There will be no modifications to the building or site. The kiosk would be used for storage only. They would be replacing the face of the existing signage and proposed lighting will be Dark Sky compliant. Discussion followed. The board would like to review proposed signage prior to approval.

There is a water restriction on the property which needs to be lifted. The board asked that anticipated flows be submitted so the Town Engineer can sign off on the restriction.

Motion 61-13: Motion by Mr. Boxberger, seconded by Mr. Smith that site plan review be waived since there are no physical changes to the existing building or grounds, with the exception that the site plan review waiver does not include proposed signage.

Ayes All: Motion Carried.

Proposed signage may be submitted by email for review.

Subdivision

Tony Neddo/Aaron Netto – 2 Lot Subdivision – Gotham Street Road

Tony Neddo presented preliminary plans for a 2 lot subdivision on Gotham Street Road. Discussion followed.

It is the concensus of the board that they see no problems with the proposed subdivision

Motion 62-13: Motion by Mr. Boxberger, seconded by Mr. Smith to schedule a public hearing for the Tony Neddo/Aaron Netto 2 lot subdivision on Gotham Street Road for Monday, September 9, 2013 at 7:00 p.m., conditional upon receipt of a completed application which would include the required SEQRA forms, payment, and survey plat.

Ayes All: Motion Carried.

Todd Badalato – Cold Brook Development - 15 Lot Subdivision - Gotham Street Road - Tax Map #19.07-1-24.1.

Matt Morgia, Aubertine & Currier, on behalf of Todd Badalato, presented proposed plans for a 15 lot subdivision on Gotham Street Road, Tax Map #19.07-1-24.1. The proposed project would include on-site well water and septic system and a town road. Lot sizes would range in size from just over 1 acre to 4 acres. There is a mapped stream which they will design around. They have had conversations with the Town of Watertown Highway Superintendent regarding the proposed town road. There has also been correspondence with the NYS Health Department. The project will be completed in 2 phases. Discussion followed.

Mr. Morgia will submit copies of the correspondence from the NYS Health Department to Mrs. Desormo.

The board was polled and the consensus is that they look favorably upon this proposed project. They would like to see at least one more well cited on the plat.

- Mr. Smith – Abstained
- Mr. Boxberger – Favorable
- Mrs. Desormo – Favorable
- Mr. MacAdam – Favorable
- Mr. Vaas – Favorable

Mr. Morgan asked that the Town of Watertown Planning Board declare their intent to be Lead Agency. Mr. Vaas will send out the information to all interested agencies asking that the Town of Watertown Planning Board be Lead Agency. The planning board should know by the September meeting.

Motion 62-13: Motion by Mr. Vaas, seconded by Mr. Boxberger that the Town of Watertown Planning Board, after reviewing the proposed 15 lot subdivision for Todd Badalato, Cold Brook Development, will submit letters to all other interested agencies that it is the Town of Watertown Planning Board's intent to be Lead Agency.

Ayes – 4
Abstention – 1: Motion Carried.

Motion 63-13: Motion by Mr. Boxberger, seconded by Mr. MacAdam to schedule a public hearing for a 15 lot subdivision for Cold Brook Development on September 9, 2014 at 7:00 p.m.

Ayes – 4
Abstention – 1: Motion Carried.

Brian Robbins – 2 Lot Subdivision – Massey Street Road – Tax Map #82.20-1-1.

Brian Robbins submitted proposed plans for a 2 lot subdivision on Massey Street Road, Tax Map #82.20-1-1. Discussion followed. He needs to submit the application, lot descriptions, consolidate the two parcels into one, and cite the exact frontage and adjacent property owners on the survey.

Motion 64-14: Motion by Mr. Boxberger, seconded by Mr. MacAdam to schedule a public hearing for the Brian Robbins 2 lot subdivision located on Massey Street Road for Monday, September 9, 2013 at 7:00 p.m.

Ayes All: Motion Carried.

Mr. Robbins had a question for the board regarding a separate parcel that he recently purchased. The property is off the Beutel Road and is approximately 309 acres. The abstract company notified him that there is no abstract in existence for this property and cannot be created as there is no access to it. Mr. Robbins was directed to the planning board to find out how an abstract can be created.

The board made the following suggestions:

- Mr. Robbins could check with Department of Transportation Real Estate
- Have his attorney check the status of the road to see if it was legally abandoned
- Check the Grantor-Grantee Indexes

Zone Change

Melanie Furgal Iacovino/Barry Kukowski – Zone Change – Tax Map #90.18-1-16 (between Falls Road & Route 81 at Exit 44).

Board members were asked to visit this property at the July meeting and make a recommendation to the Town Board. Discussion followed.

The consensus of the board is that they do not support the zone change request as it is adjacent to existing residential development in a residential district.

New Business

Joseph Meyer – 22129 Floral Drive – Tax Map #82.07-1-1.2. Discussion on Outdoor Wood Burning Boilers

Joseph Meyer, 22129 Floral Drive along with Ken Decker from Decker Heating & Construction, approached the board regarding an outdoor wood burning boiler he installed at his residence over 6 months ago. He was recently contacted by the Zoning Officer for the Town of Watertown and told that this was not allowed as he lives in the Overlay District. Mr. Meyer stated that he believed he went through the proper steps and was issued a Certificate of Occupancy from Jefferson County. He hired a subcontractor to do the work and was never notified that the town may require a permit. He has a very expensive piece of equipment that he cannot use. He feels that the County should have notified him that he needed to contact the Town regarding town codes prior to issuing him the Certificate of Occupancy. Mr. Meyers wants to know what, if anything, he can do to be allowed to use his wood burning boiler.

Mr. Decker stated that there are new regulations adopted by New York State, DEC and EPA regarding outdoor wood burning boilers. The newer boilers are now much more efficient. He believes that the Town of Watertown should look into changing the Town's regulations regarding outdoor wood burning boilers. Discussion followed.

The board will begin the process of looking at the new regulations regarding the outdoor wood burning boilers; however, it is not a speedy process. Mr. Meyer can approach the Town of Watertown Zoning Board of Appeals and ask for a use variance at their meeting Wednesday, August 7, 2013 at 5:30 p.m.

Mr. Boxberger reminded everyone about the Local Government Conference in Potsdam on October 15, 2013.

A letter from B. Hughes, dated 8/3/13, was submitted into record (**Attachment #1**) regarding a request to have the planning board address an "eyesore" at the corner of Route 11 and 232. Discussion followed. Mr. Boxberger will send a letter to Mr. Hughes clarifying what the planning board's roll is and have him address the letter to the Town Board.

An email from Pat Scordo, GYMO, was submitted into record (**Attachment #2**) requesting new signage for the Nice N Easy store on the Corner of NYS Route 12F and Salmon Run Mall Road. The Department of Transportation has rejected the proposed signage along the Exit 46 acceleration ramp onto Interstate 81 southbound which was approved by the planning board at site plan approval. Valentine Stores, Inc. is requesting a variance for a sign greater than 20' tall. Discussion followed.

It is the consensus of the planning board that they are opposed to a variance request for a sign greater than 20' tall.

Motion 65-13: Motion by Mr. MacAdam, seconded by Mr. Smith to adjourn the meeting at 9:40 p.m.

Ayes All: Motion Carried.

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Susan Burdick
Secretary