**Regular Meeting**
**Town of Watertown Planning Board**
**February 4, 2013**

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

Mr. Smith called the regularly scheduled meeting of the Town of Watertown Planning Board to order at 7:00 p.m.

**Motion 8-13:** Motion by Mr. Boxberger, seconded by Mr. MacAdam to accept the minutes of the January 7, 2013 minutes as written and distributed.

Ayes All: Motion Carried.

**Public Hearing – HAUN Welding Supply, Inc. - 22495 County Route 196 -Industrial Park.**

Legal notice was published in the newspaper. The public hearing was opened at 7:02 p.m. No one from the public wished to speak. The public hearing was closed at 7:03 p.m.

**Sign Permit**

**COR Management – Sign Review for Temporary Signage for Leasing of Beaver Meadow Apartments – NYS Route 3.**

No one was present.

**Supercuts Hair Salon – Sign Review – 21800 Towne Center Drive – COR Plaza.**

Donna Yang, NASCO, on behalf of Supercuts Hair Salon, submitted a zoning application and proposed signage for Supercuts Hair Salon, 21800 Towne Center Drive, COR Plaza. Authorization from COR was also submitted. Discussion followed. A sign permit application needs to be submitted.

**Motion 9-13:** Motion by Mr. Boxberger, seconded by Mr. Vaas that the Town of Watertown Zoning Officer be authorized to issue a sign permit for 2 signs for Supercuts Hair Salon, 21800 Towne Center Drive. One sign will be on the rear of the building which is approximately 8' 7" x 16" as shown on a diagram signed and dated 2/4/13. The second sign is approximately 22" x 11' x 10" to be located on the front of the building above the retail space as shown on a diagram signed and dated 2/4/13. Also, a permit for a temporary sign 4' x 8' for a period not to exceed 30 days as shown on a diagram signed and dated 2/4/13.

Ayes All: Motion Carried.

**Site Plan/Lot Line Adjustment**

**HAUN Welding Supply, Inc. - 22495 County Route 196 – Industrial Park.**

A letter from the Jefferson County Department of Planning dated 1/31/13 was entered into record **(Attachment #1)**.

A completed application and updated plans were submitted including proposed landscaping, lighting, and signage as requested at the January meeting. Discussion followed. Fire safety concerns will be addressed by Jefferson County Codes. The Town of Watertown Fire Department needs to be contacted regarding a lock box. A zoning permit needs to be submitted.

**Motion 10-13:** Motion by Mr. MacAdam, seconded by Mr. Boxberger to grant site plan approval for HAUN Welding Supply, Inc., 22495 County Route 196, Tax Map #73.20-1-10.8, consisting of 2.5 acres as shown on Sheet S-1 REV, prepared by Stephen C. Hare & Associates from a map dated 1/1/3, and a revision date of 1/28/13. Also Sheet A2 dated 10/23/91 prepared by Wilbur D. Thesier, PE, amended with an overlay on elevations. This site plan includes proposed signage.

Ayes All: Motion Carried.

**Valentine Stores, Inc. (Nice N Easy) – Review for Convenience Store at the Corner of NYS Route 12F & Salmon Run Mall Road.**

A letter from the New York State Department of Transportation dated 1/10/13 was entered into records (**Attachment #2**).

Pat Scordo, GYMO, Ed & John Valentine, owners of Nice N Easy, and J. Hagan, the architect for the proposed project were present.

Mr. Scordo submitted and reviewed preliminary site plans. The board addressed issues with proposed driveway cuts, a problem with a land-locked parcel for signage, and a concern over the demolition of the former Bomax building. Discussion followed. Mr. Scordo will update plans to address these issues and present them at the March meeting. The board would like a written guarantee which identifies a schedule that the demolition of the former Bomax building coincide with the construction of the Nice N Easy and the actual citing of the remaining building. Subdivision will be addressed at the March meeting. Mr. Hagan presented the design of the proposed building. Discussion followed.

The board agreed they have enough information to refer this project to the Jefferson County Department of Planning for their review. Mr. Scordo will submit a complete packet of the proposed plans to Mrs. Desormo for her to submit.

**Motion 11-13:** Motion by Mr. Boxberger, seconded by Mr. Smith to schedule a public hearing for site plan for the development of Valentine Stores, Inc., (Nice N Easy) located at the intersection of NYS Route 12F and the Salmon Run Mall Road for Monday, March 4, 2013 at 7:00 p.m.

Ayes All: Motion Carried.

Mr. Scordo asked for some town support regarding highway cuts on NYS Route 12F as discussed when he approaches the NYS Department of Transportation. It was the consensus of the board that they have no problem with a right in and right out on 12F if the angles of the driveway are redesigned as discussed. Mr. Boxberger stated that he has no problem if the engineers from DOT want to contact him regarding this matter.

**Lundy Development & Property Management, LLC – Modification of Former Eagle Beverage Site Plan & Lot Line Adjustment for Lot #12 – Industrial Park.**

Mike Lundy presented proposed plans for Lot #12 in the Industrial Park for FedEx. Discussion followed. No lot line adjustment is needed.

Mr. Lundy will submit elevations and final stamped drawings showing proposed lighting, signage, vegetation, and utilities at the March meeting.

**Lundy Development & Property Management, LLC – Lot Line Adjustment for an Addition to Building VI at Washington Summit.**

Mike Lundy submitted a lot line adjustment application and site plan application for Lot VI in Washington Summit. The proposed plans call for an addition to the existing building and an additional entrance across from Summit View Boulevard. The lot line adjustment will accommodate this plan. Discussion followed.

It is the consensus of the board that this is a lot line adjustment and not subdivision.

This project will be referred to the Jefferson County Department of Planning for their review.

**Motion 12-13:** Motion by Mr. Boxberger, seconded by Mr. Smith to schedule a public hearing for site plan for Lundy Development & Property Management, LLC for Building VI, Phase 2, Washington Summit on Monday, March 4, 2013 at 7:00 pm.

Ayes All: Motion Carried.

Mr. Boxberger asked Mrs. Desormo to submit notice to the newspaper that the Comprehensive Planning Committee will meet on Monday, March 4, 2013 at 4:00 p.m.

**Motion 13-13:** Motion by Mr. MacAdam, seconded by Mr. Vaas to adjourn the meeting at 8:35 p.m.

Ayes All: Motion Carried.

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Susan Burdick
Secretary