Regular Meeting
Town of Watertown Planning Board
July 9, 2013

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

Members Excused: Terry MacAdam

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

Motion 53-13: Motion by Mr. Smith, seconded by Mr. Boxberger to accept the minutes of the June 3, 2013 meeting as written and distributed.

Ayes All: Motion Carried.

Motion 54-13: Motion by Mr. Vaas, seconded by Mrs. Desormo to accept the minutes of the June 11, 2013 special meeting as written and distributed.

Ayes All: Motion Carried.

Public Hearing – Site Plan

Public Hearing - Lundy Development & Property Management, LLC – Site Plan – New project on Lot #7 at Washington Summit.

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 7:02 p.m.

Sign Permit

Donna Yang – NASCO Signs – Proposed signage for Zoom Tan – 21082 Pioneer Drive, Suite 210.

Michael Fitzgerald, on behalf of Donna Yang, NASCO Signs, presented proposed signage for Zoom Tan, 21082 Pioneer Drive, Suite 210. Discussion followed.

Motion 55-13: Motion by Mrs. Desormo, seconded by Mr. Boxberger to approve signage for Zoom Tan located at 21082 Pioneer Drive, Suite 210 from Job #15194, dated 6/6/13. This sign is 20" wide and 42" tall and does not include window signs or decals. It is only for the Zoom Tan sign above the facade.

Ayes All: Motion Carried.

Site Plan

Lundy Development & Property Management, LLC – Site Plan for a new project on Lot #7 in Washington Summit.

Mr. Lundy submitted updated plans. The proposed landscaping will be in harmony with the other buildings at Washington Summit. He did not submit a color rendered drawing as the architect is still working on it. The intent is to have it look like the other two adjacent buildings. Discussion followed.

Motion 56-13: Motion by Mrs. Desormo, seconded by Mr. Boxberger to grant site plan approval for a 4,720 square foot building on Lot #7 on Summit Drive. The approval is conditional upon submission of a color rendered drawing and elevations for the building which are acceptable to the board. The project is dated 6/13/13, with the latest revision date of 6/19/13, Sheet S1, Project #AUDI-1000.

Ayes All: Motion Carried

Mr. Lundy updated the board on the sidewalk issue at Washington Summit and Samaritan Senior Village as discussed at the June 11, 2013 special meeting. He spoke with Ryan Churchill, GYMO, and was told that the Samaritan Senior Village project did not develop any potential for sidewalks. There are a couple locations in Washington Summit where you could meander sidewalks but nothing that lets you follow the road. One possible solution would be a walk or bike lane on the asphalt. Discussion followed.

It was suggested that a walk-the-property meeting with Mike Lundy, Ryan Churchill, Town Officials, and Planning Board Members be scheduled for some time in September to come up with ideas regarding sidewalks. It was also suggested that the Planning board may want to revisit a zone change to require sidewalks for business.

Bart Bonner – Site Plan – County Route 67 – Preliminary discussion to construct a 28' x 60' storage barn to build duck decoys.

Bart Bonner has been trying to sell his property on County Route 67 but due to the fact that there is no available water he has not been successful. He presented preliminary plans to construct a 28' x 60' storage barn on County Route 67 to build duck decoys. Discussion followed. The planning board took no action as this project as the property is not zone for business use. Mr. Bonner may approach the Zoning Board of Appeals and apply for a use variance.

Zone Change

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

A letter dated 12/1/12 from Melanie Furgal Iacovina (**Attachment #1**) was entered into record asking for a zone change to Tax Map #90.18-1-16. This property was inherited from her parents and has been for sale for a number of years. The property is currently Zoned R4 which limits the possibilities of sale or development. She is asking that it be zoned commercial so it would be more appealing to potential investors to develop. Discussion followed. Board members will take a look at the property prior to the August meeting before they take any action on this request.

Mr. Boxberger reminded everyone that a Local Government Conference will be held at SUNY Potsdam, Tuesday, October 15, 2013.

Motion 57-13: Motion by Mr. Smith, seconded by Mr. Boxberger to adjourn the meeting at 8:00 p.m.

Ayes All: Motion Carried.

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Susan Burdick
Secretary