Regular Meeting
Town of Watertown Planning Board
April 4, 2012

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

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

Motion 33-12: Motion by Mr. Boxberger, seconded by Mr. MacAdam to accept the minutes of the February 27, 2012 meeting as written and distributed.

Ayes All: Motion Carried.

Motion 34-12: Motion by Mr. Boxberger, seconded by Mr. Vaas to reschedule the regular May meeting of the Town of Watertown Planning Board to Monday, May 14, 2012 at 7:00 p.m.

Ayes All: Motion Carried.

Motion 35-12: Motion by Mr. Boxberger, seconded by Mr. MacAdam to schedule a special meeting of the Town of Watertown Planning Board with the Tug Hill Commission and possible representatives of the Town Board, Zoning Board of Appeals, and community regarding a committee for a comprehensive plan for the Town of Watertown for Monday, May 14, 2012 at 6:00 p.m.

Ayes All: Motion Carried.

Public Hearing – Aline Taylor Estate – Subdivision of Lot #5 into 4 Lots - County Route 159, Tax Map #83.18-1-16.

Legal notice was posted in the newspaper and evidence that adjacent property owners were notified.

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.

Aline Taylor Estate – Subdivision of Lot #5 into 4 Lots - County Route 159 – Tax Map #83.18-1-16.

Robert Busler, on behalf of the Aline Taylor Estate, submitted updated plans, lot descriptions, the application fee and Mylar. Highway cuts have been approved. Discussion followed. Mr. Busler will follow up with Mark Gebo regarding addressing cutting the brush at the front of the property.

Motion 36-12: Motion by Mr. MacAdam, seconded by Mr. Boxberger to grant subdivision approval for the Aline Taylor Estate, Phase 2, Lot #8-11 as shown on a map prepared by LaFave, White & McGivern, dated 2/9/12, File #2011T11, Sheet 1 of 1 with a revision date of 2/24/12, Tax Map #83.18-1-16 comprising of Lot #8 being 9.71 acres, Lot #9 being 24.29 acres, Lot #10 being 5.17 acres, and Lot #11 being 15.99 acres, conditional upon satisfactory review of lot descriptions.

Mr. Vaas stated, for the record, that this subdivision is considered segmentation under SEQRA regulations and the determination will reflect that.

Ayes All: Motion Carried.

RJ Roux – Boulder Ridge Developers, Inc. – Dry Hill Road – Lot Line Adjustment Adjustment.

RJ Roux submitted updated plans for a lot line adjustment for Boulder Ridge Developers, Inc., Dry Hill Road. A completed application and lot descriptions need to be submitted. Discussion followed. A statement needs to be included in the lot description clarifying the intent to add the 1.36 acreage to the existing lot of 9.72 acres.

Motion 37-12: Motion by Mr. MacAdam, seconded by Mr. Boxberger to approve a lot line adjustment of 1.36 acres as shown on a survey map completed by the Bernier Carr Group for the Land of Boulder Ridge Developers, Inc., Dry Hill Road, dated 2/23/12, File #2007-264.1, Sheet #1, showing the 1.36 acres to be added into the existing Lot #1 of 9.72 acres, conditional upon satisfactory review of lot descriptions that shall include consolidation of 1.36 acres with the 9.72 acre parcel resulting in an 11.02 acre parcel. The 1.36 acreage is coming from Tax Map #91.13-1-38 and conditional upon submission of a completed application with fees and submission of signed plans a Mylar.

Ayes All: Motion Carried.

Dan McCarger – 2 Lot Subdivision – 26222/28 Hadcock Road.

Chuck Patterson, GYMO, on behalf of Dan McCarger, presented proposed plans for a 2 lot subdivision at 26222/28 Hadcock Road. A completed application has been submitted. This request is for mortgage purposes. Discussion followed.

Motion 38-12: Motion by Mr. Boxberger, seconded by Mr. Vaas to schedule a public hearing for the 2 lot subdivision plat of Daniel C & Francis A McCarger, 26222/28 Hadcock Road for Monday, May 14, 2012 at 7:00 p.m.

Ayes All: Motion Carried.

Lunco Corp – Lot Line Adjustment of Lot #4 & #9 in Washington Summit.

Stephen Gracey, GYMO, submitted plans to modify Lot #4 and Lot #9 in Washington Summit. A completed application and completed SEQRA were submitted. Mike Lundy stated that the reason for this request is that additional land was given for Summit View Boulevard to accommodate the need to change the type of road that was initially planned. Discussion followed. Board members agreed that this is a modification to the pre-approved plans and not a lot line adjustment.

Motion 39-12: Motion by Mr. Boxberger, seconded by Mr. MacAdam that the submission of Survey Map of Lot #4 and the main portion of Lot #9 as modified by Summit View Boulevard prepared by GYMO Engineering, signed by Mr. Ashley, File #2010-267S.06, dated 2/29/12, Drawing #SU101 be considered a modification of the original subdivision which was approved and filed as follows: The map of the Land Surveyed for Washington Summit, LLC, Town of Watertown in Jefferson County, New York, dated 11/4/10, revised 3/21/11 and Filed in the County Clerk's Office of Jefferson County as Map #5245 on 5/6/11, conditional upon satisfactory review of lot line descriptions and submission of a Mylar.

Ayes All: Motion Carried.

Lunco Corp – Lot Line Adjustment – Lot #10 & #11 in the Industrial Park.

Mike Lundy presented plans for a lot line adjustment for Lot #10 & #11 in the Industrial Park.

Mr. Lundy may take title of Lot #11 under an agreement with the JCIDA within 2 years.

Discussion followed.

Motion 40-12: Motion by Mrs. Desormo, seconded by Mr. Vaas to approve the lot line adjustment for the JCIDA, File #2011L10, dated 7/14/11 with revision dates on 7/21/11 and 7/25/11, Tax Map #73.20-1-2.14. The plans were completed by Robert Busler. The lot line adjustment is to remove 2.03 acres from Lot #11 and add it to Lot #10. Lot #10 will now be 6.24 acres and Lot #11 will now be 14.10 acres, conditional upon submission of a completed SEQRA and signature authorization from JCIDA.

Ayes All: Motion Carried.

Site Plan – Washington Summit – Sign Review.

Mike Lundy presented final plans for site plan approval for signage in Washington Summit

which received a set-back variance from the Town of Watertown Zoning Board of Appeals On?

11/9/11. Discussion followed.

Motion 41-12: Motion by Mr. Boxberger, seconded by Mr. Vaas to authorize the Zoning Officer to issue sign permits for Washington Summit in accordance with the proposal submitted by Mr. Lundy on 4/4/12 that was approved by the ZBA on 11/9/11 to include mulch and vegetative planting at the base of the signs.

Ayes All: Motion Carried.

Washington Summit – Update on the Proposed 4 Wing Commons Building in Washington Summit.

Mr. Lundy updated the board that a traffic study report has been completed. Copies of the study was submitted for the board to review. The study showed no issues with regards to capacity on Route 11. The issue is safety based on the type of operation at Washington Summit. Mr. Lundy has a meeting scheduled with town officials to review the study. Discussion followed.

Mr. Lundy also stated that the proposed 4 Wing Commons Building has been down scaled to a 2 Wing Commons Building. The 60 day approval requirement was waived in June of 2011. Board members will review the prior submissions regarding this proposed project and the matter will be added to the agenda for the May 14, 2012 meeting. A new SEQRA and a color rendered drawing needs to be submitted.

New Business

Mr. Boxberger asked board members to come up with names of business people in the Town of Watertown who may be interested in serving on the Comprehensive Plan Committee the Town is forming.

Motion 42-12: Motion by Mr. Boxberger, seconded by Mr. MacAdam to adjourn the matter at 8:20 a.m.

Ayes All: Motion Carried.

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Susan Burdick

Secretary