Regular Meeting
Town of Watertown Planning Board
August 6, 2012

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 65A-12: Motion by Mr. Boxberger, seconded by Mr. Vaas to reschedule the regular September meeting of the Town of Watertown Planning Board for Tuesday, September 4, 2012 at 7:00 p.m.

Ayes All: Motion Carried.

Motion 66-12: Motion by Mr. Vaas, seconded by Mr. MacAdam to accept the minutes of the July 9, 2012 meeting as written and distributed.

Ayes All: Motion Carried.

Public Hearing – Don Davidson (Evergreen Family FLP) – Site Plan for a New Building at the Davidson Collision Repair Center – 18439 US Route 11 – Tax Map #90.12-1-13.3.

Legal notice was published in the newspaper.

The public hearing was opened at 7:05 p.m. No one from the public wished to speak. The public hearing was closed at 7:05 p.m.

Site Plan – Don Davidson (Evergreen Family FLP) – Site Plan for the Construction of a New Building 80' x 180' at the Davidson Collision Repair Center – 18439 US Route 11 – Tax Map #90-12-1-13.3.

Don Davidson submitted updated plans for the construction of a new building 80' x 180' at the Davidson Collision Repair Center, 18439 US Route 11, Tax Map #90-12-1-13.3. Discussion followed.

Motion 67-12: Motion by Mrs. Desormo, seconded by Mr. Boxberger to grant site plan approval for an 80' x 180' new structure at Davidson Collision Repair Center, 18439 US Route 11. The plans are drawn by Tim Hogan, Project #12045, dated 6/25/12, Sheets S1, S2 & L1.

Ayes – 4
Abstentions – 1
Motion Carried.

Sign Permit – Dan Gill – Atomic Signs – Proposed Signage for Sam's Club – NYS Route 3.

Dan Gill, Atomic Signs, presented proposed signage to re-face the existing sign for Sam's Club on NYS Route 3. Discussion followed.

Motion 68-12: Motion by Mr. Boxberger, seconded by Mr. Smith that by consensus, the Town of Watertown Planning Board authorizes the Zoning Officer to issue a zoning permit for Sam's Club as shown on a plan dated 8/6/12, Labeled A2.1, for the pylon sign on the condition that absolutely no structural modifications be made to the existing pylon sign and that the permit be issued for re-facing the existing sign only.

Ayes All: Motion Carried.

Sign Permit – Dan Gill – Atomic Signs – Preliminary Discussion on Proposed Signage for GNC – 21864 NYS Route 3 – COR Plaza.

Dan Gill, Atomic Signs, approached the board with preliminary discussion for a new business moving into the COR Plaza, 21864 NYS Route 3. GNC has moved into 21864 NYS Route 3 and is asking for a 1' 9" x 9' 3 1/2" GNC sign.

A completed application and sign permit is required. Also, since this is a new sign, a color rendered drawing against the face of the building with the schematics must be submitted as well as evidence that COR has given their approval for the proposed signage. Mr. Gill will return to the September meeting with the paperwork.

Site Plan – Tracey Road Equipment (Tracey Holders, LLC) – Discussion of Modifications to a Previously Approved Site Plan from 7//9/12.

Joe Natali, Tracey Road Equipment, submitted modifications from the previously approved site plan. He is asking that the approved new addition 22' x 60' on the north side of the building be modified to be 24' x 90'. Discussion followed.

Motion 69-12: Motion by Mr. Boxberger, seconded by Mr. Smith that the alterations to the approved site plan for Tracey Road Equipment as approved on July 9, 2012 and resubmitted on 8/6/12 be considered minor and relatively insignificant and in light of the fact that there is no impact on drainage, lighting, or landscaping and the other considerations that were taken into consideration for the original approval, that the site plan process be waived and that the Town of Watertown Planning Board approve the modifications to be attached to the previously approved site plan as shown on a schematic submitted and dated 8/6/12 which is a scale of the new building which is not to exceed 24' x 90' and replaces the previously approved 22' x 60' addition.

Ayes All: Motion Carried.

Site Plan – North American Tape LLC – 22430 Fisher Road (County Route 196) – Discussion of Modifications to a Previously Approved Site Plan of 5/12/12 and Re-Approval date of 2/6/12.

A representative of North American Tape LLC submitted plans for a modification to the original site plan of 5/12/10 and re-approval date of 2/6/12 to combine the two separate buildings shown on the original site plan. Discussion followed.

Motion 70-12: Motion by Mr. Boxberger, seconded by Mr. MacAdam that the Town of Watertown Planning Board waives the site plan review process for the modifications at North American Tapes LLC as the project alterations that are addressed on a submission with a revision date of 8/4/12 which essentially combines two separate buildings as shown on the original site plan does not constitute a significant change to the approval and there are no impacts on considerations that the planning board took into consideration previously like lighting, landscaping, storm water management, and other factors and the planning board approves the amended sheet which is dated April 2012 to be part of the approved site plan package approved in February 2012.

Ayes All: Motion Carried.

Site Plan – Walter Dodard – Preliminary Discussion for a Used Car Dealership on US Route 11 – Tax Map #90.16-1-13.

Walter Dodard approached the board for a second time regarding preliminary discussion for a used car dealership on US Route 11, Tax Map #90.16-1-13. He wishes to place a pre-fabricated structure on the site. Discussion followed.

Mr. Dodard will need to submit a completed application and submit a drawing to include, layout of the property, placement of the building, proposed highway cuts, parking, landscaping, lighting, signage, and a color rendered drawing of the proposed building. Since this property does not have water service of the town, Mr. Dodard will need to show where proposed sewage will be located and submit copies of all required paperwork by the county regarding the well including a copy of the log by a certified well driller.

When a preliminary format has been completed by Mr. Dodard, he can contact the Town of Watertown Clerk's Office to make an appointment to meet with planning board members for an informal sketch meeting.

Mike Lundy – Site Plan – Lot 4A – Washington Summit.

Mike Lundy presented an updated site plan for Watertown Pediatric Dentistry – Lot 4A in Washington Summit. Discussion followed.

Motion 71-12: Motion by Mr. Smith, seconded by Mr. Vaas to grant site plan approval for Lot 4A in Washington Summit for Watertown Pediatric Dentistry from a plat dated 7/6/12, with a presentation date of 8/6/12, consisting of Pages S1, S2, Elevations A3-0, as well as color rendered drawing Plan A3-3, conditional upon receipt of four signed and dated copies of the plan.

Ayes All: Motion Carried.

Mike Lundy – Preliminary Discussion for a 2 Lot Subdivision of the Eagles Club Property – 19260 US Route 11.

Pat Scordo, GYMO, & Mike Lundy presented a proposed 2 lot subdivision of the Eagles Club property located at 19260 US Route 11. The proposed plans call for Lot 1 being 1.1 acres and Lot 2 being 2.3 acres. The plans include a private road which would be at the rear of the property. A subdivision application was submitted.

Mr. Lundy also discussed lot line adjustments for property adjacent to this project in Washington Summit. It was decided that the subdivision process needs to be completed first and that Mr. Lundy will return for review of the lot line adjustments after the subdivision has been approved.

Motion 72-12: Motion by Mr. Boxberger, seconded by Mr. MacAdam to schedule a public hearing for subdivision for Lundy Development & Property Management, LLC for the property of the Fraternal Order of Eagles, 19260 US Route 11 for Wednesday, September 4, 2012 at 7:00 p.m., conditional upon receipt of authorization from the Trustees of the Fraternal Order of Eagles.

Ayes All: Motion Carried.

Mike Lundy – Discussion of Modifications to Lot #11 & Lot #12 in the Industrial Park.

Mike Lundy discussed modifications for the development of Lot #11 & Lot #12 in the Industrial Park. Discussion followed.

Motion 73-12: Motion by Mrs. Desormo, seconded by Mr. Smith to schedule a public hearing for site plan for Lundy Development & Property Management, LLC for Lot #11 in the Industrial Park for Wednesday, September 4, 2012 at 7:00 p.m., conditional upon receipt of paperwork to submit to the county and a completed application.

Ayes All: Motion Carried.

Motion 74-12: Motion by Mrs. Desormo, seconded by Mr. Smith to schedule a public hearing for site plan for Lundy Development & Property Management, LLC for Lot #12 in the Industrial Park for Wednesday, September 4, 2012 at 7:00 p.m., conditional upon receipt of paperwork to submit to the county and a completed application.

Ayes All: Motion Carried.

Pat Scordo, GYMO, on behalf of Morgan Multifamily Development wanted some direction from the planning board regarding the water line. Morgan feels they will be able to complete 4 units and the clubhouse before winter. They want to know if they will be required to loop the water line back or can they dead end it until they resume construction in the spring. The planning board recommended that they contact the Town Engineer.

Mr. Boxberger asked when board members would be available to meeting to prepare the mailing of the community survey for the Town of Watertown's Comprehensive Plan. It was decided to meet on Thursday, August 6, 2012 at 1:00 p.m.

Motion 75-12: Motion by Mr. MacAdam, seconded by Mr. Boxberger to adjourn the meeting at 8:50 p.m.

Ayes All: Motion Carried.

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Susan Burdick
Secretary