Regular Meeting
Town of Watertown Planning Board
December 3, 2012

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

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

Motion 129-12: Motion by Mr. Boxberger, seconded by Mr. Vaas to schedule the first 2013 regular meeting of the Town of Watertown Planning Board for Monday, January 7, 2013 at 7:00 p.m.

Ayes All: Motion Carried.

Motion 130-12: Motion by Mr. Smith, seconded by Mr. MacAdam to accept the minutes of the regular November 5, 2012 meeting as written and distributed.

Ayes All: Motion Carried.

Motion 131-12: Motion by Mr. Vaas, seconded by Mr. Smith to accept the minutes of the special November 15, 2012 meeting as written and distributed.

Ayes All: Motion Carried.

Public Hearing – Paul Desormo – 2 Lot Subdivision – 20638 Weaver Road – Tax Map #83.15-1-10.1.

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 7:02 p.m.

Subdivision/Lot Line Adjustment

2 Lot Subdivision – Paul Desormo – 20638 Weaver Road – Tax Map #83.15-1-10.1.

Mrs. Desormo abstained from discussion on this proposed subdivision.

Patsy Storino, on behalf of Paul Desormo, presented updated plans for a 2 lot subdivision at 20638 Weaver Road, Tax Map #83.15-1-10.1. Discussion followed.

Motion 132-12: Motion by Mr. Smith, seconded by Mr. Boxberger to grant a 2 lot subdivision for Paul Desormo, 20638 Weaver Road, Tax Map #83.15-1-10.1 from a plat prepared by Patsy Storino, Professional Land Surveyor, dated 10/22/12, File #12-053-Watertown. The survey is dated 10/17/12 with a revision date of 11/9/12. The subdivided lot is 2.081 acres and the residual lot is approximately 43 acres.

Ayes – 4
Abstention – 1: Motion Carried.

Site Plan/Special Use Permit

Prime, LLC – 19953 County Route 65 – Preliminary discussion on plans to construct a 529-unit apartment complex, Tax Map 82.20-1-16.1.

Patrick Scordo, GYMO, on behalf of Prime, LLC presented preliminary plans for a 529-unit apartment complex at 19953 County Route 65, Tax Map #82.20-1-16.1. The proposed plans include construction in both the City of Watertown and Town of Watertown. Mr. Scordo stated that he was asking for direction on how to proceed due to the fact that the property is not zoned for this type of project. Discussion followed.

The proposed project would have to secure either a variance from the Zoning Board of Appeals or a zone change from the Town Council. The board stated that they do not feel comfortable advising the developer how to clear the application process and suggested that the developer seek the services of an attorney well versed in municipal law.

Topad Management Services – Preliminary discussion on plans to construct a Nice N Easy at the former Bomax Site – County Route 12F & Salmon Run Mall Road.

Patrick Scordo, GYMO, on behalf of Ed & John Valentine, owners of Nice N Easy convenience stores presented proposed plans to construct an approximately 5,000 square foot Nice N Easy convenience store on a 1.5 acre portion of the former Bomax Site on the corner of 12F and Salmon Run Mall Road. The proposed project would also have to go through the subdivision process. Discussion followed on proposed signage, driveway cuts, and SEQRA. An environmental investigation of the site is being undertaken by a firm contracted through the State Department of Environmental Conversation. Results of the study will be available within a couple weeks. Mr. Scordo will re-appear at the January meeting after the environmental study has been completed.

Yo- Johnny Frozen Yogurt – 21852 Towne Center – COR Plaza.

Donna Yang, NASCO, on behalf of Johnny Spezzano, presented proposed signage for Yo- Johnny Frozen Yogurt, 21852 Towne Center. Discussion followed.

Motion 133-12: Motion by Mr. Boxberger, seconded by Mr. Smith that the Town of Watertown Planning Board authorize the Zoning Officer to issued a permit for three signs for Yo- Johnny Frozen Yogurt, 21852 Towne Center as shown on a layout dated 11/7/12, signed and dated 11/13/12. The signs are approximately 11 ½' x 2 ¾'.

Ayes All: Motion Carried.

Salmon Run Mall – Request to add footage to monument sign on NYS Route 3.

Mary Dudo, General Manager Salmon Run Mall, presented proposed plans to add additional signs to the monument sign for Salmon Run Mall on NYS Route 3. Discussion followed. An application needs to be submitted.

Motion 134-12: Motion by Mr. Boxberger, seconded by Mr. MacAdam to authorize the Zoning Officer to issue a sign permit to Salmon Run Mall for the monument sign on NYS Route 3 to allow for 2 additional spots at the bottom of the existing sign as shown on a drawing signed and dated 12/3/12 as the actual advertising space on the sign does not exceed the maximum allowed.

Ayes All: Motion Carried.

Mr. Boxberger announced that the Town Board has officially designated the Comprehensive Plan Committee. Mr. Boxberger will be coordinating the first meeting of this committee for some time in January.

Mr. Boxberger also announced that the amendments to zoning laws that the planning board worked on is on the agenda of the December meeting of the Town Board.

Motion 135-12: Motion by Mr. MacAdam, seconded by Mr. Smith to adjourn the meeting at 8:15 p.m.

Ayes All: Motion Carried.

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Susan Burdick
Secretary