Regular Meeting
Town of Watertown Planning Board
July 9, 2012

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

Members Excused: Pam Desormo

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

Motion 57-12: Motion by Mr. Smith, seconded by Mr. MacAdam to accept the minutes of the June 4, 2012 meeting as written and distributed.

Ayes All: Motion Carried.

Motion 58-12: Motion by Mr. Vaas, seconded by Mr. Smith to accept the minutes of the special June 19, 2012 meeting as written and distributed.

Ayes All: Motion Carried.

Public Hearing – Morgan Multi-Family Development (PG Apartments, LLC) – 2 Lot Subdivision – County Route 202 – Tax Map #82.11-1-35.221.

Legal notice was published 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.

Public Hearing – Tracey Road Equipment (Tracey Holders, LLC) – Site Plan for Two Additions to the Existing Building at 19598 Cady Road – Tax Map #90.18-1-22.2.

Legal notice was published in the newspaper.

The public hearing was opened at 7:03 p.m. No one from the public wished to speak. The public hearing was closed at 7:03 p.m.

Two Lot Subdivision - Morgan Multi-Family Development (PG Apartments, LLC) –County Route 202 – Tax Map #82.11-1-35.221.

Pat Scordo, GYMO, on behalf of Morgan Multi-Family Development, presented updated plans with lot descriptions.

Motion 59-12: Motion by Mr. Boxberger, seconded by Mr. Smith that the Town of Watertown Planning Board grant subdivision approval for a two lot subdivision according to a subdivision map prepared for PG Apartments, LLC, completed by LaFave, White & McGivern, signed by Robert J. Busler, Professional Land Surveyor, Tax Map #82.11-1-35.221, File #2012M-07, dated 5/7/12 with revision dates of 5/8/12 and 5/22/12, consisting of 2 parcels. Lot A 32.73 acres, Lot 3B 24.36 acres, conditional upon satisfactory review of lot descriptions that will include clear easement for Parcel B to have access to County Route 202 and with the clear understanding that the purpose for this subdivision is for financing purposes and it will not have any impact upon the previously approved site plan which covers both parcels.

Ayes All: Motion Carried.

Mr. Scordo will submit the MYLAR later in the week.

Site Plan – Morgan Multi-Family Development - Clubhouse Pool – County Route 202.

Mr. Scordo presented a detailed site plan of the clubhouse pool area in the proposed development on County Route 202. Concerns regarding setback requirements regarding the pool and fence were discussed at the June 4, 2012 meeting. Discussion followed.

Motion 60-12: Motion by Mr. Vaas, seconded by Mr. Smith that the placement of the pool and fence near the walkway and only 23 feet away from the right-of-way is insignificant and site plan review can be waived, conditional upon the installation of an environmentally neutral color slatted fence or wooden fence facing the roadway.

Ayes All: Motion Carried.

Mr. Scordo will submit two copies of the site plan of the clubhouse pool.

Tracey Road Equipment (Tracey Holders, LLC) – Site Plan for Two Additions to the Existing Building at 19598 Cady Road – Tax Map #90.18-1-22.2.

The Jefferson County Department of Planning review of the proposed project stated that the board should address landscaping, drainage, and lighting issues.

Joe Natali, on behalf of Tracey Holders, LLC, presented updated plans. A completed application has been submitted. Discussion followed regarding landscaping, drainage, and lighting issues.

Motion 61-12: Motion by Mr. MacAdam, seconded by Mr. Boxberger to grant site plan approval for Tracey Road Equipment (Tracey Holders, LLC), 19598 Cady Road, Tax Map #90.18-1-22.2 for two additions to the existing building as shown on a map prepared by LUNCO, titled Tracey Road Equipment Proposed Expansion Project, dated 6/11/12 with no revisions, consisting of a new proposed addition 22' x 60' on the north side of the building and a demo rebuild 18' x 20' on the west side of the building, conditional upon no changes in the existing exterior lighting.

Ayes All: Motion Carried.

Sandra Smith – Proposed Signage for Hands of Ki – Holistic Center - Located at 21307 County Route 202.

Sandra Smith presented proposed signage for her business, Hands of Ki – Holistic Center, located at 21307 County Route 202. The proposed signage will be attached to the building. Discussion followed.

It was the consensus of the board that no special permit is needed and the board has no issues with the proposed signage. Once the property owner gives permission, signage may be installed.

Dan Gill- Atomic Signs – Discussion on Proposed Signage for Sam's Club.

Dan Gill, Atomic Signs, approached the board on behalf of the Philadelphia Sign Company, which is working on a re-signing project for Sam's Club. Mr. Gill stated that Philadelphia Sign Company would like to reface the free-standing Sam's Club sign on Route 3 near Universe Cellular. There will be no structural changes to the existing sign. The plan is to reface the existing sign only. Discussion followed. It was decided that the existing sign can be refaced, however, design approval needs to be granted by the Town of Watertown Planning Board.

Mr. Gill will submit proposed signage design at the August 6 meeting.

Dave Walton – Discussion Regarding a Billboard Located on Salmon Run Mall Road - Tax Map #82.11-1-50.1 .

Dave Walton approach the board regarding a billboard he owns on the Salmon Run Mall Road which was installed approximately ten years ago. Recently, National Grid contacted him stating the one of the billboards is over the gas line and needs to be moved approximately 10 feet. Discussion followed.

Mr. Walton would need to apply for an area variance from the Town of Watertown Zoning Board of Appeals to move the sign. He should supply some type of documentation from National Grid for the ZBA to show the hardship that has been created with the request to move the billboard.

The consensus of the planning board is that in light of the financial hardship created by the request from National Grid, they have no issues with the billboard being moved.

RJ Roux – Boulder Ridge Developers, Inc. – Dry Hill Road – Lot Line Adjustment – Tax Map #91.13-1-38 Discussion on a Previously Approved Lot Line Adjustment from April 4, 2012.

RJ Roux was not present.

Mr. MacAdam reviewed the lot descriptions and the conditions of the April 4, 2012 meeting, Motion 37-12, have not been met. Discussion followed. No action will be taken by the planning board until Mr. Roux submits lot descriptions that meet the conditions of the prior approval.

Chuck Patterson – GYMO – The Land of Kenneth E. Day & Mildred R. Scott Day – NYS Route 12 (Gifford Street Road) – Discussion on a Previously Approved Lot Line Adjustment from July 11, 2011.

Mr. Patterson was excused from being present.

Mr. Boxberger stated that Mr. Patterson made a typographical error on a final map that was previously approved and needs to correct it so it can be filed. Discussion followed.

Motion 62-12: Motion by Mr. Boxberger, seconded by Mr. Smith that the Town of Watertown Planning Board waive the subdivision review process for the property of Kenneth E. Day and Mildred R. Scott Day as shown on a plat, File #2011-109S prepared by Greg Ashley, LLC for GYMO. This was originally a stamped subdivision from the Town of Watertown Planning Board authorized and approved on 7/11/11 as shown on Tax Map #83.19-1-16.1 and #83.19-1-16.21 located at 24417 NYS Route 12. Parcel #1 remains at 2.416 acres. Parcel #2 remains at 2.960 acres from the original plans dated 6/26/11 with a revision date of 7/6/11 and a final revision date of 6/25/12 with the only change being a 3 foot change in measurement along one boundary to close the survey and correct a typographical error made by the surveyor. This motion authorizes the Co-Chair of the Town of Watertown Planning Board to re-stamp and resign the plans as approved.

Ayes All: Motion Carried.

Earl Halback – Town of Watertown Fire Department – Discussion of the Proposed New District Building on the Corner of County Route 202 & 200.

Earl Halback submitted updated plans for the Proposed Town of Watertown Fire District Building at the Corner of County Route 202 & 200 showing elevations and landscaping. Discussion followed.

Motion 63-12: Motion by Mr. Boxberger, seconded by Mr. Vaas that the Town of Watertown Planning Board waive site plan review for the new Town of Watertown Fire District Building on the Corner of County Route 202 and 200 since the submission involves virtually no environmental changes to the property and only involves a slight reduction in the footprint of the building and also the removal of the 2nd floor dormitory portion of the building as shown on plans prepared by Bernier Carr Associates, Project #2008-111. The plans are a construction set printed for re-bid dated 5/22/12, consisting of a cover sheet, CC-100, C-100, C-101, C-102, A-500, and A-600.

Ayes All: Motion Carried.

Mr. Halback will submit two copies of all pages noted in the motion.

Don Davidson – Site Plan for the Addition of a New 180' x 180' Structure on the Davidson Collision Repair Center Property – 18439 US Route 11 – Tax Map #90.12-1-16.2 & 90.12-1-16.2-701.

Don Davidson presented proposed plans for a new 80' x 180' structure on the Davidson Collision Repair Center property at 18439 US Route 11, Tax Map #90.12-1-16.2 & 90.12-1-16.2-701. A completed application and a color rendered drawing were submitted. Discussion followed. The board will review landscaping conditions previously approved for Davidson properties.

Motion 64-12: Motion by Mr. Vaas, seconded by Mr. Boxberger to schedule a public hearing for Monday, August 6, 2012 at 7:00 p.m. for a new structure at the Davidson Collision Repair Center, 18439 US Route 11 for the applicant Evergreen Family FLP.

Ayes All: Motion Carried.

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

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

Mike Lundy presented updated plans for the new building on Lot 4A in Washington Summit. A public hearing on site plan was held on June 4, 2012, however, a drawing of the proposed building was not completed at that meeting.

The drawing presented tonight needs a few minor adjustments. Mr. Lundy will submit a final color rendered drawing of the proposed building by the August 6 meeting.

The original site plan paperwork was not available at tonight's meeting. Final site plan approval will be granted at the August 6, 2012 meeting.

Tom Ross – GYMO – Preliminary Discussion for Paving of Handicap Parking at IHC.

Tom Ross, GYMO, approached the board regarding the possibility of paving part of the parking area at IHC that is currently graveled, for handicap accessibility and emergency vehicles. A color map was submitted for the file. IHC does not have the funds to pave the entire area at the present time. Discussion followed.

The board determined that site plan is not required and that it is ok to pave the requested area.

Peter Kasztowniak – Preliminary Discussion to Run a One-Vehicle Taxi Business at 20783 State Route 12F (Corner of County Route 202 & 200).

Mr. Kasztowniak approached the board regarding operating a one-vehicle taxi business at 20783 State Route 12F (Corner of County Route 202 & 200). Discussion followed.

The consensus of the board is that no action on the part of the Town of Watertown Planning Board is required as long as there is no signage, structural modifications, or physical changes to the property.

New Business

Mr. Vaas spoke briefly on an email received from the Town of Denmark with regards to a request for lead agency status. The Town of Watertown Planning Board has no action to take and will not respond. The Town of Watertown Board may respond to this request.

Mr. Boxberger announced that he will be setting up a time to get members working on the Town of Watertown's Comprehensive Plan together to stuff and prepare the mailing of the Community Survey that the committee has developed. This survey will be mailed to a sampling of commercial and residential property owners in the Town of Watertown.

Motion 65-12: Motion by Mr. MacAdam, seconded by Mr. Smith to adjourn the meeting at 8:59 p.m.

Ayes All: Motion Carried.

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Susan Burdick
Secretary