Regular Meeting
Town of Watertown Planning Board
May 14, 2012

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

Members Excused: Pam Desormo
Terry MacAdam

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

Mr. Boxberger announced that the Town of Watertown has formed a committee to come up with a comprehensive plan for the Town of Watertown. The first meeting was held earlier tonight. The goal of this committee is to develop a plan of where the Town sees themselves in the future. Members of the Town of Watertown Planning Board are participating on this committee as well as John Deal, Tony Netto, Dave Prosser, and Bob Wormwood. The next meeting will be held on Monday, June 4, 2012 at 4:00 p.m. If anyone wishes to attend, observe, or more importantly participate, they are welcome to attend.

Mr. Boxberger asked everyone to keep Pam Desormo in their prayers as she continues to recover from back surgery.

Motion 43-12: Motion by Mr. Smith, seconded by Mr. Vaas to accept the minutes of the April 4, 2012 meeting as written and distributed.

Ayes All: Motion Carried.

Public Hearing – Dan McCarger – 2 Lot Subdivision – 26222/28 Hadcock Road – Tax Map #83.12-1-12.1.

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

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.

Dan McCarger – 2 Lot Subdivision – 26222/28 Hadcock Road – Tax Map #83.12-1-12.1.

Chuck Patterson, GYMO, on behalf of Dan McCarger, presented proposed plans for a 2 lot subdivision at 26222/28 Hadcock Road. Discussion followed.

Motion 44-12: Motion by Mr. Vaas, seconded by Mr. Smith to approve a 2 lot subdivision Located at 26222/28 Hadcock Road/Ridge Road, Tax Map #83.12-1-12.1 from plans completed by GYMO, dated 3/1/12. The survey was completed 2/7/12 with no revisions, Drawing #1 of File #89-269s.02. Lot descriptions were reviewed and accepted.

Ayes All: Motion Carried.

Morgan Multifamily Development - (P.G. Apartments, LLC) - 2 -Lot Subdivision – County Route 202 – Tax Map #82.11-1-35.221.

Pat Scordo, GYMO, on behalf of Morgan Multifamily Development (P.G. Apartments, LLC), presented proposed plans for a 2 lot subdivision on County Route 202 strictly for financing purposes. The bank wants to see a separate parcel associated with the first phase of the proposed project as opposed to financing the entire 57.09 acre project all at once. An application was submitted. Mr. Scordo will contact the Town of Watertown Clerk's Office regarding the application fee.

This is a very unique situation as the project as a whole was previously approved; however, a problem is now created with the request for subdivision as it does not meet zoning requirements.

It was clarified, for the record, that site plan regulations do not limit site plan being on one parcel. Discussion followed. The board requested that a letter be submitted from the developer stating that the intent is to maintain ownership of both parcels and continue to develop both parcels as one site plan.

The board cannot act on this request as it does not meeting zoning requirements and referred the project to the Zoning Board of Appeals for their next meeting.

Walter Dodard – Site Plan – Preliminary Discussion for a Used Car Dealership at 17632 US Route 11, Tax Map #90.16-1-13.

Walter Dodard approached the board with preliminary discussion for a used car dealership at 17632 US Route 11, Tax Map #90.16-1-13. Mr. Dodard asked the board what paperwork he needs to submit. This is a vacant lot.

Mr. Dodard was told to submit a completed application, SEQRA, plat of the property including where the proposed building will be, designated parking, landscaping, lighting, driveway cuts, a color rendered drawing of the proposed building showing elevations, and lot descriptions.

If Mr. Dodard would like an informal sketch plan meeting with board members , he can call the Town Clerk's Office to schedule an appointment.

Site Plan - Panera Bread – 21872 Towne Center Drive – Request to Build an Addition to the Existing Building.

Representatives of Panera Bread presented proposed plans for an approximately 900 square foot addition to the existing building to increase seating. This addition would be where the existing patio seating is located. Discussion followed.

The board suggested checking with the NYS Department of Health to make sure they have no issues with additional seating. It is the consensus of the board to waive the site plan process as this is a minor modification, however, revised plans needs to be submitted with a rendered drawing of the proposed addition before any action will be taken. Representative will appear at the June 4, 2012 meeting with the revised plans.

Todd Badalto – Preliminary Discussion for Subdivision on County Route 159.

Todd Badalto presented proposed plans for a 17-lot subdivision on County Route 159. Mr. Badalto has talked with the Town Highway Superintendant regarding a turnaround and with the NYS Department of Health regarding water and sewer requirements. Discussion followed.

Mr. Badalto needs to submit a completed application, long SEQRA form, and lot descriptions.

Mr. Badalto will return when all information is completed.

Site Plan - Lamar Outdoor Advertising – Plans to Change a Traditional Billboard on I-81 in the Town of Watertown to a Digital Sign.

Mike Bishoff, Lamar Outdoor Advertising, presented proposed plans to convert an existing traditional billboard on I-81 in the Town of Watertown to a digital sign. The preliminary plans meet DOT criteria. Currently they have underground power to this sign and the plans call for altering the existing sign by removing the old face and replacing it with a digital face.

An application has been submitted. Mr. Bishoff will contact the Town of Watertown Clerk's Office regarding the application fee. Discussion followed.

Mr. Bishoff will submit a detailed drawing of the proposed sign with precise measurements including setbacks. If all information is submitted and acceptable to the board by the June 4, 2012 meeting, the board may consider acting without Mr. Bishoff being present.

Mike Lundy submitted a SWPPP for the remaining Land of Washington Summitt prepared by Patrick Scordo, GYMO.

Mike Lundy – Lot Line Adjustment – Lot #10 & #11 in the Industrial Park.

All conditional paperwork from the April 4, 2012 meeting has been submitted.

Mike Lundy – Lot Line Adjustment – Lot #4 & #9 in Washington Summit.

All conditional paperwork from the April 4, 2012 meeting has been submitted.

Mike Lundy – Sign Review – Washington Summit.

This was approved at the April 4, 2012 Meeting.

Mike Lundy – 4 Lot Subdivision of Lot #4 & Site Plan of Lot #4A in Washington Summit.

Mike Lundy presented proposed plans for a 4-lot subdivision of Lot #4 and site plan for Lot #4A in Washington Summit. A completed application for both subdivision and site plan was submitted as well as a SEQRA and lot descriptions. Discussion followed.

Motion 45-12: Motion by Mr. Boxberger, seconded by Mr. Smith to schedule a public hearing for a 4-lot subdivision for the Land of Washington Summit on Summit Drive for Monday, June 4, 2012 at 7:00 p.m.

Ayes All: Motion Carried.

Motion 46-12: Motion by Mr. Boxberger, seconded by Mr. Vaas to schedule a public hearing for Site Plan on Lot #4A for Washington Summit Commons for Monday, June 4, 2012 at 7:00 p.m ., contingent upon receipt of a elevations of the anticipated building with landscaping and lighting details.

Ayes All: Motion Carried.

The board will submit the proposed plans to the Jefferson County Department of Planning for review.

Motion 47-12: Motion by Mr. Vaas, seconded by Mr. Smith to adjourn the meeting at 8:25 p.m.

Ayes All: Motion Carried.

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Susan Burdick
Secretary