Regular Meeting
Town of Watertown Planning Board
November 5, 2012

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

Members Excused: Terry MacAdam

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

Motion 114-12: Motion by Mr. Smith, seconded by Mr. Boxberger to accept the minutes of the regular October 1, 2012 meeting as written and distributed.

Ayes All: Motion Carried.

Motion 115-12: Motion by Mr. Vaas, seconded by Mr. Boxberger to accept the minutes of the special October 15, 2012 meeting as written and distributed.

Ayes All: Motion Carried.

Mr. Boxberger handed out a Land Use Planning Workshop Notice scheduled for Monday, November 26, 2012 at Jefferson Community College.

Mr. Boxberger announced that he had a conversation with the Town Supervisor, Joel Bartlett, regarding the Comprehensive Plan Committee. Mr. Bartlett has several names of people who have expressed an interest in serving on the committee and will be contacting them soon. Members of the Ad-Hoc Committee will be appointed and hopefully meetings will start in December.

Public Hearing – Jennifer McAleese – 2 Lot Subdivision & 1 Lot Line Adjustment – County Route 155 – Tax Map #91.09-1-25.4.

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

The public hearing was opened at 7:01 p.m. No one from the public wished to speak. The public hearing was closed at 7:01 p.m.

Public Hearing – Todd McAleese – 5 Lot Subdivision – County Route 155 – Tax Map #91.09-1-28.

Mr. McAleese submitted a completed application along with a proposed plat.

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.

Subdivision/Lot Line Adjustment

2 Lot Subdivision – Jennifer McAleese – County Route 155 – Tax Map #91.09-1-25.4.

The board reviewed the proposed plans. Lot descriptions were reviewed.

Motion 116-12: Motion by Mr. Smith, seconded by Mr. Boxberger to grant a 2 lot subdivision and lot line adjustment to Jennifer McAleese, County Route 155, Tax Map #91.09-1-25.4 from a plat prepared by Robert J. Busler, Land Surveyor, LaFave, White & McGivern, File #2012MC-06, dated 7/17/12.

Ayes – 3
Abstention – 1: Motion Carried.

5 Lot Subdivision – Todd McAleese – County Route 155 – Tax Map #91.09-1-28.

The board reviewed the proposed plans. Lot descriptions were submitted.

Motion 117-12: Motion by Mr. Boxberger, seconded by Mr. Smith to grant a 5 lot subdivision for the property of Todd McAleese, County Route 155, Tax Map #91.09-1-28, Lot #1 consisting of 13.74 acres, Lot #2 – 12.51 acres, Lot #3 – 10.11 acres, Lot #4 - 8.88 acres, and Lot #5 - 8.25 acres as shown on a plat prepared by Robert J. Busler, Land Surveyor, LaFave, White & McGivern, File #2012MC-08, dated 10/18/12 with no revisions.

Ayes All: Motion Carried.

2 Lot Subdivision – Sherri Munson – Hillside Drive – Tax Map #82.02-2-56.

Steve Munson appeared on behalf of Sherri Munson. Mr. Boxberger updated Mr. Munson on the public hearing that was held October 15, 2012 regarding this proposed project.

Mr. Lettier appeared after the public hearing was closed and the board extended to him the courtesy to speak. Mr. Lettier was asking for an agreement between himself and Sherri Munson before the board gives approval. The agreement would be for deed restrictions, a bond imposed by the Town to ensure connection to the Town's sewer district when the capacity is available, and the number of water connections Mr. Lettier will provide to this property.

Mr. Boxberger asked Mr. Munson if he has contacted Mr. Lettier regarding these issues. Mr. Munson stated that he has been in contact with Mr. Lettier; however, they disagreed on the water access which was conveyed in the deed from Mr. Lettier's father.

Mr. Munson stated that he was complied with all conditions set by the planning board but does not feel that all of the conditions Mr. Lettier is asking Mr. Munson to comply with can be guaranteed after he sells the property.

Mr. Munson feels that the deed states that he has perpetual right to subdivide the lot and the right of service to the land whether it is one lot or 2 lots.

Mr. Boxberger stated that the town will not require the bond that was in questions as this is a minor subdivision. He also stated that the planning board cannot enforce deed restrictions other than making sure the property stays in harmony with the existing development. Mr. Boxberger was not sure whether the deed gives him the right to more than one water hookup. Discussion followed.

The board will refer this matter to the Town's Attorney and ask for his prompt reply to this matter.

The board also suggested to Mr. Munson that another option he has is to drill a test well on the property.

Motion 118-12: Motion by Mr. Boxberger, seconded by Mr. Vaas to schedule a special meeting of the Town of Watertown Town Planning Board for Thursday, November 15, 2012 at 9:00 a.m. for the sole purpose of discussion of the Sherri Munson subdivision.

Ayes All: Motion Carried.

2 Lot Subdivision – Paul Desormo – 20638 Weaver Road.

Mrs. Desormo abstained from discussion on this project.

Patsy Storino, on behalf of Paul Desormo, presented proposed plans for a 2 lot subdivision at 20638 Weaver Road.

The board stated that they cannot consider the proposed plans as presented due to a land locked parcel at the rear of the plat. There are two options to follow. The first would be to appear before the Town of Watertown Zoning Board of Appeals for a variance and the second would be to adjust the plans to have a 100' frontage on Weaver Road to the back acreage.

Mr. Storino will submit a revised plat showing the 100' frontage to the back acreage and appear at December 3, 2012 meeting. He will also submit a completed application and lot descriptions.

Motion 119-12: Motion by Mr. Boxberger, seconded by Mr. Smith to schedule a public hearing for a 2 lot subdivision for Paul Desormo, 20638 Weaver Road for Monday, December 3, 2012 at 7:00 p.m., contingent upon receipt of a revised plat showing legal frontage for all parcels and a completed application.

Ayes – 3
Abstentions - 1: Motion Carried.

Site Plan/Special Use Permit

Sign Permit - Jim McLane – Town of Watertown Ambulance – 18535 US Route 11.

Jim McLane submitted proposed signage plans for the Town of Watertown Ambulance at 18535 US Route 11. A letter of authorization from the property owner was submitted. Discussion followed.

Motion 120-12: Motion by Mr. Boxberger, seconded by Mr. Smith that the Town's Zoning Officer be authorized to issue a sign permit for the Town of Watertown Ambulance located at 18535 US Route 11 for a 4' x 8' sign as shown on a layout prepared by NASCO, dated 10/24/12.

Ayes All: Motion Carried.

Site Plan – Floyd Roberts – Snack Shack & Video Family Entertainment Center – Corner of State Route 12F & County Route 202.

Floyd Roberts presented proposed plans and signage to operate a snack bar/video entertainment center on the Corner of State Route 12F and County Route 202. There will be not changes to the existing building. The New York State Department of Health has been contacted. Mr. Roberts needs to receive water and sewer certification before he can proceed. Discussion followed.

Motion 121-12: Motion by Mr.Vaas, seconded by Mr. Boxberger to waive site plan review for the Snack Shack Family Fun Center located on the Corner of State Route 12F and County Route 202 as there will be no changes to the existing building.

Ayes All: Motion Carried.

The board reviewed the proposed signage.

Motion 122-12: Motion by Mr. Boxberger, seconded by Mr. Vaas that the Town's Zoning Officer be authorized to issue a sign permit to the Snack Shack located on the Corner of State Route 12F and County Route 202 as shown on two documents signed and dated 11/5/12 by Floyd Roberts showing a monument base and image of the lettering of the sign, conditional that the sign not be lit.

Ayes All: Motion Carried.

Mr. Roberts needs to submit a completed sign and zoning application.

Audio Specialists – 18841/49 US Route 11 – Proposed Signage.

No one was present.

Site Plan – Gail Millard – Relocation of Roadside Stand & Signage – County Route 64 – Tax Map #100.06-1-2.2.

Gail Millard submitted a completed application and proposed site plan to relocate his roadside stand and signage on County Route 64, Tax Map #100.06-1-2.2. Discussion followed. The board would like an ornamental stone base built under the proposed sign with vegetative plants.

Motion 123-12: Motion by Mr. Boxberger, seconded by Mr. Smith to waive site plan review for Gail Millard's roadside stand since this is a relocation on the same property and there are no structural modifications or changes to the building, contingent upon the building being located as shown on a site sketch provided by Mr. Millard on 11/5/12 as part of his application.

Ayes All: Motion Carried.

Motion 124-12: Motion by Mr. Boxberger, seconded by Mr. Vaas that the Town's Zoning Officer be authorized to issue a sign permit for relocation of Gail Millard's roadside stand sign located on County Route 64, Tax Map #100.06-1-2.2, contingent upon the sign to include the installation of an ornamental stone base with vegetative decorative growth inside the base and that the sign be located a minimum of 15' from the state right-of-way as shown on the plat submitted by Mr. Millard dated 11/5/12.

Ayes All: Motion Carried.

Sign Permit – Shawn Shroy – Spa Nail Salon – Corner of State Route 3 and County Route 202.

Shawn Shroy presented proposed signage for Spa Nail Salon on the Corner of State Route 3 and County Route 202. Discussion followed.

Motion 125-12: Motion by Mr. Vaas, seconded by Mr. Smith that the Town's Zoning Officer be authorized to issue a sign permit to Spa Nail Salon located on the Corner of State Route 3 and County Route 202 from Drawing A1, dated 11/5/12 for the front of the building and also a 4' x 8' sign for the rear of the building.

Ayes All: Motion Carried.

Mr. Shroy needs to submit a completed sign application.

Mr. Shroy also expressed interest in having temporary signage for a "Coming Soon" sign out front until a plaza sign can be designed and presented/approved by the board. Discussion followed.

The board needs additional information showing all setbacks prior to approval for either a plaza or temporary sign out front. It was recommended that Mr. Shroy prepare proposed plans for a plaza sign showing all setbacks at the December 3, 2012 meeting.

Motion 126-12: Motion by Mr. Boxberger, seconded by Mr. Vaas to adjourn the meeting at 8:10 p.m.

Ayes All: Motion Carried.

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Susan Burdick
Secretary