Special Meeting
Town of Watertown Planning Board
October 15, 2012

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

Mr. Boxberger called the special meeting of the Town of Watertown Planning Board to order at 10:30 a.m.

Motion 107-12: Motion by Mr. Boxberger, seconded by Mr. Vaas to waive the reading of the October 1, 2012 meeting until the Regular November meeting of the Town of Watertown Planning Board.

Ayes All: Motion Carried.

Motion 180-12: Motion by Mr. Boxberger, seconded by Mr. Smith to change the rescheduled November meeting of the Town of Watertown Planning Board back to November 5, 2012 due to the fact that the Town offices will be closed on November 12, 2012.

Ayes All: Motion Carried.

Mr. Vaas and Mr. MacAdam are excused from the November 5, 2012 meeting due to conflicts. A reminder to the remaining board members that should any action be taken on November 5, 2012 the vote would have to be unanimous.

Public Hearing – Sherri Munson – 3 Lot Subdivision – Hillside Drive – Tax Map #82.02-2-56.

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

The public hearing was opened at 10:32 a.m. Ron and Lynn Ossolo, 19470 Hillside Drive, asked what the 3 lot subdivision entailed. Mrs. Munson and the board outline the proposed plans. The public hearing was closed at 10:35 a.m.

Public Hearing – Mike Lundy – Lundy Development & Property Management, LLC – 2 Lot Subdivision – Lot #11 – Industrial Park.

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

The public hearing was opened at 10:36 a.m. No one from the public wished to speak. The public hearing was closed at 10:36 a.m.

Subdivision/Lot Line Adjustment

3 Lot Subdivision – Sherri Munson – Hillside Drive – Tax Map #82.20-2-56.

The board stated that a few issues need to be addressed before subdivision approval could be granted regarding water connections and waste water treatment for this property.

Mrs. Munson stated that it was her understanding that water was available. Mr. Boxberger stated that the water system available to this property is not a municipal water system. It is a private water corporation. The Department of Environmental Conservation Department issues a water supply permit that regulates the amount of water than can be sold and the number of users that can be connected to the system. Mr. Lettier is the owner of South Side Water who provides the water system to this property and he needs to be contacted to ensure whether or not he can provide additional connections based on the water supply application he has submitted with the DEC. Discussion followed.

The board asked that the following issues be addressed prior to subdivision approval:

- Mrs. Munson needs to contact Jim Lettier to see if he can provide additional connections to this property and submit proof to the planning board.
- On-site waste water treatment needs be indicated as a footnote on the plat instead of in the deed as was originally requested.
- The board would like to see site work which indicates that an on-site sewer system will work on the property. This would involve a perk test to prove that the soil is acceptable for a raise bed sewer system at a central location and cite the location on the plat. The board recommends that a shallow perk test be used.
- A statement that indicates the responsibility exists with the property owner to hook up to the municipal system when permits can be issued.
- It was brought to the board's attention that there may be a requirement to post a $10,000 bond per lot with the Town Supervisor for connection to the Town's sewer district when the permits could be issued. Mrs. Munson needs to contact the Town Supervisor, Joel Bartlett, regarding this requirement.

The board has 61 days to take action on this subdivision and Mrs. Munson needs to resolve these issues before approval can be given.

2 Lot Subdivision - Mike Lundy – Lundy Development & Property Management, LLC – Lot #11 – Industrial Park.

Adam Storino, GYMO, submitted an updated plan, MYLAR, and lot descriptions of Lot #11 in the Industrial Park. Discussion followed.

Motion 109-12: Motion by Mr. Vaas, seconded by Mr. Boxberger to grant a 2 lot subdivision for Lot #11 owned by the JCIDA in the Industrial Park, Tax Map #73.20-1-2.14. Lot #11 being 6.07 acres and Lot #12 being 10.06 acres from a survey completed by LaFave, White & McGivern, File #2011L10, dated 7/14/11 with a revision dates of 7/21/11, 7/25/11 & 10/3/12, stamped and signed by Robert J. Busler, conditional upon satisfactory review of lot descriptions.

Ayes All: Motion Carried.

Site Plan/Special Use Permit

Site Plan – Mike Lundy – Lundy Development & Property Management, LLC – Lot #12 – Eagle Beverage – Industrial Park.

Mike Lundy presented updated site plans for Eagle Beverage now on Lot #12 in the Industrial Park. A color rendered drawing and elevation drawing was submitted. Discussion followed.

Motion 110-12: Motion by Mr. Boxberger, seconded by Mr. Smith to grant site plan approval for Eagle Beverage located on Lot #12 in the Industrial Park as shown on Drawing C100 prepared by GYMO, signed by Patrick Scordo, Licensed Professional Engineer, Project #2008-14E.02, dated 8/14/12 with an issue date of 10/01/12, Drawing SK300, dated 10/15/12 and Drawing SK301, dated 7/30/12, both prepared by Edwin Harrington and dated 7/30/12, with the understanding the Drawing SK301 is included to demonstrate exterior color of the building only.

Ayes All: Motion Carried.

Petco – Towne Center Plaza – Proposed Signage.

James Watts, Construction Project Manager for Petco in the Towne Center Plaza, presented proposed signage for the remodel of Petco. A color rendered drawing was submitted. Discussion followed.

Motion 111-12: Motion by Mr. Boxberger, seconded by Mr. Vaas to authorize the Zoning Officer of the Town of Watertown to issue a sign permit for a new sign for the SPCA Adoption Center at the Petco Building located in the Towne Center Plaza from a drawing prepared by Anchor Signs, signed by James Watts, and dated 10/15/12.

Ayes All: Motion Carried.

Gail Millard – 16611 County Route 64 – Tax Map #100.06-1-2.1 – Preliminary Discussion on Moving His Road Side Stand.

Gail Millard approached the board with preliminary discussion to move his existing road side stand due to traffic concerns. Discussion followed.

Mr. Millard needs to submit an application, photographs of his existing building and signage, and plans citing the placement of the building, highway cuts, and signage. The board will review this proposed project at the November meeting.

Additional Comments to the Public Hearing for Sherri Munson's Proposed 3 Lot Subdivision

Mr. Jim Lettier showed up late for the public hearing regarding Sherri Munson's proposed 3 lot subdivision on Hillside Drive. As a courtesy, the board let Mr. Lettier voice his concerns.

Mr. Lettier made the following comments:

- Mr. Lettier insisted an all deed restrictions that he imposed on the sale of his lots be imposed by the seller
- Mr. Lettier would like the Town to impose a $10,000 per lot bond to ensure connection to the Town's sewer district when capacity is available.
- Mr. Lettier is required to provide one water hookup to the property; however, he may consider providing the additional connections as long as certain restrictions are addressed. Mrs. Munson needs to contact him as soon as possible and provide the board with an agreement in writing prior to approval.

Paul Desormo – Lot Line Adjustment of 4 Lots on Weaver Road – Tax Map #83.15-2-10.1.

Mrs. Desormo excused herself as a board member to act on behalf of family and submitted proposed plans for lot line adjustments of 4 lots on Weaver Road, Tax Map #83.15-2-10.1. Four separate applications were submitted. No new lots are being created. Discussion followed.

Motion 112-12: Motion by Mr. Boxberger, seconded by Mr. Smith that the Town of Watertown Planning Board consider a lot line adjustment for 4 parcels and accept that lot line adjustment as shown on a survey plat of the Proposed Desormo Lot Line Adjustment & Assemblage, dated 10/5/12, File #12-041-Watertown, the survey was completed 9/4 & 9/13/12, signed and stamped by Patsy Storino with no revisions, Tax Map #83.15-2-10.1 showing the absorption of Parcel A which consists of .619 acres into the property of Timothy & Tammy Desormo, Parcel B consisting of .413 acres into the property of Scott & Pamela Desormo, Parcel C consisting of .231 acres combined with the property of Brent & Amber Desormo, and Parcel D consisting of 5.679 acres into the property of Joseph C & Melanie A. Stevens with the requirement that those combined properties be assigned one tax number each.

Ayes-4
Abstentions – 1: Motion Carried.

Old Business

Mr. Boxberger will discuss with Joel Bartlett the issues regarding water connections to the proposed Munson 3 lot subdivision.

Mr. Boxberger has not heard back from the Tug Hill Commission on the status of the community survey. Mr. Bartlett needs to review the list of people who have expressed interest in serving on a comprehensive committee and form an "official" committee.

Mrs. Desormo received an email from Robert J. Busler regarding an error that was discovered on the survey map that was recently approved for the Davidson Collision and Repair Center property located on US Route 11. The map contains the wrong tax map number for the Davidson property which was an oversight on Mr. Busler's part. The board agreed that it could be re-stamped and signed without formal submission to the planning board as it was a typographical error only.

Mr. Grant, the Zoning Officer, asked for clarification on temporary signage under the new sign law. The board stated that temporary signs are allowed a limit of 30 days and up to 4 events per year. They must also meet setback requirements or approach the ZBA for a variance.

The Board asked Mr. Grant to visit Audio Specialist at 18841/49 US Route 11 regarding signage in their windows.

Motion 113-12: Motion by Mr. MacAdam, seconded by Mr. Boxberger to adjourn the meeting at 12:10 p.m.

Ayes All: Motion Carried.

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Susan Burdick
Secretary