Regular Meeting
Town of Watertown Planning Board
October 1, 2012

Member 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 92-12: Motion by Mr. Smith, seconded by Mr. MacAdam to accept the minutes of the regular September 4, 2012 meeting as written and distributed.

Ayes All: Motion Carried.

Motion 93-12: Motion by Mr. Vaas, seconded by Mr. Smith to accept the minutes of the special September 17, 2012 meeting as written and distributed.

Ayes All: Motion Carried.

Motion 94-12: Motion by Mr. Boxberger, seconded by Mr. Smith to reschedule the regular November meeting of the Town of Watertown Planning Board for Monday, November 12, 2012 at 7:00 p.m.

Ayes All: Motion Carried.

Public Hearing – Don Phillips – 2 Lot Subdivision – 24884/88 NYS Route 126 – Tax Map #83.15-3-15.1.

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

Don Phillips – 2 Lot Subdivision – Don Phillips –24884/88 NYS Route 126 – Tax Map #83.15-3-15.1.

The board reviewed proposed plans for a 2 lot subdivision at 24884/88 NYS Route 126, Tax Map #83.15-3-15.1.

Motion 95-12: Motion by Mr. MacAdam, seconded by Mr. Boxberger to grant a 2 lot subdivision for Don Phillips, 24884/88 NYS Route 126, Tax Map #83.15-3-15.1 from plans prepared by GYMO, File #91-125S.01, dated 8/30/12. The survey date is 8/23/12. Parcel #1 being 3.315 acres and Parcel #2 being .549 acres, conditional upon satisfactory review of the lot descriptions.

Ayes All: Motion Carried.

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

No one was present.

Cold Brook Development – 20 Lot Subdivision of 103.81 Acres on County Route 159 – Tax Map #91.07-1-24.1.

Todd Badalato and Scott Weston presented proposed plans for a 20 lot subdivision on County Route 159, Tax Map #91.07-1-24.1. An application and SEQRA were submitted. The application fee still needs to be submitted. Discussion followed.

Mr. Badalato plans on completing this proposed project in two phases. A lot of technical information still needs to be addressed by various agencies. The planning board will need to review the project as a whole with each phase submitted on separate plans and with a mutual agreement that phase 2 be held in abeyance approval. Mr. Badalato needs to contact the Department of Health, Town of Watertown Highway Superintendant, Jefferson County Highway Department, Department of Environmental Conversation, and the Watertown Town Board regarding the technical issues then return to the planning board for further review of the project.

Jennifer McAleese – 3 Lot Subdivision – County Route 155 – Tax Map #91.09-1-25.4.

Todd McAleese submitted a completed application and lot descriptions for a proposed 3 lot subdivision on County Route 155, Tax Map #91.09-1-25.4. Authorization from the Army Corps of Engineers, DEC, and NYS Parks & Recreation was submitted. Discussion followed.

Motion 96-12: Motion by Mr. Boxberger, seconded by Mr. MacAdam that the planning board waive the fee for the third parcel regarding the subdivision application for Jennifer McAleese as it is really a lot line adjustment. Jennifer McAleese will convey .21 acres to be combined with Tax Map #91.09-1-26.

Ayes All: Motion Carried.

Motion 96-12: Motion by Mr. Boxberger, seconded by Mr. Smith to schedule a public hearing for a 3 lot subdivision for Jennifer McAleese located on County Route 155 for Monday, November 12, 2012 at 7:00 p.m.

Ayes All: Motion Carried.

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

Todd McAleese submitted an application for a 5 lot subdivision on County Route 155, Tax Map #91.09-1-2.8. A completed survey will be submitted by the November 12 meeting. The Jefferson County Highway Department needs to be contacted regarding highway cuts. Discussion followed.

Motion 97-12: Motion by Mr. Boxberger, seconded by Mr. Smith to schedule a public hearing for a 5 lot subdivision for Todd McAleese located on County Route 155, Tax Map #91.09-1-28 for Monday, November 12, 2012 at 7:00 p.m., conditional upon receipt of a completed application and survey drawing.

Ayes All: Motion Carried.

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

Steve Munson presented proposed plans for a 3 lot subdivision on Hillside Drive, Tax Map #82.02-2-56. A completed application was submitted. Lot descriptions need to be submitted. This property does not have access to the sewer plant. Discussion followed.

The board would like to see a restriction included in the deed that states that unless municipal sewage is available, an on site raised bed septic system will be required.

Motion 98-12: Motion by Mr. Boxberger, seconded by Mr. Vaas to schedule a special meeting of the Town of Watertown Planning Board for Monday, October 15, 2012 at 10:30 a.m.

Ayes All: Motion Carried.

Motion 99-12: Motion by Mr. Vaas, seconded by Mr. Boxberger to schedule a public hearing for a 3 lot subdivision for Sherri Munson located on Hillside Drive for Monday, October 15, 2012 at 10:30 a.m.

Ayes All: Motion Carried.

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

Mike Lundy updated the board on the history of Lot #10, 11, & 12 in the Industrial Park.

Mr. Lundy submitted plans for a 2 lot subdivision of Lot #11. Discussion followed. Mr. Lundy will check with the Jefferson County Highway Department regarding highway cuts.

Motion 100-12: Motion by Mr. Boxberger, seconded by Mr. MacAdam to schedule a public hearing for a 2 lot subdivision of Lot #11 for Mike Lundy, Lundy Development & Property Management, LLC, County Route 200 for Monday, October 15, 2012 at 10:30 a.m., conditional upon receipt of a completed application, lot descriptions, and a stamped and signed plat.

Ayes All: Motion Carried.

Site Plan/Special Use Permit

Joe Belmont – (WJ Elliott Property) – Car Audio Business – 18841/49 US Route 11 – Sign Permit – Tax Map #91.05-1-68.

Joe Belmont presented proposed signage for a Car Audio Business at 18841/49 US Route 11, Tax Map #91.05-1-68. Discussion followed. Authorization from the building owner needs to be submitted.

Motion 101-12: Motion by Mr. Boxberger, seconded by Mr. Smith that the Zoning Officer be authorized to issue a sign permit for a side mounted sign 8’ x 16’ and peak mounted sign for the Car Audio Business located at 18841/49 US Route 11 and that in accordance with municipal sign law, that there shall not be any temporary signage in the windows that exceeds 32 square feet total.

Ayes All: Motion Carried.

Petco – COR Plaza – Remove Existing Signage and Replace with a New 20 Square Foot Sign.

No one was present.

Jamie Short – New Business – Old Garage Deli – 19059 US Route 11 – Tax Map #91.05-1-64 – Property owned by Ames Brothers Service Center.

Jamie Short presented an application for proposed signage for a new business called Old Garage Deli, 19059 US Route 11. Her plans call for refacing the existing signage only. There will be no changes to the outside of the building. Discussion followed. The board waived site plan review. By consensus of the board, Ms. Short will submit a color rendered drawing of the proposed signage by email. If the board approves, they will authorize the Zoning Officer to issue a sign permit. Ms. Short also needs to obtain a Change of Use zoning permit.

Peter Clough – Proposed Signage – Samaritan Senior Village.

Peter Clough submitted proposed signage for the Samaritan Senior Village at the corner of Summit View and Campus Drive. This sign will be internally lit. Discussion followed.

Motion 102-12: Motion by Mr. Boxberger, seconded by Mr. Smith that the Zoning Officer be authorized to issue a sign permit for Samaritan Senior Village, conditional upon the sign being located a minimum of 15' from the public right-of-way.

Ayes All: Motion Carried.

Dan Gill – GNC – COR Plaza –Proposed Signage.

Dan Gill presented proposed signage for GNC in the COR Plaza. A color rendered drawing and authorization from COR was submitted. A completed application still needs to be submitted.

Motion 103-12: Motion by Mr. Boxberger, seconded by Mr. Smith to authorize the Zoning Officer to issue a sign permit for GNC located in the COR Plaza, conditional upon receipt of a completed application for a sign permit.

Ayes All: Motion Carried.

Mike Lundy – Site Plan – Lot #11 – Eagle Beverage – Industrial Park.

Pat Scordo and Mike Lundy presented updated site plans addressing issues requested at the special September 17, 2012 meeting. A color rendered drawing was not submitted as logistics are still being worked out with Eagle Beverage. Proposed signage will be submitted separately as Eagle Beverage needs to talk with their corporate office. Discussion followed. The board will consider authorizing conditional approval if a color rendered drawing is submitted by the special October 15, 2012 meeting.

Mike Lundy – Updated Site Plan - Lot #4A – Watertown Pediatric Dentistry – Washington Summit.

Mike Lundy presented updated site plans for Watertown Pediatric Dentistry in Washington Summit. A color rendered drawing was submitted. Discussion followed.

Motion 104-12: Motion by Mr. Boxberger, seconded by Mr. Vaas that the Town of Watertown Planning Board update the site plan approval for the Watertown Pediatric Dentistry located on Lot #4A in Washington Summit to include Drawing #C101, C102, C103, and C504, all dated 9/25/12 and prepared by Wilbur D. Theiser, PE, as well as a color rendering of the building submitted by Mike Lundy dated 9/27/12.

Ayes All: Motion Carried.

Morgan Multifamily Development – Site Plan Revisions of Sidewalks & Dumpsters.

Mrs. Desormo stated that a letter dated 9/26/12 (**Attachment #1**) was submitted from Brian Drake, GYMO, on behalf of Morgan Multifamily Development, requesting that they be allowed to install concrete sidewalks instead of asphalt sidewalks in the development and that they also be allowed to eliminate the dumpsters, dumpster pads, and associated fencing as they would like to utilize curbside trash services in place of the dumpsters. Discussion followed.

Motion 105-12: Motion by Mr. Boxberger, seconded by Mr. Smith that site plan approval for Morgan Multifamily Development be revised to allow them to install concrete sidewalks where asphalt sidewalks were indicated and also allow them to eliminate dumpsters, dumpster pads, and associated fencing from the residential portion of the development. For removal of the dumpster facility from the community space, they must demonstrate to the Town of Watertown Planning Board that curbside trash services will be adequate.

Ayes All: Motion Carried.

Mr. Boxberger reported that the community surveys that were sent have been returned and reviewed. Mr. Boxberger forwarded them to Jeannie. There were numerous comments both good and bad. The biggest complaint involved the ambulance service. Approximately twelve people expressed an interest in serving on a committee. The Town Board needs to officially form a committee.

Motion 106-12: Motion by Mr. MacAdam, seconded by Mr. Vaas to adjourn the meeting at 9:17 p.m.

Ayes All: Motion Carried.

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Susan Burdick
Secretary