Special Meeting
Town of Watertown Planning Board
September 17, 2012

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

Members Excused: Tom Boxberger, Co-Chair

Mr. Smith called the special meeting of the Town of Watertown Planning Board to order at 10:00 a.m.

Public Hearing – Ellie Barker – 2 Lot Subdivision – 16444 US Route 11 – Tax Map #100.08-1-3.

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

The public hearing was opened at 10:04 a.m. No one wished to speak. The public hearing was closed at 10:05 a.m.

Public Hearing – Don Davidson (Evergreen Family FLP) – 2 Lot Subdivision – Davidson Collision Repair Center – 18439 US Route 11 – Tax Map #90.12-1-13.3.

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

The public hearing was opened at 10:06 a.m. No one wished to speak. The public hearing was closed at 10:06 a.m.

Public Hearing – Mike Robare – 3 Lot Subdivision – Spring Valley Drive – Tax Map #91.06-1-2.1.

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

The public hearing was opened at 10:07 a.m. No one wished to speak. The public hearing was closed at 10:08 a.m.

Public Hearing – Mike Lundy – Lundy Development & Property Management, LLC – Site Plan – Lot #11 – Eagle Beverage – Industrial Park.

Legal notice was published in the newspaper.

The public hearing was opened at 10:08 a.m. No one wished to speak. The public hearing was closed at 10:09 a.m.

Subdivision

2 Lot Subdivision – Ellie Barker – 16444 US Route 11 – Tax Map #100.08-1-3.1

Ellie Barker presented proposed plans for a 2 lot subdivision at 164444 US Route 11, Tax Map #100.08-1-3.1. A description of the remaining 10 acres was submitted. Mrs. Barker needs to contact the NYS Department of Transportation for a highway cut. Discussion followed.

Motion 88-12: Motion by Mrs. Desormo, seconded by Mr. Smith to grant subdivision approval for the Barker Living Trust. This subdivision is part of the property located at 16444 US Route 11, Tax Map #100.08-1-3.1. The subdivision is for a 1 acre Lot designated as Lot D. The plans were completed by LaFave, White & McGivern, dated 5/25/11, Sheet 1 of 1, File #2011B-09, with revision dates of 7/1/11 and 9/14/12. The building was added 8/20/12, conditional upon satisfactory review of lot descriptions, receipt of a statement from the NYS Department of Transportation for a highway cut, and receipt of the application fee.

Ayes All: Motion Carried.

2 Lot Subdivision – Don Davidson (Evergreen Family FLP) – Davidson Collision Repair Center – 18439 US Route 11 – Tax Map #90.12-1-13.3.

Robert Busler, on behalf of, Evergreen Family FLP, reviewed proposed plans for a 2 lot subdivision at 18439 US Route 11, Tax Map #90.12-1-13.3, Davidson Collision Repair Center for financing purposes.

Motion 89-12: Motion by Mr. Vaas, seconded by Mr. Smith to grant a 2 lot subdivision to Don Davidson (Evergreen Family FLP) located at 18439 US Route 11, Tax Map #90.12-1-13.3. Parcel #1 being 4.177 acres and Parcel #2 being 1.643 acres. The map is prepared by LaFave, White & McGivern, File #9-7 dated 10/22/09, with revision dates of 10/28/09, 8/8/12 & 9/4/12, stamped by Robert J. Busler, Licensed Surveyor, conditional upon satisfactory review of the lot descriptions.

Ayes – 3
Abstentions – 1: Motion Carried.

3 Lot Subdivision – Mike Robare – Spring Valley Drive – Tax Map #91.06-1-2.1.

Mr. Robare submitted a completed application, SEQRA, and lot descriptions for a 3 lot subdivision on Spring Valley Road, Tax Map #91.06-1-2.1. The subdivision request is for financing purposes. It meets all zoning requirements. Discussion followed.

Motion 90-12: Motion by Mr. MacAdam, seconded by Mr. Smith to grant a 3 lot subdivision for Mike Robare for the property located on Spring Valley Drive, Tax Map #91.06-1-2.1 as shown on a map prepared by Michael Battista, Licensed Land Surveyor, Project #12-128.2, dated 6/23-30/12, 7/5-14/12, and 8/18/12. The map shows Lot #1 containing 11.58 acres, Lot #2 containing 3.83 acres, and Lot #3 containing 53.05 acres, conditional upon satisfactory review of lot descriptions.

Ayes All: Motion Carried.

Site Plan – Mike Lundy – Lundy Development & Property Management, LLC – Lot #11 – Eagle Beverage – Industrial Park.

Pat Scordo, GYMO, on behalf of Mike Lundy, presented proposed plans for Eagle Beverage, Lot #11 in the Industrial Park. Parking regulations were addressed in a letter dated 9/17/12 (Attachment #1). Discussion followed. The following information still needs to be submitted: Proposed lighting, additional vegetation at the front of the building, building elevations, proposed signage, and a color rendered drawing of the building. The words future and proposed need to be removed from the plans and the lot needs to be labeled as Lot #11 and show the entire 16 acres.

No action will be taken on site plan approval until all requested information is submitted.

Mike Lundy – Lundy Development & Property Management, LLC - Preliminary Discussion for a 2 Lot Subdivision of Lot #11 – Industrial Park.

Mr. Scordo also submitted proposed plans for a 2 lot subdivision of Lot #11 in the Industrial Park. A completed application and SEQRA were submitted. Discussion followed. The board will review past minutes to determine if subdivision approval was ever given and filed for Lot #11 and Lot #12. If it was, this would be considered a lot line adjustment. If it was not filed, this will be a subdivision.

Motion 91-12: Motion by Mr. MacAdam, seconded by Mr. Vaas to adjourn the meeting at 11:00 a.m.

Ayes All: Motion Carried.

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Susan Burdick
Secretary