Regular Meeting
Town of Watertown Planning Board
February 3, 2014

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

Members Excused: Tom Boxberger, Co-Chair

Mr. Smith called the regularly scheduled meeting of the Town of Watertown Planning Board to order at 7:02 p.m.

Motion 9-14: Motion by Mrs. Desormo, seconded by Mr. MacAdam to accept the minutes of the January 14, 2014 meeting as written and distributed.

Ayes All: Motion Carried.

Public Hearing

RJ Roux - Boulder Ridge Developers, Inc. - 3 Lot Subdivision - County Route 155

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.

Jacob Navarra, 22416 Ridgeview Road, asked to see the proposed plans. After reviewing the plans, Mr. Navarra stated he has no problems with them.

The public hearing was closed at 7:05 p.m.

Subdivision

RJ Roux - Boulder Ridge Developers, Inc. - 3 Lot Subdivision - County Route 155

Updated plans, the application fee, and lot descriptions were submitted. Discussion followed.

Motion 10-14: Motion by Mr. MacAdam, seconded by Mr. Smith to approve a 3 lot subdivision on County Route 155 for Boulder Ridge Developers, Inc. as shown on a map from The Berneir Carr Group, File #2007-264, Sheet 1 entitled Land Subdivision Plat of Boulder Ridge Developers, Inc. consisting of 3 lots. Lot #1 being 1.34 acres, Lot #2 being 2.50 acres, and the residual Lot #3 being 45.95 acres. The map is dated 1/15/14 and includes a revision showing that Dry Hill Road was changed to County Route 155, conditional upon satisfactory review of lot descriptions.

Ayes All: Motion Carried.

COR Management - Beaver Meadow Apartments - NYS Route 3 - 3 Lot Subdivision for financing purposes.

Kate Johnson, on behalf of COR Management, presented proposed plans for a 3 lot subdivision for Beaver Meadow Apartments, NYS Route 3 for financing purposes only. Discussion followed.

Motion 11-14: Motion by Mrs. Desormo, seconded by Mr. Smith to deny the subdivision application for COR Management, Beaver Meadow Apartments, as it does not meet side setback requirements and road frontage requirements for one lot.

Ayes All: Motion Carried.

The consensus of the board is that they have no conceptual problems with this proposed subdivision as it is for financing purposes only.

Sign Permit

TacoDelMar - 21290 County Route 202 - Sign Permit

GaryTurck and Brian Chartrand submitted proposed signage for TacoDelMar, 21290 County Route 202. One sign would be on the front of the building and be 26.8 square feet and the second would be on the back of the building and be 20 square feet. The signs will be red in color and back lit. Discussion followed.

Motion 12-14: Motion by Mr. Vaas, seconded by Mr. MacAdam to authorize the Zoning Officer to issue sign permits for TacoDelMar, 21290 County Route 202 for 2 signs as shown on drawings prepared by Everbrite, Project #268866-3, dated 3/29/11. Sheet #1 showing the front sign being 1'11' x 14' and Sheet #2 showing the rear sign to be 1'8" x 12'. The signs will be red in color and back lit.

Ayes All: Motion Carried.

Site Plan

Purcell Construction - Preliminary Discussion for a Project on US Route 11

Mark Purcell discussed proposed plans for a business park on US Route 11. Mr. Purcell discussed the request from the board to explore the feasibility of building a road to be connected to the old meat market road. Mr. Purcell stated that this would be very expensive. It would be approximately 2,200 linear feet and cost approximately 3 to 4 hundred thousand dollars with water and sewer. Discussion followed.

Mr. Purcell stated they are still in the process of working on the proposed plans. They will address the request to create access to Howell Road and modify the plans regarding the proposed parking lots. The board also ask them to address walking paths within the proposed office park as well as sidewalks on US Route 11.

Mr. Purcell stated his main questions are whether the board will allow a highway cut on US Route 11 if DOT allows it and if the board will require him to build the road to the old meat market? Discussion followed.

Mr. Purcell will work on modifications to the plans and come back at a later date.

Mike Lundy - Lundy Development & Property Management, LLC - Sketch plan conference of Lot #10 & #11 in the Industrial Park.

Terry Wood, Lunco, & a representative of Harrington, Mosher Architects, presented proposed plans for a distribution facility on Lot #10 & Lot #11 in the Industrial Park. Discussion followed.

This proposed project would be handled in two steps. First, a completed application for a Lot Line Adjustment with a short SEQRA form would need to submitted and acted upon.

Second, a completed Site Plan application would need to be submitted along with a survey, lot descriptions, color rendered drawing, elevations, and a short SEQRA form.

The board asked that anything labeled "future, proposed, or potential" be eliminated from the plans. They also need the cross easement of the driveway addressed.

All information requested will be gathered and they will come back at the March meeting.

Motion 13-14: Motion by Mr. Vaas, seconded by Mr. MacAdam to adjourn the meeting at 8:05 p.m.

Ayes All: Motion Carried.

Susan Burdick
Secretary