Regular Meeting
Town of Watertown Planning Board
January 14, 2014

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

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

Motion 1-14: Motion by Mr. Boxberger, seconded by Mr. Smith to schedule the regular meeting of the Town of Watertown Planning Board for the first Monday of each month at 7:00 p.m.

Ayes All: Motion Carried.

Motion 2-14: Motion by Mr. Vaas, seconded by Mr. MacAdam that Mr. Boxberger and Mr. Smith serve as Co-Chair for the Town of Watertown Planning Board for the 2014.

Ayes All: Motion Carried.

Motion 3-14: Motion by Mr. Boxberger, seconded by Mr. MacAdam to schedule a special meeting of the Town of Watertown Planning Board with the Tug Hill Commission to review proposed zone changes for Monday, March 3, 2014 at 6:00 p.m.

Ayes All: Motion Carried.

Motion 4-14: Motion by Mrs. Desormo, seconded by Mr. Boxberger to accept the minutes of the December 2, 2013 meeting as written and distributed.

Ayes All: Motion Carried.

Sign Permit

84 Lumber - NYS Route 12F - Sign Permit

Mike Britton, Signs & Designs, on behalf of 84 Lumber, presented proposed plans to replace the existing sign with a new sign on NYS Route 12F. The proposed signage meets zoning requirements. The existing sign blew down. Discussion followed.

The board would like to see a decorative base at the bottom of the pole.

Motion 5-14: Motion by Mr. Boxberger, seconded by Mr. Smith to authorize the Zoning Officer to issue a sign permit for 84 Lumber, NYS Route 12F, conditional upon submission of an updated site map detailing the setbacks on correct location of the existing base indicate that the setbacks meet or exceed town requirements for the sign. The sign shall be a maximum of 19' tall above ground level, with a 7' diameter sign as shown on the plat signed by Mike Britton, dated 1/14/14, Project #108836, Drawing A-1, dated 12/19/13. Also conditional upon the construction of a minimum 4' high ornamental base at the bottom of the pole. Those submission would not have to come back to the board as long as they are acceptable to Mrs. Desormo.

Ayes All: Motion Carried.

Subdivision

Bob Steele/RJ Roux - 3 Lot Subdivision - County Route 155

RJ Roux submitted an application, plans and SEQRA for a 3 lot subdivision on County Route 155. Discussion followed.

An additional $50 application fee needs to be submitted. The plat and MYLAR need to be changed to reflect County Route 155 and not Dry Hill Road.

Motion 6-14: Motion by Mr. Boxberger, seconded by Mr. Vaas to schedule a public hearing for a 3 lot subdivision for the property of Boulder Ridge Developers, Inc., located at County Route 155 and Ridgeview Road for February 3, 2014 at 7:00 p.m.

Ayes All: Motion Carried.

Lot Line Adjustment

Paul Desormo - Lot Line Adjustment - Weaver Road - Tax Map #83.15-2-10.1

Mrs. Desormo will abstain from discussion on this proposed project.

Tracy Stevens, on behalf of Paul Desormo, submitted an application, plans, MYLAR, and lot descriptions for a lot line adjustment on Weaver Road, Tax Map #83.15-2-10.1. Discussion followed.

Motion 7-14: Motion by Mr. MacAdam, seconded by Mr. Boxberger to consider this project a lot line adjustment as shown on plans titled Desormo Lot Line Adjustment, Weaver Road, dated 10/22/12 with 2 revision dates, the latest being 1/13/14 drawn by Patsy Storino, File #12-053-Watertown, which will take .637 acres off Tax Parcel 83.15-2-10.1 and making it a parcel by itself. The back acreage will be added to the 2.08 acreage of the residential property of Paul and Linda Desormo, conditional upon submission of the application fee and satisfactory review of lot descriptions.

Ayes - 4
Abstention - 1: Motion Carried.

Site Plan

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

Rick Gefell, Purcell Construction, presented preliminary plans for a business park on US Route 11. The proposed project would consist of approximately 10 buildings between 4,000 to 8,000 square feet. They envision medical, small business, and multi-tenant buildings for this proposed park. Preliminary discussion have taken place with DOT and GYMO regarding highway cuts onto US Route 11. Discussion followed.

The board likes the concept; however, they have concerns with traffic on US Route 11, thru traffic in the parking lots, and would like to see the plans address sidewalks both on US Route 11 and within the proposed business park.

The board would like to see a rough schematic and cost projection of what it would entail to connect the project with the meat market property which exists on US Route 11. They also would like to see as much traffic as possible steered onto the Howell Road and not Route 11.

Mr. Gefell stated that GYMO is preparing documents for DOT and wanted to know if DOT allowed highway cuts on US Route 11 would the Planning Board approve it. Mr. Gefell stated he doesn't want to spend money on something that the Planning Board won't approve.

The board suggested that an informal meeting be scheduled with Planning Board members, DOT, GYMO and Purcell Construction regarding the highway cuts on Route 11 before a lot of money is invested.

Mr. Gefell will take the boards suggestions into consideration and come back at a future meeting with updated plans.

Mr. Boxberger announced that the Town of Watertown Zoning Board of Appeals will meet on Wednesday, February 5, 2014 at 7:00 p.m. The public hearing for Nice N Easy's request for a variance for signage will be held at this meeting

The NYS Tug Hill Commission 25th Annual Local Government Conference is Thursday, March 27, 2014 at JCC. Mrs. Desormo will submit registration forms for Mr. Smith, Mr. MacAdam, and Mr. Vaas.

Mr. Boxberger updated board members on Todd Badalato - Cold Brook Development, 15 Lot Subdivision. The engineering firm has not yet provided information to the NYS Department of Health. Mr. Vaas stated that he has not completed the SEQRA Determination yet because he does not have a completed application. The Town of Watertown Planning Board has declared themselves Lead Agency.

Motion 8-14: Motion by Mr. MacAdam, seconded by Mr. Boxberger to adjourn the meeting at 8:38 p.m.

Ayes All: Motion Carried.

Susan Burdick
Secretary