

**Regular Meeting
Town of Watertown Planning Board
January 4, 2010**

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

The regularly scheduled meeting of the Town of Watertown Planning Board was called to order at 7:00 p.m. by Mr. Boxberger.

Jim Smith was sworn in as a Planning Board Member for a 5-year term.

Motion 01-10: Motion by Mr. Boxberger, seconded by Mr. Smith to schedule all regular meetings of the Town of Watertown Planning Board for the 2010-year for the first Monday of each month.

Ayes All: Motion Carried.

Motion 02-10: Motion by Mr. Boxberger, seconded by Mr. Vaas to scheduled a special meeting with the Tug Hill Commission for Monday, February 1, 2010 at 4:00 p.m.

Ayes All: Motion Carried.

Tom Boxberger and Pam Desormo were designated as Co-Chairmen for the 2010-year.

Public Hearing – Dan Devine – Hair Salon - 21243 NYS Route 12F – Tax Map #73.20-1-7.3.

Legal notice has been posted in the newspaper.

The public hearing was opened at 7:03 p.m. No one from the public wished to speak. The public hearing was closed at 7:03 p.m.

Public Hearing – Site Plan - Mr. Rick’s Bakery – Lot #7 – Jefferson County Industrial Park – New Building.

Legal notice has been posted in the newspaper.

The public hearing was opened at 7:04 p.m. No one from the public wished to speak. The public hearing was closed at 7:04 p.m.

Subdivision – Brian Lords/Jim Barber – 24610 Crane Lane.

Mr. Barber approached the board with questions regarding the possibility of a non-conforming subdivision on Crane Lane for property currently on the market that he is interested in purchasing. A portion of this property is on a Town road that is not paved. Mr. Barber is in the process of getting a survey of said land; however, it has not been completed yet. Discussion followed.

Mrs. Desormo will check with the Town’s Highway Superintendent and Town Supervisor regarding financial liability of paving the road and location of a driveway for this land. Mr. Barber will check back with Mrs. Desormo before he proceeds any further.

Site Plan – Dan Devine – Hair Salon - 21243 NYS Route 12F – Tax Map #73.20-1-7.3

Mr. Boxberger read a letter from Jefferson County Department of Planning dated December 30, 2009 with their recommendations of this project (**Attachment #1**) and entered it into record.

Mr. Devine has taken ownership of this property. He has been notified that a new water meter needs to be installed. A completed application, short SEQRA form, and updated site plan with proposed vegetation, lighting, and a rendered drawing of the proposed signage was submitted. Discussion followed.

Motion 03-10: Motion by Mr. Boxberger, seconded by Mr. Smith to grant site plan approval to Dan Devine to develop a Hair Salon at 21243 NYS Route 12F in the Town of Watertown, Tax Parcel #73.20-1-7.3 conditional upon the sign being a maximum of 9' tall as specified in the attachment to the site plan with vegetative planting to be installed as soon as climatologically permissible including mixed vegetative planting of spruce, flowering trees, and a frontage of maple trees along Route 12F. The sign is to be placed in the exact location of the existing sign once that is removed.

Ayes All: Motion Carried.

Mrs. Desormo will attach a tax map to the approved site plan.

Site Plan – Mr. Rick’s Bakery – New Building – Lot #7 – Jefferson County Industrial Park.

Anthony Felder, on behalf of Mr. Rick’s Bakery, submitted updated plans as requested by the board at the December meeting addressing the traffic flow, designated parking area, gravel and green spaces, water line, and proposed signage, including vegetation.

The board again thanked Mr. Felder for a very professional presentation of this project as it reflects the intent that the Planning Board and the Town Board have with revising zoning in this area.

Motion 04-10: Motion by Mr. Boxberger, seconded by Mr. Smith to grant site plan approval to Mr. Rick’s Bakery located on Lot #7 in the Jefferson County Industrial Park, County Route 200, as indicated on drawings labeled P101, dated 12/26/09 & P102, dated 12/27/09, prepared by Indian River Lakes Engineering, PLLC, in addition, a design manual, dated 12/1/09, with a revision date of 12/26/09 also prepared by Indian River Lakes Engineering, PLLC all signed and stamped by Anthony Felder, Licensed Professional Engineer, conditional upon the requirement that the sign, as indicated in the construction package, not exceed 9' in height and be constructed in accordance with the drawing.

Ayes All: Motion Carried.

Board members realized that they inadvertently forgot to address approval of the minutes from the December 2009 meetings.

Motion 05-10: Motion by Mr. MacAdam, seconded by Mr. Boxberger to accept the minutes of the December 1, 2009 meeting as written and distributed.

Ayes All: Motion Carried.

Motion 06-10: Motion by Mr. Vaas, seconded by Mrs. Desormo to accept the minutes of the December 22, 2009 special meeting as written and distributed.

Ayes All: Motion Carried.

Site Plan - Harbor Freight Tools – Sign Proposal - 20839 NYS Route 3 – Former Rex Building.

The Planning Board met with several representatives from Harbor Freight Tools on December 22, 2009 regarding signage issues relative to site plan at the former Rex Building at 20839 NYS Route 3.

David Geurtsen, Attorney, Conboy, McKay, Bachman & Kendall, LLP, on behalf of Harbor Freight Tools, submitted 3 pages of computer simulated drawings for the proposed signage agreed upon at the December 22, 2009 meeting (**Attachment #2**) for Harbor Freight Tools. This paperwork also includes details for a decorative planter at the base of the free standing sign, proposed lighting, and proposed signage for the front of the building.

Motion 07-10:

Motion by Mr. Boxberger, seconded by Mr. Smith to schedule a public hearing for Harbor Freight Tools for site plan on Monday, February 1, 2010 at 7:00 p.m., contingent upon submission of a completed application with appropriate fees and the required SEQRA form on or before January 13, 2010 unless a contractual agreement be prepared by the developer indicating that the signage as shown in Drawings - Sheet #1, Sheet #2, and Sheet #3, Job #1648 drawn 10/13/09 with a series of revision dates of 10/27/09, 11/2/09, 12/21/09, 12/22/09, a 2nd 12/22/09, with a final date of 12/23/09 indicating that signage shall be a contractual agreement indicating that such sign shall be installed as soon as possible in strict conformance with these three documents and that the final finished elevation of the free standing sign will not exceed 24'0" and that prior to completion of the shown planter at the bottom of said sign, the Planning Board will be consulted regarding the details of said planter. If this information, in contractual form for counter signatures by the Town Planning Board, is received in a satisfactory manner to the Town Planning Board, the Chairman can be authorized to execute the agreement on the part of the Planning Board and further site plan consideration be waived.

Ayes All: Motion Carried.

Chris Goutremout – Dry Hill Automotive Detail Center – 18851 County Route 165 – Addition of an Auto Repair Shop.

Mr. Goutremout approached the board regarding the possibility of opening an auto repair shop in addition to his detailing shop at 18851 County Route 156.

The board stated that Mr. Goutremout needs to come into compliance with site plan approval set forth by the Zoning Board of Appeals regarding the screening buffer on the residential property boundaries before they can consider this new request.

Mr. Goutremout will come into compliance and then approached the board on another date.

New Business

It has been brought to the attention of the Planning Board that the sign installed in front of Wal Mart may not be in compliance with site plan approval.

Motion 08-10: Motion by Mr. Boxberger, seconded by Mr. Smith to ask the Town Zoning Officer to review the approved site plan for Wal Mart, conduct an on site inspection, and alert both the Planning Board and Wal Mart of any discrepancies with the installation of the sign from the approved site plan.

Ayes All: Motion Carried.

Motion 09-10: Motion by Mr. MacAdam, seconded by Mr. Boxberger to adjourn the meeting at 7:59 p.m.

Ayes All: Motion Carried.

Susan Burdick
Secretary