

**Regular Meeting  
Town of Watertown Planning Board  
April 5, 2010**

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

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

**Motion 22-10:** Motion by Mr. Vaas, seconded by Mr. Smith to accept the minutes of the March 1, 2010 meeting as written and distributed.

Ayes All: Motion Carried.

**Motion 23-10:** Motion by Mr. Boxberger, seconded by Mr. Smith to reschedule the regular May meeting of the Town of Watertown Planning Board to Monday, May 10, 2010 at 7:00 p.m.

Ayes All: Motion Carried.

**Motion 24-10:** Motion by Mr. Boxberger, seconded by Mr. Smith to tentatively schedule a special meeting of the Town of Watertown Planning Board with the Tug Hill Commission and the Town Board for Monday, May 10, 2010 at 6:00 p.m.

Ayes All: Motion Carried.

**Public Hearing – Site Plan – Tom Compo – Construction of a 40’ Addition to Diamond Autoglass – 18941 US Route 11 – Tax Map #91.05-1-67.2**

Legal notice was posted in the newspaper.

The public hearing was opened at 7:02 p.m. No one wished to speak. The public hearing was closed at 7:02 p.m.

**Subdivision – RJ Roux – 2 Lot Subdivision – County Route 155 – Tax Map #91.13-1-38.**

RJ Roux presented plans for a 2-lot subdivision on County Route 155. An application was submitted. Discussion followed.

**Motion 25-10:** Motion by Mr. Vaas, seconded by Mr. Boxberger to schedule a public hearing for RJ Roux, on behalf of Boulder Ridge Developers, Inc., for Monday, May 10, 2010 at 7:00 p.m. for a 2-lot subdivision from a plat produce by Berneir Carr Group.

Ayes All: Motion Carried.

Mr. Roux will be required to notify all adjacent property owners of the public hearing. Mr. Roux will include a written statement allowing a water easement if needed and acknowledgment of the Watertown Sportsman Club in the sale agreement.

**Subdivision – Voyageur Properties – 4 Lot Subdivision – US Route 11**

Ryan Churchill, GYMO, on behalf of Voyageur Properties presented preliminary plans for a 4-lot subdivision on US Route 11. Voyageur originally tried to do a 14-lot major subdivision in 2004-2005 but faced many roadblocks with water issues. They are now trying for a minor 4-lot subdivision plus the residual lot. Discussion followed regarding the water issues.

The board requested that another yield and quality test be done on Well #3. If the well runs dry another well needs to be drilled on the lot or an adjacent lot, as proof of available water is required. Also a schematic for Well #4 needs to be included as part of the plat regarding iron treatment.

**Site Plan – Tom Compo – Construction of a 40’ Addition to Diamond Autoglass – 18943 US Route 11 – Tax Map #91.05-1-67.2**

Tom Compo presented revised plans for a 40’ addition to Diamond Autoglass – 18943 US Route 11.

Jefferson County Department of Planning recommendations (**Attachment #1**) was entered into the record.

The board requested that internal traffic circulation, outdoor lighting, a complete parking plan, a total of 5 ornamental (deer resistant) shrubs, an updated side drawing showing wall packs and an equipment cut sheet be submitted with the site plan.

**Motion 26-10:** Motion by Mr. Boxberger, seconded by Mr. MacAdam that site plan approval be granted for Tom Compo, 18943 US Route 11 as depicted on a plat drawn by Widrick Construction with an original date of 7/1/04 and a final revision date of 3/4/10 consisting of Drawing C1 & 2 contingent upon receipt of a revised Drawing #2 showing locations of all wall pack lighting fixtures including a cut sheet on the fixtures to be installed, submission of the minor revision to Drawing C1 to designate all parking spots along the building, and also contingent upon the submission of the revised planting schematic for landscaping showing a minimum of 3 ornamental shrubs or low bushes located to the south side of the building and maintaining the 2 plantings shown on the north side of the building.

Ayes All: Motion Carried.

**Kim Thompson – Site Plan – US Route 11**

No one was present.

**American Paving Company – Site Plan – Preliminary discussion to open an office at 17099 NYS Route 11 (Former Butler Fence) – Tax Map #90.2-1-16**

Ben and Jane Thrana presented preliminary plans to open an office at 17099 US Route 11, Tax Map #90.20-1-16. An application was submitted.

This business will be open 6 months per year. The Thrana’s are requesting permission to make repairs to the existing building. There will be no structural changes. Discussion followed.

A rendered drawing of proposed signage needs be submitted including a decorative monumental style base with proposed vegetation. This sign needs to be 40’ off the NYS right-of-way.

**COR Development Company, LLC – Construction of a 3,800 Square Foot Expansion on the south side of Building D**

Catherine K. Johnson, Legal Counsel for COR Development Company, LLC, presented plans for a proposed 3,800 square foot expansion to the existing Building D.

A SEQRA short form was submitted to document that SEQRA was done and the expansion falls within the scope of the review and that the finding statement was issued on 5/15/06.

Mr. Vaas stated that since this expansion is still under the total square footage approved in 2006 a new SEQRA determination is not needed.

The board unanimously agreed that a SEQRA determination is not needed for this project.

**Motion 27-10:** Motion by Mr. Boxberger, seconded by Mr. Smith to waive site plan approval for COR Development Company, LLC Building D expansion as shown on Page C100, Project #8436 of the overall site plan for COR, Route 3 Company, LLC prepared by Birdman Associates, dated 3/31/10 showing a proposed expansion of 3,890 square feet on Building D which consists of approximately 4 % of the total floor space of Building D. The justification for waiving site plan is the elevation as shown is in complete harmony with the existing building, the parking will still exceed the requirements of the Town of Watertown, the original SEQRA that was completed for the entire project in 2006 is still applicable as the total square footage of development has not yet been reached even if Building C were to be constructed. Generally the building addition will be in overall harmony with the original site plan approval and SEQRA determination that was made 5/15/06.

**The board was polled individually:**

**Tom Boxberger** – In favor of waiving site plan for the reasons included in the above motion and the fact that the new construction is an extremely small portion of not just that building but also the entire project and it is in complete harmony with what was previously built.

**Pam Desormo** – In favor for same reasons previously stated.

**Randy Vaas** – In favor because the expansion will be in harmony with the rest of the existing structure, there will be no change in the elevation of the roof line or the base of the building, total square footage of the project development with the proposed expansion is still under the total square footage approved through the environmental impact statement process of 2006, and that the addition is less than 5% of the total square footage area of the existing Building D.

**Jim Smith** – In favor and agrees with all reasons cited.

**Terry MacAdam** – In favor and agrees with all reasons cited.

**The motion was approved unanimously with all Planning Board members present. Motion Carried.**

A zoning permit needs to be obtained.

**Lunco – Update on Building #4 - Washington Summit Complex**

Mike Lundy presented minor revisions to site plan on Building #4 in the Washington Summit Complex which was originally approved on 3/2/09. Discussion followed.

**Motion 28-10:** Motion by Mr. Boxberger, seconded by Mr. Vaas that site plan approval issued for Building #4, Multi Tenant Building at Washington Summit Complex, permit #2009/008, date 3/2/09 as shown on a drawing prepared by Bennetts & Huysman Architects, PC, signed on 3/2/09, be extended 6 months.

Ayes All: Motion Carried.

**Motion 29-10:** Motion by Mrs. Desormo, seconded by Mr. Boxberger to amend the original site plan given on 3/2/09 for the Building #4 project in Washington Summit Complex as shown on Drawing S2, dated 1/9/10 drawn by Lunco Corporation Design to include minor modifications as they are insubstantial, there is virtually no increase in square footage, and there is a deletion of an entryway facing Route 11 and deletion of the portico to increase parking.

Ayes All: Motion Carried.

The zoning permit will also need to be extended.

**Lunco – Update on – Lot #2 – Spec Building – Industrial Park**

Mike Lundy updated the board on the Spec Building project in the Industrial Park.

This project is having issues with National Grid. National Grid does not have the proper switchgear to provide underground power to the project. The utilities were installed on the property without a right-of-way. In order for National Grid to serve the building, they need to come off the overhead pole that ends at the property line and run a new underground feed to the building. In order to accomplish this, a new pole needs to be added. One of the covenants of the park is no overhead electrical. National Grid won't add the pole because it would be 10 feet on the property.

Lunco is asking for the board's approval to install a pole 10 feet over the property line for the overhead addition and from that pole come underground to tie into the utility that was designated use.

The board concurred that in light of the difficulties exhibited by National Grid infrastructure for connecting to underground cable, the Town of Watertown Planning Board has no issues with tapping the power from the rear of the property and installation of tenant owned pole ten feet from the property line provided all service cables from that pole to the building go underground and that upon completion, a revised plat be submitted to the Town showing exact location of the revised infrastructure.

It was stated for the record that the board is not overriding the JCIDA covenant; they are stating they have no issues with this solution to the problem.

**Lunco – CFM Food Project – County Route 200**

Mike Lundy presented revised plans to a previously approved project for CFM Food Distributors on 3/2/09. This project needs to be completed in two phases so local funding can be obtained. Discussion followed.

**Motion 30-10:** Motion by Mr. Boxberger, seconded by Mr. Smith that a 6 month extension of site plan be granted for Lunco for a site plan originally approved on 3/2/09 for the CFM Food Distributors Project located on County Route 200, Town of Watertown as shown on Drawing C100 & L101 as prepared by GYMO.

Ayes All: Motion Carried.

**Motion 31-10:** Motion by Mr. MacAdam, seconded by Mr. Smith to amend site plan previously approved on 3/2/09. The amendment will consist of Drawing C100, Project #2008-142E, dated 7/18/08 with a final revision date of 3/29/10. This will consist of a portion of the original site plan previously approved on 3/2/09 consisting of only Phase A which is a portion of the previous site plan as shown on a map by GYMO Architectural Engineering & Land Surveying for CFM Food Distributors located on CR 200 based on SEQRA that will still be in effect as it is only part of what was originally considered.

Ayes All: Motion Carried.

The zoning permit will need to be extended and Lunco will have to approach the board when they are ready to begin Phase B.

**North American Tapes, LLC – 20,000 plus square foot addition to an existing building at 22430 County Route 196**

Anthony Felder, on behalf of North American Tapes, LLC, presented plans for a 20,000 plus square foot addition to the existing building. Discussion followed.

The water and service line and a colored rendering of the elevations need to be cited on the site plan. A rendered drawing of proposed signage showing decorative base and proposed vegetation around the base and proposed vegetation for green space areas also needs to be submitted.

The county needs to be contacted regarding a highway cut.

**Motion 32-10:** Motion by Mr. Smith, seconded by Mr. Boxberger to schedule a public hearing for North American Tapes, LLC for Monday, May 10, 2010 at 7:00 p.m. for site plan at 22430 County Route 196.

Ayes All: Motion Carried.

**Kevin Caldwell – Completion of Site Plan Review – 19208 US Route 11**

Kevin Caldwell presented drawings of proposed fencing and signage at 19208 US Route 11.

It was the consensus of the board that the proposed fence complies with what was required by the Zoning Board of Appeals and that the sign is to be updated by painting the pole and constructing a base for flowers or shrubs.

**Motion 33-10:** Motion by Mr. MacAdam, seconded by Mr. Boxberger to adjourn the meeting at 8:50 p.m.

Ayes All: Motion Carried.