

**Regular Meeting  
Town of Watertown Planning Board  
May 10, 2010**

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

**Members Excused:** Randy Vaas

Mr. Boxberger called the rescheduled regular meeting of the Town of Watertown Planning Board to order at 7:04 p.m.

**Motion 34-10:** Motion by Mr. Smith, seconded by Mr. MacAdams to accept the minutes of the April 5, 2010 meeting with the following amendments.

**Page 2 – Subdivision – Voyageur Properties – 4 Lot  
Subdivision -US Route 11**

The board requested that another yield and quality test be done on Well #3. If the well *is not satisfactory*, another well needs to be drilled on the lot or an adjacent lot, as proof of available water is required.

**Page 5 – Lunco – CFM Food Project – County Route 200**

Addition of the following statement after **Motion 31-10 - Ayes All: Motion Carried.**

The zoning permit will need to be extended and Lunco will have to approach to the board when they are ready to begin Phase B.  
*The developer was informed that increasing the scope of the project over the approved amended site plan would require a new site plan process and review.*

Ayes All: Motion Carried.

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

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

The public hearing was opened at 7:05 p.m. No one wished to speak. The public hearing was closed at 7:05 p.m.

**Public Hearing – North American Tapes – Site Plan – Addition to the existing building at 22430 County Route 196.**

Legal notice was posted in the newspaper.

The public hearing was opened at 7:06 p.m. No one wished to speak. The public hearing was closed at 7:06 p.m.

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

RJ Roux stated that lot descriptions are being prepared by Gerry Kostyk. They will be submitted along with statements to be included in the deed concerning the granting of the easement for the water line if needed and the proximity to the Watertown Sportsman Club shooting range.

**Motion 35-10:** Motion by Mr. Boxberger, seconded by Mr. Smith that subdivision approval be granted for Boulder Ridge Developers, Inc., Co Rte 155, Tax Map #91.13-1-38 on a plat prepared by Bernier Carr Group, File #2007-264.1, dated 3/26/10 showing a 2-lot subdivision. Lot #1 consisting of 9.988 acres. The residual Lot #2, consisting of 51.41 acres noted as the remaining land of Boulder Ridge Developers, Inc., conditional upon receipt of a minimum three (3) paper copies and the Mylar of stamped and signed surveyed plats. This is contingent upon submission of satisfactory lot descriptions including language to be included in the deed that would address the granting of an easement for access to the public water facilities and noting the proximity to the Watertown Sportsman Club shooting range. The language must be consistent with the language in the deeds for other properties that were conveyed in adjacent subdivisions by Boulder Ridge Developers, Inc.

Ayes All: Motion Carried.

**Subdivision – Voyageur Properties – 4-5 Lot Subdivision of 95.40 Acres on US Route 11, Tax Map #100.07-2-19.1.**

No one was present.

**Subdivision – Roma & Kerry Miller – 2 Lot Subdivision at 20504 Hadcock Road, Tax Map #83.16-1-1.2.**

Roma & Kerry Miller presented plans for a 2-lot subdivision at 20504 Hadcock Road, Tax Map #83.16-1-1.2.

**Motion 36-10:** Motion by Mr. MacAdam, seconded by Mr. Smith to schedule a public hearing for a proposed 2-lot subdivision at 20504 Hadcock Road for Monday, June 7, 2010 at 7:00 p.m., conditional upon receipt of a completed application, lot descriptions, and a survey being consistent with the document that was provided on the approved subdivision, dated 11/1/07, as amended by the property owner.

Ayes All: Motion Carried.

**Site Plan – American Paving Company – To Open an Office at 17099 US Route 11, Former Butler Fence, Tax Map #90.20-1-16.**

No one was present.

**Site Plan – North American Tapes – Addition to Existing Business at 22430 County Route 196.**

Anthony Felder, Licensed Professional Engineer and Darren Prance, President of North American Tapes presented updated plans as requested at the April 5, 2010 meeting. A Jefferson County Permit for Construction within a County Right-of-Way was also submitted (**Attachment #1**).

Discussion followed.

**Motion 37-10:** Motion by Mr. Boxberger, seconded by Mr. Smith that site plan approval be granted for North American Tapes, at 22430 Fisher Road, also known as County Route 196, in the Town of Watertown for the project shown on the plat indicating name as NAT, dated 4/14/10 prepared by Indian River Lakes Engineering, signed by Anthony Felder consisting of pages P100, P101 & P102 and an untitled page showing a colored rendering of the building, conditional upon receipt of acceptable elevations of proposed signage not to exceed 4' x 8' showing the exact detail of installation. Review of the proposed sign will be done by consensus of the board at a separate meeting.

Ayes All: Motion Carried.

**Site Plan – Ron London – Ron’s Brake & Automotive Service, LLC – Construction of a New Sign at 24633 NYS Route 12S, Tax Map #83.19-1-10.**

Ron London presented a rendered drawing for a new sign to replace an existing sign which was destroyed by an automobile accident. The new sign will have lights but not until the Spring of 2011 as he plans on repaving the parking lot at that time. The board asked Mr. London to submit a drawing of the proposed base of the sign when plans are completed. Discussion followed.

**Motion 38-10:** Motion by Mr. Boxberger, seconded by Mr. Smith to waive site plan review as it is a replacement of an existing sign comparable in size and located farther from the NYS Right-of-Way than the previous sign that was destroyed by an automobile accident.

Ayes All: Motion Carried.

**Site Plan – Bart Bonner – New Business on County Route 67, Tax Map #91.00-1-3.2.**

Mr. & Mrs. Bonner presented plans for a Dog Kennel on County Route 67, Tax Map #91.00-1-3.2. They have been drilling for water but have not had any success. They discussed the possibility of trucking in water. The board suggested that the Bonner’s check with Jefferson County Codes regarding the water issue. Discussion followed.

The Bonner’s need to submit a completed application, a rendered drawing of proposed signage, a rendered drawing of the proposed building showing the front and side view with elevations. The location of the driveway, parking areas, utilities, lighting, waste disposal, and placement of the sign also needs to be cited.

The Bonner’s stated that they will be out of town for the June 7, 2010 meeting. The board stated that if all requested paperwork is submitted prior to the June meeting and the board feels it is satisfactory, the board may be able to proceed with the scheduling of a public hearing so as not to delay the process.

**Site Plan – Kim Thompson – Preliminary Discussion to Construct a New Building for a Used Car Lot on US Route 11, Tax Map #91.05-1-5.**

Ryan Churchill, GYMO and Kim Thompson presented preliminary plans for a Used Car Lot on US Route 11, Tax Map #91.05-1-5. The plans included construction of a 34' x 26' two-story building. Mr. Churchill stated that this lot lacks the square footage required for a legal lot. They need 15,000 square feet but only have 14,810 square feet. Discussion followed.

The board cannot take any action on this project, as it does not meet zoning requirements. This project needs to be presented to the Zoning Board of Appeals for an area variance.

The board noted for the record that it is the consensus of the board that they have no issues with this proposed project that they feel cannot be overcome since the lot is very close to meeting area requirements specified in zoning.

Discussion took place on sign ordinance.

**Motion 39-10:** Motion by Mr. Boxberger, seconded by Mr. MacAdam that the Town of Watertown Planning Board provides a copy of the proposed Sign and Billboard Local Law to the County on behalf of the Town Board as agreed at the meeting this evening.

Ayes All: Motion Carried.

**Neil Katzman**

Mrs. Desormo stated that Neil Katzman approached the Board October 5, 2009 for a lot line adjustment on behalf of Annette Katzman at S. Massey Street Road. This lot line adjustment was approved conditional upon submission of lot descriptions. The lot descriptions were never reviewed and the paperwork was never filed with the County.

Mr. Katzman has now submitted that appropriate paperwork and would like to file the paperwork.

**Motion 40-10:** Motion by Mr. Boxberger, seconded by Mr. Smith that the Co-Chair be authorized to re-stamp and re-date the proposed subdivision that the board determined was a lot line adjustment as shown in Motion 105-09 from the Town of Watertown Planning Board Minutes of October 5, 2009, conditional upon review of the lot descriptions.

Ayes All: Motion Carried.

Mrs. Desormo stated she received a letter from Don Alexander, JCIDA. He would like to speak with the board concerning Zoning Laws to accommodate residential/commercial –not utility grade- alternative energy devises. The board decided that they would contact Mr. Alexander and schedule a meeting in September.

**Motion 41-10:** Motion by Mr. Smith, seconded by Mr. Boxberger to adjourn the meeting at 8:36 p.m.

Ayes All: Motion Carried.