

**Regular Meeting
Town of Watertown Planning Board
June 7, 2010**

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

Mr. Boxberger called the regularly scheduled meeting of the Town of Watertown Planning Board to order at 7:01 p.m.

Motion 42-10: Motion by Mr. MacAdam, seconded by Mr. Smith to accept the minutes of the May 10, 2010 meeting as written and distributed.

Ayes All: Motion Carried.

Motion 43-10: Motion by Mr. Boxberger, seconded by Mr. Vaas to reschedule the regular July meeting of the Town of Watertown Planning Board for Thursday, July 1, 2010 at 7:00 p.m.

Ayes All: Motion Carried.

Mr. Boxberger added the review of the final draft of the Proposed Sign & Billboard Local Law and review of the Jefferson County Department of Planning's concerns regarding the Local Law at the end of tonight's agenda.

Public Hearing – Roma & Kerry Miller – 2 Lot Subdivision – 20504 Hadcock Road, Tax Map #83.16-1-1.2

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

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

Mr. Miller explained his proposed 2-lot subdivision at 20504 Hadcock Road. Lot descriptions were submitted. The setback from the garage to the side lot line was not noted on the map. Patsy A. Storino, Surveyor of Record, was present and measured to scale the distance for the side lot setback from the garage to the property line and stated it is a minimum of 20 feet and most likely exceed that.

Motion 44-10: Motion by Mrs. Desormo, seconded by Mr. Boxberger to approve a 2-lot subdivision for the Miller Subdivision on a map dated 9/18/07 with a final revision date of 5/21/10, File #07-062-Watertown, Drawing #1 by Patsy A. Storino, Lot B consisting of .574 acres and Lot B1 consisting of 2.686 acres. Approval is contingent upon review of the lot descriptions.

Ayes All: Motion Carried.

Boulder Ridge Developers, Inc. – Re-Allotment of lot lines within an Existing Subdivision.

RJ Roux approached the board regarding an error he discovered on an approved subdivision for Lot 14 & 15 from a map dated 7/25/08. This paperwork has already been filed with the County Clerk's Office. He wants the lot line to be adjusted to reflect a map dated 12/3/07 which was never filed.

It is the consensus of the Board that if Mr. Roux submits a new plat of Lot 14 & 15 with the lot line adjustment, the board may consider it a lot line adjustment and not require subdivision approval, as it would be a minor adjustment. New lot descriptions need to be submitted.

Jay & Dawn Stone – 2 Lot Subdivision – County Route 155, Tax Map. #90.20-1-23.1.

Patsy Storino, on behalf of Jay & Dawn Stone submitted plans for a 2-lot subdivision on County Route 155. Lot descriptions were submitted.

Discussion followed.

Motion 45-10: Motion by Mr. Boxberger, seconded by Mr. Vaas to schedule a public hearing for a proposed 2-lot subdivision for Jay & Dawn Stone on County Route 155 for Thursday, July 1, 2010 at 7:00 p.m. contingent upon receipt of a completed application, required SEQRA forms, and the map showing all adjacent property owners on or before the date of the public hearing. A copy of authorization for the Conservation Easement must also be submitted.

Ayes All: Motion Carried.

Mike Alteri – Re-Allotment of Lot Lines on Sandy Creek Valley Road.

No one was present.

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 – PJ Simeo – Preliminary Discussion to Construct a Billboard on NYS Route 232.

No one was present.

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

Mr. Bonner was not present. He met with Mrs. Desormo and Mr. Vaas on Thursday, May 27, 2010 and submitted paperwork requested by the Board at the May 10, 2010 meeting.

Mr. Boxberger read a statement from Mr. Bonner outlining there proposed business plan for the Brookside Bed & Biscuit (**Attachment #1**).

The board reviewed all paperwork submitted. Discussion followed.

Motion 46-10: Motion by Mr. Boxberger, seconded by Mr. Smith to schedule a public hearing for Site Plan for the Brookside Bed & Biscuit on County Route 67 for Thursday, July 1, 2010 at 7:00 p.m. and as part of this motion, requested the Co-Chair to provide written notification of the public hearing to all residential property owners within 500 feet of the property boundary and any other property owners she feels may be impacted by the proposed kennel.

Ayes All: Motion Carried.

Review of the Final Draft of the Proposed Sign & Billboard Local Law & Concerns Addressed by the Jefferson County Department of Planning.

The board reviewed a letter dated June 1, 2010 from the Jefferson County Department of Planning regarding the Proposed Sign & Billboard Local Law (**Attachment #2**). The board also reviewed the final draft of the Proposed Sign & Billboard Local Law.

The board will draft a letter to the Town of Watertown Town Board offering the following comments with regards to the concerns addressed by the Jefferson County Department of Planning and add the following language for clarification reasons to the final draft of the Proposed Sign & Billboard Local Law.

Item 1-The Planning Board has described the billboards and “off premises signs” by the respective square footage of the signs and the limitations of billboards to the State and Federal roads.

Items 2- The Planning Board agrees there should be an amendment to the Zoning Law and they will prepare this for the town board review later this year.

Item 3 – Signs for new or modified facilities will be reviewed under site plan and are thus subject to 239M review by County Planning.

Also after reviewing the final draft of the Local Law the Planning Board would like to add the following language to the Law for clarification reasons.

Section 7, Item 6 – To define “Ornamental Manor Signs” as for private residential use.

Section 8, Item 5i – To read : There shall be no moving, “scrolling” or animated messages.

Motion 47-10: Motion by Mr. MacAdam, seconded by Mr. Boxberger to adjourn the meeting at 8:08 p.m.

Ayes All: Motion Carried.

Susan Burdick
Secretary