

**Regular Meeting
Town of Watertown Planning Board
July 1, 2009**

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

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

Motion 67-09: Motion by Mr. Boxberger, seconded by Mr. Vaas to accept the minutes of the June 1, 2009 meeting as written and distributed.

Ayes All: Motion Carried.

Motion 68-09: Motion by Mr. Boxberger, seconded by Mr. Smith to scheduled a special meeting for the Town of Watertown Planning Board with the Tug Hill Commission for Monday, August 3, 2009 at 4:00 p.m. pending Tug Hill's confirmation of this date.

Ayes All: Motion Carried.

Public Hearing – Allen Bender – 3 Lot Subdivision – US Route 11 – Tax Map #100.07-2-9.1.

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

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

Public Hearing – Kevin Caldwell – Site Plan – To Open a Redemption Center at the current KC Auto Sales Location – 19208 US Route 11.

Legal notice has been posted in the newspaper.

The public hearing was opened at 7:03 p.m.

Steven Duffany, 19204 US Route 11, submitted a letter expressing his concerns regarding the proposed Redemption Center. (**Attachment #1**) The letter was read aloud by Mr. Boxberger.

The public hearing was closed at 7:04 p.m.

Public Hearing – Kathy St. Croix – Site Plan – Construction of a Garage Maintenance Facility – 16444 US Route 11, Tax Map #90.20-1-18.

Legal notice has been posted in the newspaper.

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

Subdivision – Gerald Kostyk – Helen Keyes Estate - 25746/25752 County Route 160 – Tax Map #83.20-1-16.

The request to an area variance for this proposed project was granted earlier this evening by the Town of Watertown Zoning Board of Appeals.

Mr. Kostyk presented updated plans addressing all issues of concerns from the June 1, 2009 meeting.

Motion 69-09: Motion by Mr. MacAdam, seconded by Mr. Smith to waive the requirement of the public hearing for site plan review as one was held earlier this evening for the variance request by the Town of Watertown Zoning Board of Appeals.

Ayes All: Motion Carried.

Motion 70-09: Motion by Mr. Boxberger, seconded by Mr. Smith that subdivision approval be granted for the Helen Keyes Estate, 25746/25752 County Route 160, Tax Map #83.20-1-16 as shown on plans prepared by Bernier Carr Group dated 5/29/09, File #2009-206, with revision dates of 6/2/09, 6/3/09, and 6/29/09 signed and stamped by Gerald Kostyk, Licensed Land Surveyor, with the condition that the descriptions be acceptable and inclusion be made regarding granting bilateral access for septic system maintenance for Lot 2.

Ayes All: Motion Carried.

Subdivision – Eleanor Fralick – 3 Lot Subdivision – 22541 Swan Road – Tax Map #91.13-1-19.

Eleanor Fralick presented preliminary plans for a 3 lot subdivision at 22541 Swan Road. She stated her plans are to deed a portion of land to NYS DOC for the Jefferson County Training Facility on Swan Road. The Board suggested that if she decides to deed a portion of land to NYSDOC, the quickest and easiest way to proceed would be to consider a 2 lot subdivision now with the issue of deeding land being a lot line adjustment which could be addressed separately on a later date.

Mrs. Fralick decided she will proceed on the project as a 2 lot subdivision. All adjacent property owners need to be added to the survey. A complete application needs to be submitted. It was suggested that a condition could be included in the lot descriptions to deed property to the NYSDOC, Jefferson County Training Facility when she has completed the agreement with the State.

Motion 71-09: Motion by Mrs. Desormo, seconded by Mr. Boxberger to scheduled a public hearing for a 2 lot subdivision for Eleanor Fralick, 22541 Swan Road on Monday, August 3, 2009 at 7:00 p.m.

Ayes All: Motion Carried.

A list of adjacent property owners can be obtained at the Town Clerk's Office after July 7.

Subdivision – Watertown A/S properties – Lot Line Adjustment – 11874/76 US Route 11 – Tax Map #91.09-1-8.22/8.21.

Steven Knight approached the Board regarding a lot line adjustment originally approved in November of 2001 which was never filed with the County Clerk's Office.

The Board agreed that the original survey including a mylar needs to be submitted showing all updates and revision dates to proceed on this matter.

Motion 72-09: Motion by Mr. Boxberger, seconded by Mr. MacAdam to waive the requirement for a public hearing for a 2 lot subdivision for Steven G. Knight and Mike A. Coniglio from a survey dated 11/27/88 for the creation of a 2 lot parcel as that split has been previously approved in 2001.

Ayes All: Motion Carried.

Motion 73-09: Motion by Mr. Boxberger, seconded by Mr. Smith that subdivision approval be renewed for the property as shown on a survey plat of land surveyed for Steven G. Knight and Mike A. Coniglio as originally approved on 11/1/01 indicating creation of a lot of 0.352 acres labeled Lot A with a Tax Parcel ID number to be shown as 91.09-1-8.21 and a residual parcel as shown indicated by parcel number A1 consisting of 0.968 acres with a Tax Parcel ID number to be shown as 91.09-1-8.22, conditional upon receipt of the original plat with signature and stamp of a licensed land surveyor including the Tax Parcel numbers as indicated in this motion.

Ayes All: Motion Carried.

Mr. Knight needs to submit lot descriptions for both lots, a short form SEQRA, and 5 signed and stamped copies of the survey map including a mylar.

Subdivision – Charlie Dillon – Lawrence Puccia Property (known as 20774 Coffeen Street Properties, LLC) for the Town of Watertown Fire Department – Tax Map #73.19-1-5.1.

Charles Dillon, Town of Watertown Fire Department, submitted an application, short form SEQRA, and a letter to act as the agent on behalf of Lawrence Puccia for subdivision of property located at 20774 Coffeen Street. He also submitted 5 signed and stamped copies of the survey map including a mylar and lot descriptions.

Motion 74-09: Motion by Mr. Boxberger, seconded by Mr. Smith to waive the application fee for the potential subdivision of the Lawrence Puccia property contingent upon the sale of the subdivided lot to the Town of Watertown Fire Department.

Ayes All: Motion Carried.

Motion 75-09: Motion by Mrs. Desormo, seconded by Mr. Boxberger to waive the public hearing requirement for the 2 lot subdivision of the Lawrence Puccia property as there are no adjacent property owners as this property is totally enclosed by the Industrial Park and the Puccia property.

Ayes All: Motion Carried.

Motion 76-09: Motion by Mrs. Desormo, seconded by Mr. Boxberger to grant approval for a 2 lot subdivision for parcels owned by 20774 Coffeen Street Properties, LLC from plans prepared by Gerald Kostyk, dated 6/30/09, File #2008-111 – Sheet 1, Lot 1 consisting of 3.5 acres and Lot 2 consisting of 74.7 acres – Tax Map #73.19-1-5.1.

Ayes All: Motion Carried.

Site Plan – Kathy St.Croix – Construction of a Garage Maintenance Facility – 16444 US Route 11 – Tax Map #90.20-1-18.

Kathy St.Croix submitted an updated site plan addressing all concerns addressed by the Board.

Mrs. Desormo stated that The Jefferson County Planning Department mentioned that this project may require a New York State highway cut due to it being a new use on a NYS highway. Mrs. St.Croix was instructed to contact the NYS DOT's Jefferson County Resident Engineer regarding this matter.

Motion 77-09: Motion by Mr. Vaas, seconded by Mr. Smith to approve site plan review for a Garage Maintenance Facility located at 16444 US Route 11, Tax Map #90.20-1-18 from drawings prepared by Stanford J. Zeccolo, Titled - Site Plan - Drainman - Jet-O- Rooter, US Route 11, Town of Watertown. Scale 1" equals 60' - Drawing #09205 with a final date of 6/5/09 and previous field survey dates of 10/24/08 and 10/30/08 and added field notes of 6/4/09 signed by Stanford J. Zeccolo on 6/5/09. Additionally, the applicant must apply for and receive a new highway cut approval for a driveway for the new use from the NYS DOT's Jefferson County Resident Engineer. Also included is Job #6D5226Y drawn by Ben Reed stamped by Michael Sinniger, P.E., Project Titled New Garage – Drainman – Jet-O-Rooter consisting of 13 pages. Also included is Company Sign Drawing #2500.

Ayes All: Motion Carried.

Site Plan – Chris Goutramout – Used Car Lot – County Route 165 – Tax Map #91.09-1-9.1.

Mr. Goutramout was granted a variance to the required buffer between residential and business properties by the Town of Watertown Zoning Board of Appeals on June 3, 2009. The variance stated that a 60' privacy fence is to be installed. The 1st 40 feet is to be 6' in height and the remaining 20' is to be 3' in height.

Mr. Goutramout plans to install a wooden privacy fence; however, he has concerns with the conditions set by the ZBA to the length of the fence and the possible infringement on setback requirements on a county highway. Discussion followed. Mr. Goutramout was instructed to contact the Jefferson County Highway Department regarding the setback requirements as their requirements may override the ZBA's requirements. He is to get the highway department's recommendation in writing.

The Board addressed the issue of a designated parking area for cars to be sold as well as what type of signage Mr. Goutramout plans on using.

Mr. Goutramout was asked to better define the area to be assigned as the parking area of cars for resale. Discussion followed with many different options being offered. Board members were very clear that they want a structured area identifying exactly where cars for sale may be parked.

Mr. Goutramout stated that he plans on using sandwich signs for the time being.

Mr. Goutramout will submit an updated plat that clearly defines the parking area and install at least 30' of the wooden privacy fence pending the County Highway Department's decision on setback requirements by the August 3, 2009 meeting.

Motion 78-09: Motion by Mr. Smith, seconded by Mr. Vaas to grant site plan approval to Christ Goutramout, Tax Map #91.09-1-9.1 conditional upon delineation of the used car area as reflected in the minutes, installation of a portion of the privacy fence pending a decision on the ZBA's requirements, and also show existing vegetation on the updated plat.

Ayes - 4
Abstentions – 1: Motion Carried.

Site Plan – Kevin Caldwell – 19208 US Route 11 – Redemption Center at the current KC Auto Sales.

Mr. Caldwell was not present for the public hearing and was informed of the comments made by Steven Duffany.

Discussion followed. It is unclear exactly where Mr. Duffany wants a fence installed. Mr. Caldwell will check with Mr. Duffany on this matter.

The Board requested that an updated site plan be submitted showing highway striping along the property line, direction arrows showing ingress and egress, highway striping of lanes in the parking area, employee parking, number of cars the lot can accommodate, and the location of any temporary holding trailers and the placements of the dumpster.

The issue of the required buffer between a residential and business was also addressed. Discussion followed.

Motion 79-09: Motion by Mr. Boxberger, seconded by Mr. Smith to grant site plan approval to Kevin Caldwell for United Redemption Center located at 19208 US Route 11 for a change of use at the old KC Auto Sales to a Bottle Redemption Center conditional upon receipt of a final site plan to scale showing development of the 10' wide buffer berm along the property line along the south side of the property. The berm is to be constructed within 90 days of approval. In the duration, there is to be a yellow highway striping line placed along the property line in the parking area. Also, the site plat is detailed to show location of arrows for ingress and egress, vehicle stacking for utilization of the facility indicating the number of vehicles that can be accommodated at any given time, and also showing location of the dumpster, employee parking, and any storage facilities that will be utilized for short duration storage.

Ayes - 4
Abstentions – 1: Motion Carried.

Site Plan – Jefferson Dental Clinic – 19333 US Route 11 – Parking Change/Employees Only Entrance.

Dr. Aujla presented preliminary plans for a change in parking/employee only entrance. Dr. Aujla stated that he has contacted the NYS DOT's Jefferson County Resident Engineer who stated that their decision is conditional on the Town of Watertown Planning Board's decision.

Plowing concerns and adding an additional highway cut were discussed. The Board has mixed feelings with this request. Mr. Boxberger and Mr. Smith are not in favor of a change.

The Board asked Dr. Aujla to submit written justification to convince the Board why this change is needed.

A letter from the NYS DOT's Jefferson County Resident Engineer needs to be submitted along with a larger scaled map with signs showing this would be an "entrance only" and that no thru traffic would be allowed, along with a completed application.

Board members were asked to drive by and look at the site.

Subdivision – Allen Bender – 3 Lot Subdivision – US Route 11 – Tax Map #100.07-291.

Mr. Bender was not present. The board has no issues with this request as all information has been submitted.

Motion 80-09: Motion by Mr. Boxberger, seconded by Mr. Smith that subdivision approval be granted for the 3 lot subdivision for the land of Allen Bender located at Tax Map #100.07-2-9.1 consisting of 3 lots in the Town of Watertown. Lot 1 being 5.33 acres including a portion of that being in the Town of Adams. Lot 2 being 18.74 acres, and Lot 3 being 17.893 acres as depicted on a plat prepared and signed by Daniel J. O'Brien, Profession Land Surveyor, File #09-36, dated 4/17/09 with the condition that adjacent property owners on the East side of NYS Route 11 be indicated on the map to be approved and conditional upon review of the lot descriptions.

Ayes All: Motion Carried.

Site Plan – Widrick Auto Sales – US Route 11 – 14' x 20' Addition to the Office Building of Rent-A-Wreck.

A variance to the side lot setback was granted by the Town of Watertown Zoning Board of Appeals on June 3, 2009 with no conditions.

Motion 81-09: Motion by Mr. Boxberger, seconded by Mr. MacAdam that the requirement for the public hearing for the site plan for Widrick Auto Sales for the addition of a 14' x 20' addition to the office be waived as one was held for the variance request by the Town of Watertown Zoning Board of Appeals with no negative input from the public.

Ayes All: Motion Carried.

Motion 82-09: Motion by Mr. MacAdam, seconded by Mr. Vaas to grant site plan approval of a 14' x 20' addition to the Rent-A-Wreck office for Widrick Auto Sales as shown on a map prepared by Aubertine & Currier, Project #2003-011, dated 5/1/06 with revision dates of 6/6/06, 10/1/07, 10/28/07 and 5/8/09 as shown on a sheet labeled Site Plan C1.

Ayes All: Motion Carried.

It was brought to the attention of the Board that an error was found in the minutes of June 1, 2009 that were previously approved by **Motion 67-09**.

Motion 83-09: Motion by Mr. Vaas, seconded by Mr. MacAdam to amend **Motion 67-09** to read the minutes of the June 1, 2009 meeting are accepted as written and distributed with the following correction:

Page 5 – New Business

Mrs. Desormo reviewed the minutes of the *November 1, 2001* meeting.

Ayes All: Motion Carried.

New Business

A letter from Torrington Industries dated June 23, 2009 regarding a possible change of use to the stone quarry on NYS Rte 12. Mr. Zoli, President of Torrington, stated they would like to demolish and recycle scrap metal at this location. The Board discussed the issue briefly and decided to take no action on this issue.

Motion 84-09: Motion by Mr. Smith, seconded by Mr. MacAdam to adjourn the meeting at 9:35 a.m.

Ayes All: Motion Carried.

Susan C. Burdick
Secretary