

**Regular Meeting
Town of Watertown Planning Board
July 1, 2010**

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

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

Motion 48-10: Motion by Mr. Smith, seconded by Mrs. Desormo to accept the minutes of the June 7, 2010 meeting as written and distributed.

Ayes All: Motion Carried.

Mrs. Desormo announced that she attended the June 10, 2010 meeting of The Town of Watertown Town Board where a public hearing was held on the Proposed Sign & Billboard Ordinance which the Planning Board presented. All Town Board members agreed to adopt this Sign & Billboard Local Law as amended by the Planning Board at their June 7, 2010 meeting. This law is now in effect.

Mr. Boxberger thanked the planning board members for all their work on this lengthy project.

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

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

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.

Public Hearing – Bart Bonner – Site Plan – New Business – County Route 67 – Tax Map #91.00-1-32.2.

Legal notice was posted in the newspaper. The Town of Watertown Planning Board sent written notification to property owners impacted by this proposed new business as a courtesy.

The public hearing was opened at 7:03 p.m. Mr. Boxberger asked that all comments be direct and brief.

Mr. Boxberger read a Petition submitted to the Planning Board by neighbors opposed to the application and potential approval of this new business (**Attachment #1**).

Jessica Renzi, 18390 Alpine Ridge Road, commented that she lives directly across from the proposed site plan and, as a mother of three small children, she is concerned with the noise that will be created from the dogs at this kennel and who to contact during the night if the barking is constant. She is also concerned with safety when and if a dog happens to get loose and wanders out. Her biggest concern is the vagueness of the application. How many dogs will be on site and what kind of dogs? What is the exact use of this facility? What happens if this business fails and the property is sold? What kind of stipulation passes on to the next owner?

David Renzi, 18390 Alpine Ridge Road, thanked the board members for notifying neighbors of this proposed project. He reiterated what his wife Jessica stated and added legal concerns with the proposal and vagueness of the application and believes this proposal needs to be denied this evening.

The application does not come into compliance with 107-43 (B). There is too much room for speculation. Mr. Renzi asked the Board to take into consideration that all neighbors in close proximity to the proposed dog kennel are against this project as evidenced by their attendance and signature on the Petition. There are too many unanswered questions for the board to properly make consideration of this project.

Beyond the incomplete application, pursuant to Town Law, the SEQRA application is incomplete. For this type of action to be considered and approved a long SEQRA form needs to be submitted addressing whether any public concern of environmental issues will be created. In fairness to the board and community as a whole, a long SEQRA form needs to be submitted to make a full analysis of this project.

There is no safe or adequate water available on this property.

There are so many variables and possibilities that can happen without the board mandating that all issues be addressed on this controversial project by submitting a more thorough application.

Nancy Bonner spoke, as she will be the manager of the proposed Dog Kennel. She wanted to address concerns addressed by neighbors. She is willing to resubmit any and all applications deemed not complete by technicality.

The actual design submitted shows that every effort to address safety accommodations with repeated double gating and safety yards to ensure that any dogs that may get out of their kennel or run would be secured by a secondary enclosure. She would be willing to include a tertiary enclosure if that would inspire confidence in her neighbors.

The intention is to install a large water storage tank underground as they have drilled many wells but were unable to find water. Many neighbors who have also failed to find water use this practice.

The design show 12 kennels with no more than 2 dogs per kennel for a maximum of 24 dogs at any given time. The dogs would have both indoor and outdoor runs. The dogs would be kept indoors in the evenings and the kennel are faced away from the road so there will not be any visual access to the road.

There will be solid walls between each separate run so the dogs won't be able to see each other to stimulate each other to bark. They will be given at least 1 hour of daily exercise and the barking should be kept to a minimum.

Ms. Bonner will be living down the road at her parent's house. When she leaves the site in the evening, she will be very accessible.

Ms. Bonner would be happy to answer any questions that her neighbors or the board may have regarding the proposed kennel.

Ms. Bonner also stated that regardless of the success of this business, the property would not be sold and would be converted into a livestock barn of some type and remain in the family.

Josh Cronk, 23786 County Route 67, lives directly across from this proposed project. His main concern is the proximity of the barn to the road. He believes that the barn should be setback farther from the road, which may reduce the noise level.

Mr. Boxberger reminded everyone that while this is a public hearing. Later on in the agenda is the actual time when the board will address the issues of site plan. Many of the questions raised may be answered if the public chooses to stay.

The board discussed whether to close the public hearing or leave it open. It was the consensus of the board to close the hearing but reserved the right to call another one if they so choose.

The public hearing was closed at 7:20 p.m.

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

Patsy Storino, on behalf of Jay and Dawn Stone, submitted all paperwork requested at the June 7, 2010 meeting.

Motion 49-10: Motion by Mrs. Desormo, seconded by Mr. Boxberger to approve the 2 lot subdivision for Jay & Dawn Stone for Parcel #90.20-1-23.1 on a map dated 12/18/96 with two revisions dated 6/7/10 & 6/9/10. The plan was drawn by Patsy Storino, Drawing #1, File #96-174-Watn. The subdivision is for 2 lots. The lot being removed consists of 1.63 acres with the residual lot of 70.111 acres, conditional upon review of the lot descriptions.

Ayes All: Motion Carried.

Boulder Ridge Developers – Re-allotment of Lines Within an Existing Subdivision.

RJ Roux submitted all paperwork as requested at the June 7, 2010 meeting. No new lots were created or destroyed. It is only a modification of the lot lines.

Mr. Boxberger would like a condition set on Lot #15 that no further subdivision would be allowed.

Mr. Roux does not want a limit set to Lot #15 as the County would have final say if a highway cut were requested.

Discussion followed.

Motion 50-10: Motion by Mr. Vaas, seconded by Mr. Smith to approve a lot line adjustment for Boulder Ridge Developers – Dry Hill Subdivision Lot #14 & #15 from a map drawn by Bernier Carr Associates, PC, signed and stamped. File #2005-222 with a final revision date of 6/29/10, with a Caveat on Lot #15 noting that if future owners wished to subdivide Lot #15, it could only be subdivided into 2 distinctive lots.

Ayes 4

Nays 1: Motion Carried.

RJ Roux approached the board regarding approval he received at the May 20, 2010 meeting for a 2-lot subdivision on County Route 155, Tax Map #91.13-1-38 and the condition that language be included in the deed regarding the proximity to the Watertown Sportsman Club shooting range.

Mr. Roux is asking that this language be included on the plat only and not the deed.

The board also brought up the issue of water, which was not sited on the plat or deed.

Discussion followed.

The board cannot take any action on this matter until available water is sited on the plat and deed as requested. It is also the consensus of the board that some type of language be included in the deed regarding the proximity to the Watertown Sportsman Club.

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

Patsy Storino, on behalf of Mike Alteri, submitted preliminary plans for a lot line adjustment or subdivision on Sandy Creek Valley Road. Mr. Storino asked for the board's recommendations on this proposed project. Mr. Alteri would like to separate his house to sell and retain approximately 8 acres of vacant land.

The board recommended a change of the proposed access road from 50 ft to 66 feet, which would allow for a road for future development. This would still be considered a lot line adjustment if the vacant parcel is joined with parcel 91.00-1-30.2 also owned by Mr. Alteri.

Mr. Alteri will consider this recommendation and Mr. Storino will complete lot descriptions accordingly. Mrs. Desormo will notify them of the date and time of the special meeting to be scheduled for the Town of Watertown Planning Board.

Kevin & Tracy Stevens – Lot Line Adjustment – NYS Route 126 – Tax Map #83.15-2-16.5.

Tracey & Kevin Stevens presented preliminary plans for a lot line adjustment at NYS Route 126, Tax Map #83.15-2-16.5. They will be exchanging property in the rear of there parcel for road frontage from an adjoining property.

It was the consensus of the board that they will consider this a lot line adjustment. A surveyed plat with lot descriptions needs to be submitted to the board.

American Paving Company – Site Plan – 17099 US Route 11 – Tax Map #90.20-1-16.

No one was present.

5 Star Auto – Site Plan – To Open a Used Car Business at 21301 Co Rte 202.

Brian MCGOVNEY presented preliminary plans to open a used car business at 21301 Co Rte 202. Watertown Savings Bank owns the property. This will be a display center only. His inventory would be 10 cars maximum. Proposed signage would be a 4x4 sign attached to the building. No additional lighting is planned.

Discussion followed.

The board requested that the plan be enlarged. Employee, customer and display parking as well as approximately 12 small vegetative shrubs need to be sited on the plan.

Motion 51-10: Motion by Mr. Boxberger, seconded by Mr. Smith to schedule a public hearing on Monday, August 2, 2010 at 7:00 p.m. for 5 Star Auto's proposed Used Car Business at 21301 Co Rte 202.

Ayes All: Motion Carried.

Site Plan – Bart Bonner – Proposed Dog Kennel – County Route 67 - Tax Map #91.00-1-3.2.

Mr. Bonner stated that his property is zoned for agricultural use. A dog kennel is a permitted use with site plan approval. Mr. Bonner also stated that he believed that he submitted all paperwork requested by the Board.

The board stated that the paperwork submitted was enough information to schedule a public hearing only and that additional paperwork may be required.

Mr. Bonner stated that this would be a very professional business that will fit well into the neighborhood.

The board stated that even though zoning is permitted, this is primarily a residential area and the board needs to ask questions under site plan review to ensure that they protect the quality of life for the neighbors.

Questions from the board included:

1. What would the secondary fencing be made of?
2. Can the outside play area be relocated to the side or rear of the barn?
3. Where are the sheep going to be kept?
4. Do dogs have access from their kennel to their run without supervision?
5. What specific construction materials will be used to control the noise level?
6. Are you planning on expanding this business beyond what you have proposed?
7. Has any data been compiled regarding decibel levels of barking dogs?
8. How is drainage and animal waste going to be handled?
9. The plan shows all kennels to be the same size, are you planning on modifying these to accommodate different size dogs?

Ms. Bonner and Mr. Bonner answered the questions with the following answers:

1. The secondary fencing would be made of 6ft chain linked fencing.
2. They would consider modifying the plans to relocated the play area to the rear of the barn or even inside the barn.
3. They plan to portion off an area of pasture for the sheep using sheep fencing.
4. Using a closeable dog door during the day when they are supervised would provide the access from the kennel to the run.
5. They will use whatever insulation materials are recommended between kennels to deaden the noise level.
6. If they find that all kennels are full and they have the space available, they would consider adding additional kennels and staff.
7. Ms. Bonner is not aware of any data on decibel levels of barking dogs but she will research this matter.
8. There has never been any standing water in this area so water will be absorbed into the ground and animal waste will be composted in a designated area.
9. Yes they will modify these plans when the final draft is presented.

The board stated that the Bonner's need to submit the following information at the next regular meeting of the Planning Board:

1. A long SEQRA Form.
2. A plan from their engineer detailing the best documentation possible on what materials will be used to deaden the noise level.
3. A proposed buffer along property lines for both screening and sound absorbing purposes.
4. Documentation from the Department of Ag & Markets that a potable water source on the property is not required and any recommendation they have regarding this issue.
5. Documentation that regulations from the Department of Ag & Markets are met with regards to operating a Dog Kennel.
6. An improved (larger scale) site plan detailing setbacks, all building measurements, kennel sizes, play area, sheep pasture, drainage, water storage area, compost area, signage, lighting and, contour lines verifying that this is the best location for the building.

The board would like to see the building moved back as far as reasonably possible.

Ms. Bonner wants the board to know that she had been communicating to her parents from 2,500 miles away the design of this proposed project. Now that she is home, they will be modifying the design. They will submit a final plan with the requested information by the next meeting.

Randy Vaas and Jim Smith requested permission to walk the property. Mr. Bonner granted them permission.

The board will check on compliance of Town of Watertown Zoning Law, Article VIII, Section 107-42 & 107-43 regarding site plan regulations.

Motion 52-10: Motion by Mrs. Desormo, seconded by Mr. Boxberger to set up a special meeting of the Town of Watertown Planning Board for Monday, July 12, 2010 at 8:00 a.m.

Ayes All: Motion Carried.

Mrs. Desormo stated that the final site plan for the Building #4 project in Washington Summit complex, approved on April 25, 2010, has been submitted. The board gave Mrs. Desormo permission to sign and stamp the plan as approved.

Mrs. Desormo stated that American Paving Company has been notified twice to attend the Planning Board meeting regarding their temporary sign and they have failed to attend. Mrs. Desormo will notify the Code Enforcement Officer to contact them.

Motion 53-10: Motion by Mr. Boxberger, seconded by Mr. Vaas to adjourn the meeting at 9:35 p.m.

Ayes All: Motion Carried.

Susan Burdick
Secretary