

**Regular Meeting
Town of Watertown Planning Board
July 11, 2011**

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

Members Absent: Terry MacAdam

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

Motion 56-11: Motion by Mr. Smith, seconded by Mrs. Desormo to accept the minutes of the June 6, 2011 meeting as written and distributed.

Ayes All: Motion Carried.

Public Hearing – Eleanor Barker – 4 Lot Subdivision – 16444 US Route 11 – Tax Map #100.08-1-3.

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 from the public wished to speak. The public hearing was closed at 7:02 p.m.

Public Hearing – Rapp of Watertown – 2 Lot Subdivision – 19138 US Route 11 – Tax Map #91.05-1-61.1.

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 from the public wished to speak. The public hearing was closed at 7:03 p.m.

Subdivision – Eleanor Barker – 4 Lot Subdivision – 16444 US Route 11 – Tax Map #100.08-1-3.

Ms. Barker submitted an application, Mylar and updated plans for a 4-lot subdivision at 16444 US Route 11. Revised lot descriptions were submitted. A letter dated June 29, 2011 from the NYS Department of Transportation regarding this project was entered into record (**Attachment #1**).

Motion 57-11: Motion by Mr. Vaas, seconded by Mr. Smith to approve a 4-lot subdivision for the Barker Living Trust from a map completed by LaFave, White & McGivern, LS, PC, stamped and signed by Robert J. Busler, dated 5/25/11 with no revisions, File #2011B-09, Tax Map #100.08-1-3.

Ayes All: Motion Carried.

Subdivision – Rapp of Watertown – 2 Lot Subdivision – 19138 US Route 11 – Tax Map #91.05-1-61.1.

Pat Agen, Commercial Real Estate Broker, Prudential and Don Clark, DC Builders, on behalf of Rapp of Watertown, presented updated plans for a 2-lot subdivision at 19138 US Route 11. A letter dated 7/7/11 from the NYS Department of Transportation was entered into record (**Attachment #2**). This letter states that a joint use driveway will be allowed in lieu of a separate driveway with the requirement that it be a minimum of 22' x 30' with 24' being the standard recommendation. Mr. Clark stated that each lot would have separate utilities.

Motion 58-11: Motion by Mr. Smith, seconded by Mr. Vaas to approve the 2-lot subdivision for Rapp of Watertown, LLC from a map drawn by LaFave, White & McGivern, LS, PC, Tax Map #91.05-1-61.1, dated 5/24/11, File #2011E-06.

Ayes All: Motion Carried.

A Mylar needs to be submitted.

Lot Line Adjustment – Donald Smith/Kenneth Day – 24417 NYS Route 12 – Tax Map #83.19-1-16.1 & #83.19-1-16.21.

Charlie Patterson, GYMO, on behalf of Donald Scott & Kenneth Day, presented an application and updated plans for a lot line adjustment at 24417 NYS Route 12.

Motion 59-11: Motion by Mrs. Desormo, seconded by Mr. Boxberger to waive the subdivision process as the lot line adjustment will reconfigure the 2 lots that already exist. Tax Map #83.19-1-16.1 and #83.19-1-16.21 located at 24417 NYS Route 12 to consist of 2 lots, Parcel #1 will be 2.416 acres and Parcel #2 will be 2.960 acres from plans drawn by GYMO, dated 5/26/11, with a revision date of 7/6/11, File #2011-109S, Drawing #1.

Ayes All: Motion Carried.

The application fee needs to be submitted and the lot descriptions have to be revised.

Subdivision – Mike Converse – 3-Lot Subdivision – 20800 Hadcock Road – Tax Map #83.16-1-2.251.

Patsy Storino, on behalf of Mike Converse, presented updated plans for a 3-lot subdivision at 20800 Hadcock Road. An application, SEQRA, and lot descriptions were submitted. Discussion followed.

The application fee and well water information needs to be submitted. Due to the community interest in water issues in this area, the public notice to property owners will be extended 500 feet from the property line. A tabular list of all adjacent property owners needs to be cited on the map and an inset of the entire 57-acre parcel also needs to be cited on the map.

Motion 60-11: Motion by Mr. Boxberger, seconded by Mr. Smith to schedule a public hearing for a 3-lot subdivision for Mike Converse, 20800 Hadcock Road for Monday, August 1, 2011 at 7:00 p.m., contingent upon submission of the application fee, acceptable well log data from the 3 wells cited, all adjacent property owners listed, and an inset of the entire 57-acre parcel cited on the map.

Ayes All: Motion Carried.

Site Plan – Garrett Ives – Reopen a Salvage Business at 17128 Ives Street Road – Tax Map #90.19-1-9.

No one was present.

Site Plan – Five Below – Sign Permit for a Store at 21854 COR Towne Center Drive.

Nancy Yang, NASCO, on behalf of Five Below, presented proposed signage for a store at 21854 COR Towne Center Drive for both the front and rear of the store. The board reviewed all proposed drawings. Discussion followed.

Motion 61-11: Motion by Mr. Boxberger, seconded by Mrs. Desormo to accept proposed signage for Five Below, 21854 COR Towne Center Drive for a rectangular sign for the front of the building that is approximately 54” x 25” and also a rectangular sign for the rear of the building facing east which is approximately 36” x 26” as shown on revised drawings dated 6/24/11 for the front sign and 5/28/11 for the rear sign.

Ayes All: Motion Carried.

A zoning permit will be required.

Site Plan - TF Wright & Sons Granite Foundry – Plans to Operate a Monument Sales Business at 22758 Spring Valley Drive.

Representatives of TF Wright & Sons Granite Foundry presented preliminary plans and proposed signage to operate a monument & sales business at 22758 Spring Valley Drive. Discussion followed.

Representatives will submit a completed package at the August meeting.

Site Plan – Car Freshner – Modification to Site Plans

A representative of Bernier, Carr Associates, on behalf of Car Freshner, presented plans to modify the parking area that was previously approved.

Charlie Dillon, Town of Watertown Fire Department, stated he has met with Car Freshner and they understand that the Fire Department will not be able to get any apparatus to the backside of the building if it remains a gravel lot. The Fire Department has access to two sides of the building which meets codes.

Discussion followed. The board stated that the overflow parking may remain gravel and needs to be labeled as overflow parking on the map.

Site Plan – Mike Lundy – Plans to Construct a 34,000 Square Foot Multi-Wing, Multi-Tenant Building on Summit Drive – Tax Map #91.05-1-17.251, Lot #4

At the June 2011 Planning Board meeting a letter from the NYS Department of Transportation requesting that Washington Summit Associates perform a traffic impact study was referred to the town’s attorney. Mr. Lundy stated that the town attorney recommended that they work cooperatively with DOT on this study and that the complete process would be contingent on DOT. Mr. Lundy also noted that both the Town and he would document that they are opposed to curbing.

It was also noted that Mr. Lundy waived the 62-day deadline for the approval process on this project at the June 2011 meeting.

Mr. Lundy presented updated plans for the proposed project on Lot #4. He will extend the SWPP for the entire project.

Motion 62-11: Motion by Mr. Boxberger, seconded by Mr. Smith to grant site plan approval for the Washington Summit Commons Building 8, Drawing #S2 with an original date of 4/20/11, and a presentation/revision date of 6/3/11, consisting of Page A1 with an original date of 4/25/11 and a presentation/revision date of 6/6/11, Drawing A2 with an original date of 5/17/11 and a presentation/revision date of 6/3/11, contingent upon an agreement being reached with the Town of Watertown, Lunco, and the NYS Department of Transportation concerning the cut of the new town road on to US Route 11, notification that the storm water protection plan is acceptable to the NYS Department of Environmental Conservation, and contingent upon acceptable color renderings of the elevations being submitted to the Town of Watertown Planning Board.

Ayes All: Motion Carried.

Site Plan – Mike Lundy – Eagle Beverage Co., Inc. - Preliminary Plans for a Climate-Controlled Warehouse & Distribution Center in the Industrial Park

Mike Lundy submitted a package with preliminary plans for a 60,000 square-foot distribution center for Eagle Beverage Co., Inc. on Lot #10 in the Jefferson County Corporate Park. They would like to combine Lot #10 with part of Lot #11. It would be a climate-controlled warehouse and distribution center and would have 30,000 square foot of storage space and 12 enclosed bays for beverage delivery and shipment. Two bays would be used for can and bottling recycling. Adjacent property owners, landscaping, and proposed lighting need to be cited on the plans. Discussion followed.

The first step in the project would be a lot line adjustment then a public hearing for site plan could be scheduled. Mr. Lundy stated he could submit all information by next week regarding the lot line adjustment.

The board agreed to schedule a special meeting of the Town of Watertown Planning Board for Monday, July 25, 2011 at 8:30 a.m. for discussion regarding the lot line adjustment.

Motion 63-11: Motion by Mr. Boxberger, seconded by Mr. Smith to schedule a public hearing for 7:00 p.m., Monday, August 1, 2011 for the Eagle Beverage facility located in the Industrial park, contingent upon the resolution for the lot line adjustment and a fully completed application including, but not limited to, a lighting plan, a complete vegetation plan, and a color rendering of the buildings.

Ayes All: Motion Carried.

Site Plan – Davidson Motors – New Buildings – US Route 11.

Tim Hogan, Hogan Engineering, on behalf of the Davidson Management Group, presented preliminary plans for 3 new dealerships on US Route 11. They plan on purchasing 4 parcels, which will be turned into three parcels. Discussion followed.

Board members encouraged the group to plan for development not just along the road frontage, but in the interior of the property for future development as the town will soon be considering zoning amendments to allow commercial development on private roads.

The board agreed that if the Davidson Management Group could prepare a completed survey for the lot line adjustment by Monday, July 25, 2011, they could appear at the special meeting scheduled for 8:30 a.m. that day.

Site Plan – COR Development – Preliminary Plans for a New Project in the Towne Center Plaza.

Kate Johnson, Legal Counsel for COR Development, presented an application and preliminary plans for site plan and special permit review for a 304-unit apartment complex on US Route 3 behind the Towne Center in an area that is zoned neighborhood/commercial. COR would like to start the SEQRA review process by hopefully establishing the Town of Watertown Planning Board as lead agency for the project.

A long form SEQRA was submitted with the package and included additional reports to supplement the long form including a traffic study, report on wetlands, and Phase 1A & B cultural resources survey.

Andy Hart, Bergmann Associate Engineers, reviewed the color rendering of the proposed project showing seven four-story buildings with 76 one-bedroom, 170 two-bedroom, and 58 three-bedroom apartments. The plans also show 66 garage units, a clubhouse, swimming pool and tennis courts. The owner would be COR Watertown Company, LLC who would operate and manage the complex. Discussion followed.

The board agreed to send out a letter indicating that the Town of Watertown Planning Board wishes to be the lead agency for the state environmental quality review process, which it will act to take on at the August 1, 2011 meeting. The board will also forward project information to the Jefferson County Planning Department for their next meeting.

Site Plan – Morgan Multifamily Development – Preliminary Plans for a 3 Lot Subdivision and 410 Unit Multifamily Housing Unit East of Country Route 202 – Tax Map #82.11-1-35.221.

James J. Bonsignore, Attorney with Fix Spindelman Brovitz & Goldman, PC, Brian Drake, Project Engineer, and Robert Morgan, Principal of Morgan Management Group, submitted a Real Estate Development Portfolio, a rendered drawing of the proposed project, and preliminary plans for site plan and special permit review for a 404-unit apartment complex on Country Route 202 in an area that is zone neighborhood/commercial. They also submitted a request for a 3-lot subdivision.

An overview of the proposed project was presented. Morgan Management would build 404 units on 57 acres on the west side of County Route 202. The project would have 29 five-unit buildings, 37 seven-unit buildings. The buildings will contain 198 two-bedroom units and 206 three-bedroom units. Each unit would have its own garage with an additional 244 parking spaces in the project. Discussion followed.

The board agreed to send out a letter indicating that the Town of Watertown Planning Board wishes to be the lead agency for the state environmental quality review process, which it will act to take on at the August 2, 2011 meeting.

Mr. Vaas stated that a public hearing could not be scheduled for the subdivision request until the lead agency is established.

Board members expressed concerns as to how the town's sewage system was going to handle both of the proposed projects with the COR Development project expected to produce about 52,000 gallons per day and the Morgan project reaching 90,000 gallons per day.

Town Engineer, Mickey G. Lehman, Vice President of Bernier, Carr & Associates was introduced by Town Supervisor, Joel Bartlett to discuss the town's sewage system in the Arsenal and Coffeen street areas.

Mr. Lehman stated that the proposed COR Development project would pretty much use up all the available capacity in the town's two pump stations on Route 3 and in the Jefferson County Corporate Park off Route 12F. The Morgan project has more options, such as going along County Route 202, instead of its proposed line to the Arsenal Street-bound sewer system behind Wal-Mart. A report will be prepared for town consideration in the next few weeks. It will tell the town what the options are and what the costs will be.

Joel Bartlett stated that the town would be in negotiations with DANC, Jefferson County, & JCIDA for monetary assistance to make the necessary improvements to the sewage system.

Mr. Vaas stated that a final determination couldn't be made until the sewer decision is settled. Once the sewer is decided, we can do a final determination. The sticking point is working with the town supervisor and town engineer to come to a final conclusion.

Dave Prosser announced that the next Jefferson County Planning Department meeting has been moved from the Jefferson County building to the Neighbors of Watertown building on Public Square.

Members from the public express concerns regarding the Garrett Ives proposed project to reopen a salvage business at 17128 Ives Street Road that was on the agenda. Mr. Ives was not present and members of the public wanted to know what the next step would be since Mr. Ives is operating this business all hours of the day and night.

Board members stated that any complaints should to be addressed to the Town's Zoning Officer. Mr. Ives has to follow steps for Site Plan. The board did state that due to the number of community members interested in this project they would expand the notification of the public hearing on this proposed project.

Motion 64-11: Motion by Mr. Smith, seconded by Mr. Vaas to adjourn the meeting at 9:32 p.m.

Ayes All: Motion Carried.

Susan Burdick
Secretary