

**Special Meeting
Town of Watertown Planning Board
July 12, 2010**

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

Members Absent: Randy Vaas

Mr. Boxberger called the special meeting of the Town of Watertown Planning Board to order at 8:04 a.m.

Site Plan – Kim Thompson – Used Card Lot – US Route 11 – Tax Map #91.05-1-5.

Ryan Churchill, GYMO, and Kim Thompson presented plans for a used car lot on US Route 11, Tax Map #91.05-1-5. This project was granted an area variance by the Town of Watertown Zoning Board of Appeals at their July 7, 2010 meeting.

A copy of recommendations concerning this project by the Jefferson County Department of Planning dated 5/27/10 was entered into record (**Attachment #1**).

Discussion followed. Mr. Churchill will address the grass buffer along the rear lot line, proposed signage, lightning, and the drainage system.

Motion 54-10: Motion by Mr. Boxberger, seconded by Mr. Smith to schedule a public hearing for site plan of a used car lot for Kim Thompson on US Route 11 for August 2, 2010 at 7:00 p.m.

Ayes All: Motion Carried.

Mike Alteri – Lot Line Adjustment – 17251 Sandy Creek Valley Road

Patsy Storino, on behalf of Mike Alteri, presented plans for a lot line adjustment at 17251 Sandy Creek Valley Road. The access road was modified to be 66ft wide and the well was cited on the map. Lot descriptions were submitted.

Motion 55-10: Motion by Mr. Boxberger, seconded by Mr. Smith to waive subdivision review for the Alteri project at 17251 Sandy Creek Valley Road and consider the following to be a lot line adjustment according to a map prepared by Patsy Storino with an original date of 6/25/10 and a final revision date of 7/2/10 shown as Drawing #1, File #10-041-Watertown consisting of a lot line adjustment of Tax Map #91.00-1-32.4 to create a parcel of 3.12 acres with the residual of that totaling 8.45 acres to be combined with existing lot labeled as B1, Parcel #91.00-1-30.2. The end result being that no new lots are created or destroyed as shown clearly on the plat. There is a 66 ft frontage to be included with Parcel B of 8.45 acres. This is conditional upon satisfactory review of lot descriptions.

Ayes All: Motion Carried.

Voyageur Properties, LLC – 4 Lot Subdivision- US Route 11 – Tax Map #100.07-2-19.1

Ryan Churchill, GYMO, on behalf of Voyageur Properties, LLC, submitted information requested by the board at the April 5, 2010 meeting regarding water availability for a 4-lot subdivision. Water quality test documentation has been completed, however Mr. Churchill had not received paperwork as of this meeting.

Discussion followed.

Motion 56-10: Motion by Mr. Boxberger, seconded by Mr. Smith to schedule a public hearing on August 2, 2010 at 7:00 p.m. for subdivision of Parcel #1-4 for Voyageur Properties, LLC, US Route 11 conditional upon receipt of all required application materials.

Ayes All: Motion Carried.

Peter Daly – 18993 Rome State Road – Discussion of Parking

This property is located both in the Town of Hounsfield and the Town of Watertown.

Mr. Daly approached the board after the Town of Watertown's Code Enforcement Officer visited him regarding complaints from neighbors over the parking of commercial vehicles on the portion of his property located in the Town of Watertown.

The board referred to **Motion 114-09** from the **October 27, 2009** meeting, which stated in part"**there will not be excessive travel, and there will be no developed commercial use in the Town of Watertown**".

Mr. Daly feels that he clearly stated that he could not promise that some commercial vehicles would not be parked on the property in the Town of Watertown. He feels that a hardship has been created for him because when he approached the board in the Fall of 2009, he had only made a purchase offer on the property and would not have purchased the property under these conditions.

The board stated that a complete site plan would have been required if commercial use was intended for the portion of the property in the Town of Watertown.

Discussion followed. It was discovered that a sketch showing designated parking was never submitted as requested by the board. The board admitted there was an honest misunderstanding on their part regarding this project, as it was not their intent to give site plan approval for commercial use, as it is not an allowed use.

The board suggested that Mr. Daly approach the Town of Watertown Zoning Board of Appeals and request a use variance claiming a hardship due to a misunderstanding with the Town of Watertown Planning Board. If a variance were granted, Mr. Daly would be required to come back to the planning board for site plan review.

The planning board stated for the record that they have no issue with the Zoning Board of Appeals granting a use variance due to hardship and will resolve the parking issues with site plan review of a screening buffer and designated parking area.

At the request of Mr. Daly, Mrs. Desormo will provide him with a copy of the tape from October 27, 2009 Planning Board meeting.

Mr. Daly will submit an application to the Town of Watertown Zoning Board of Appeal for a Use Variance at their August 4, 2010 meeting.

Until this issue is resolved, Mr. Daly will be allowed to continue to park a limited number of vehicles on the portion of his property located in the Town of Watertown.

Kevin Caldwell – 19208 US Route 11 – Re-Approval of Lot Line Adjustment

Patsy Storino, on behalf of Kevin Caldwell, stated that the lot line adjustment approved by the planning board on March 1, 2010 was not filed on time and requested the board's re-approval.

Discussion followed:

Motion 57-10: Motion by Mr. MacAdam, seconded by Mr. Smith to re-approve the lot line adjustment for Kevin Caldwell, 19208 US Route 11 as shown on a survey dated 1/4/10 with a revision date of 2/3/10, File #09-077-Watertown as this was not filed on time. It was previously approved and no changes have been made.

Ayes All: Motion Carried.

Motion 58-10: Motion by Mrs. Desormo, seconded by Mr. MacAdam to adjourn the meeting at 8:52 a.m.

Ayes All: Motion Carried.

Susan Burdick
Secretary