

**Regular Meeting
Town of Watertown Planning Board
August 1, 2011**

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

Members Excused: Terry MacAdam
Randy Vaas

Mr. Boxberger called the regularly scheduled meeting of the Town of Watertown Planning Board to order at 7:02 p.m.

Motion 70-11: Motion by Mr. Smith, seconded by Mrs. Desormo to accept the minutes of the July 11, 2011 meeting a written and distributed.

Ayes All: Motion Carried.

Motion 71-11: Motion by Mr. Smith, seconded by Mrs. Desormo to accept the minutes of the special July 19, 2011 meeting as written and distributed.

Ayes All: Motion Carried.

Motion 72-11: Motion by Mr. Smith, seconded by Mr. Boxberger to accept the minutes of the special July 25, 2011 meeting as written and distributed.

Ayes All: Motion Carried.

Motion 73-11: Motion by Mr. Boxberger, seconded by Mr. Smith the reschedule the regular September meeting of the Town of Watertown Planning Board to Wednesday, September 7, 2011 at 7:00 p.m.

Ayes All: Motion Carried.

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

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.

Gary Hreczan, 20847 Hadcock Road, asked to see the proposed plans. Board members reviewed the proposed plans.

Pamela Favret, Hadcock Road, asked if adequate water records had been submitted. The board stated that they would be reviewed during the subdivision portion of tonight's meeting.

The public hearing was closed at 7:07 p.m.

Public Hearing – Mike Lundy, on Behalf of Eagle Beverage Co., Inc. Construction of a 60,000 Square Foot Climate-Controlled Warehouse & Distribution Center on Lot #10 in the Industrial Park.

Legal notice was posted in the newspaper.

The public hearing was opened at 7:08 p.m. No one from the public wished to speak. The public hearing was closed at 7:08 p.m.

Public Hearing – Route 57 Development, LLC – 3 Lot Subdivision on County Route 202 Tax Map #82.11-1-35.221.

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

The public hearing was opened at 7:09 p.m.

Bina West, an adjoining property owner, stated that she would like to know when site plan review would be discussed. The board stated that it would take place during site plan review at tonight's meeting.

The public hearing was closed at 7:10 p.m.

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 as requested. Certified well log data from the 3 wells cited on the plans were not submitted.

Due to the history of available water in the area, no action on this project will be taken until the certified well information is submitted.

Motion 74-11: Motion by Mr. Boxberger, seconded by Mr. Smith to schedule a special meeting of the Town of Watertown Planning Board for Monday, August 15, 2011 at 8:30 p.m.

Ayes All: Motion Carried.

Mr. Storino will return to the special meeting with the certified well information.

Subdivision – Route 57 Development, LLC – 3 Lot Subdivision – County Route 202 Tax Map #82.11-1-35.221.

A representative of Route 57 Development, LLC presented updated plans. Discussion followed.

Motion 75-11: Motion by Mr. Boxberger, seconded by Mr. Smith that the Town of Watertown Planning Board grant subdivision approval for Route 57 Development, LLC in accordance with plans prepared by LaFave, White & McGivern, LS, PC, signed and stamped by Darren Morgan, Professional Land Surveyor, dated 7/11/11 with a revision date of 7/20/11, File #2011M-05, consisting of 1 sheet indicating 3 Lots. Lot #1 being 54.58 acres, Lot #2 being 8.38 acres, and Lot #3 being 57.09 acres.

Ayes All: Motion Carried.

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

No one was present.

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

Representatives called the Town Clerk's Office and asked to be rescheduled for the September meeting.

Site Plan – Mike Lundy – Eagle Beverage Co., Inc. Plans for a 60,000 Square Foot Climate-Controlled Warehouse & Distribution Center on Lot #10 in the Industrial Park.

Mr. Lundy submitted plans for a lot line adjustment and lot descriptions. Discussion followed.

Motion 76-11: Motion by Mr. Boxberger, seconded by Mrs. Desormo that the Town of Watertown Planning Board waive subdivision approval and consider this a lot line adjustment for the Jefferson County Industrial Development Agency according to a survey prepared by LaFave, White & McGivern, LS, PC, signed by Robert J. Busler, Land Surveyor, dated 7/14/11 with revision dates of 7/21/11 and 7/25/11, File #2011L-10 indicating relocating the lot line for Lot #10 approximately 200' to the east which makes the residual Lot 14.10 acres and the revised Lot #10 6.24 acres.

Ayes All: Motion Carried.

Lot descriptions needs to be review.

Site Plan – Davidson Management Group – Construction of an Addition to the Nissan Dealership.

Tim Hogan, Hogan Engineering, on behalf of Davidson Management Group, presented proposed plans to add an addition to the Nissan Dealership on Route 11. A SEQRA was submitted. Discussion followed.

The board asked that designated parking be cited on the plans as well as proposed vegetation to dress up the front of the property. The board did not take any action on the SEQRA as Mr. Vaas was not present. Review of this project will continue at the special meeting scheduled for Monday, August 15, 2011 at 8:30 a.m.

Site Plan – Davison Management Group – 3 New Dealerships – US Route 11.

Tim Hogan, Hogan Engineering, on behalf of Davidson Management Group, presented preliminary plans for 3 new dealerships on US Route 11. The first proposed plan is for a General Motors Facility; the second for a Ford Dealership, and the third proposed plan is for a Quick Service Center for the Ford Dealership. Discussion followed.

The board asked that 3 separate applications be submitted for each proposed dealership. One SEQRA would be acceptable. Further review of site plan will take place at the special meeting scheduled for Monday, August 15, 2011 at 8:30 a.m. to allow Mr. Hogan to prepare a complete application.

Review of the Evaluation for the Town of Watertown Sewer Upgrade.

Mickey G. Lehman, Vice President of Bernier, Carr & Associates, who serves as the Town's engineer, briefed the board on the status of the evaluation to upgrade the sewer to serve the two proposed housing developments plus future development on the western side of the town.

Three options were discussed. The Town will pursue \$2.9 million in sewer upgrades. This preferred project allows more potential development along Route 202 and in the Industrial Park. The Morgan Management site and other properties along Route 202 would be part of a new sewer district and be responsible for \$1.8 million of the project. COR's cost would be \$459,000 for the upgrades with an additional \$665,000 for property owners in Sewer District 3.

A contractual agreement needs to be reached between the developers and the Town as soon as possible.

Town Supervisor, Joel Bartlett, thanked Mr. Lehman for preparing the evaluation quickly.

Site Plan – COR Development – Plans for a 304 Unit Apartment Complex Behind the Towne Center Plaza – US Route 3.

Catherine Johnson, Legal Counsel for COR, and Andy Hart, Bergmann Associate Engineers, submitted an updated packet.

Ms. Johnson stated that COR is prepared to meet and negotiate with the Town on the sewer specifics. She also asked that the Town of Watertown Planning Board be declared as Lead Agency for this project under SEQRA regulations tonight.

Mr. Hart review the proposed changes and addressed concerns of the Jefferson County Department of Planning. Discussion followed.

Ms. Johnson stated that she would be contacting the City School District as well the Freeman Bus Corporation as soon as possible to address concerns regarding school bus pickup.

The board stated that they would not consider this project to have a completed application until an agreement has been reached with the Town regarding the sewer specifics and will not schedule a public hearing until an agreement is in place.

COR is welcome to appear at the special meeting of the Town of Watertown Planning Board scheduled for Monday, August 15, 2011 if they have more information to present.

David Roof, President of the Town of Watertown Ambulance Service, stated that tonight is the first opportunity he has had to view the proposed housing project. He is concerned with emergency access and egress and would like to review floor plans and make recommendations if necessary. Ms. Johnson will provide him will a copy of the proposed floor plans.

Mr. Boxberger read a resolution that the Town of Watertown Planning Board be declared as Lead Agency for this project (**Attached #1**).

Motion 77-11: Motion by Mr. Boxberger, seconded by Mrs. Desormo that the Town of Watertown Planning Board be declared as Lead Agency for the Beaver Meadows Apartment Complex as declared in the attached resolution.

Ayes All: Motion Carried.

Site Plan – Morgan Multifamily Development – Plans for a 410 Unit Multifamily Housing Unit East of County Route 202 – Tax Map #82.11-1-35.221.

James J. Bonsignore, Attorney with Fix Spindelman Brovitz & Goldman, PC, on behalf of Morgan Development, stated that arrangements have been made with the Jefferson County Department of Planning to schedule a special meeting to review this project and forward concerns to the Town of Watertown Planning Board for their next meeting.

Mr. Bonsignore also stated that Morgan Development is prepared to meet and negotiate with the Town on the sewer specifics. He also asked that the Town of Watertown Planning Board be declared Lead Agency under SEQRA regulations for this project at tonight's meetings.

Mr. Bonsignore stated that they will be addressing school bus pickup with the proper authorities and will also work with the Town of Watertown Fire and Ambulance Services.

Pat Scordo, GYMO, on behalf of Morgan Development, detailed some of the engineering revision for this proposed project. Mr. Scordo expressed concerns with the speed limit on County Route 202. He asked that the Planning Board and the Town Board start the process to get the speed zone reworked on County Route 202 for this project. Discussion followed.

Mrs. Desormo stated that landowners of property adjacent to the proposed project have expressed concerns as to how the property will be clearly defined so that people do not wander onto adjacent properties as many of these landowners use their land for hunting.

Bina West, an adjacent property owner, requested that fencing be installed and maintained along the property line. She stated that several of her neighbors have expressed these same concerns. A big concern is with liability should people wander on to their property. Many of these landowners have had their land posted for many years and she would like to see this concern addressed in the interest of all adjacent property owners.

Mr. Boxberger stated that all adjacent property owners would have the opportunity to express their concerns at the public hearing when it is scheduled. Ms. West requested that notification of the public hearing be by mail and not just posted in the newspaper. It was agreed that notification would be sent by mail.

Mr. Boxberger read a resolution that the Town of Watertown Planning Board be declared as Lead Agency for this project (**Attachment 2**).

Motion 78-11: Motion by Mr. Boxberger, seconded by Mr. Smith that the Town of Watertown Planning Board be declared as Lead Agency for the Morgan Multifamily Development/Commercial Site as declared in the attached resolution.

Ayes All: Motion Carried.

Motion 79-11: Motion by Mr. Boxberger, seconded by Mr. Smith that the Town of Watertown Planning Board recommend to the Town Board to proceed with the Jefferson County Highway Department regarding extending the 35 mph speed limit further to the north past both entrances of the proposed project for safety reasons and that the extension be made once approval has been granted.

Ayes All: Motion Carried.

The board stated that they would not consider this project to have a completed application until an agreement has been reached with the Town regarding the sewer specifics and will not schedule a public hearing until an agreement is in place.

Morgan Development is welcome to attend the special meeting of the Town of Watertown Planning Board on Monday, August 15, 2011 at 8:30 a.m. if they have more information to present.

Site Plan – Samaritan Senior Village – Sketch Plan Review for a 79,000 Square Foot Senior Center.

Pat Scordo and Ryan Churchill, GYMO, and Richard Brooks, Vice President of Support Services for Samaritan Medical Center were introduced.

Mr. Scordo submitted a packet that contained a sketch plan, SEQRA, engineering plans, and applications with fees for a Special Use Permit, Minor Subdivision, and Site Plan Review. This project will be on a very aggressive schedule because of requirements of a grant that was received when pursuing property in the City of Watertown. They are now moving forward with property in the Town of Watertown known as Washington Summit.

Mr. Brooks briefed the board on the history of the Samaritan Senior Village project.

Mr. Scordo reviewed the rough sketch of the proposed project. Discussion followed.

A completed architectural plan will be submitted at the special meeting of the Town of Watertown Planning Board on Monday, August 15, 2011 at 8:30 p.m. The SEQRA will be forwarded to Mr. Vaas to be addressed at the special meeting. Mr. Scordo asked that Lead Agency be declared at the special meeting due to the aggressive schedule this project is pursuing.

Mrs. Desormo stated that records show this property is Zoned R2 and does not allow for a private road and that the sewer district would have to be expanded for this project. Discussion followed. Mrs. Desormo will investigate the history of zoning for this property. If it were Zoned R2, the Town Board would have to be approached to expand for business and expand the sewer district.

Site Plan – Don Clark – DC Builders – Preliminary Plans for Construction of a New Building Between NYS Route 11 and County Route 165.

Dan Laudon, DC Builders, presented preliminary plans to construct a 2,900 square foot building for DC Builders between NYS Route 11 and County Route 165. Ownership of this property has not taken place yet. Discussion followed.

A completed application needs to be submitted with the proper owner's signature. If this information is submitted by the special meeting scheduled for August 15, a public hearing could be scheduled. A representative does not need to be present.

Mrs. Desormo will email board members to remind them of the special meeting scheduled for Monday, August 15, 2011 at 8:30 a.m.

Motion 80-11: Motion by Mr. Smith, seconded by Mr. Boxberger to adjourn the meeting at 9:33 p.m.

Ayes All: Motion Carried.

Susan Burdick
Secretary