

**Regular Meeting
Town of Watertown Planning Board
September 3, 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 93-09: Motion by Mr. MacAdam, seconded by Mr. Smith to accept the minutes of the August 3, 2009 meeting as written and distributed.

Ayes All: Motion Carried.

Motion 94-09: Motion by Mr. Vaas, seconded by Mr. Smith to accept the minutes of August 24, 2009 special meeting as written and distributed.

Ayes All: Motion Carried.

Motion 95-09: Motion by Mr. Boxberger, seconded by Mr. Smith to schedule a special meeting for the Town of Watertown Planning Board with the Tug Hill Commission for Monday, October 5, 2009 at 3:00 p.m.

Ayes All: Motion Carried.

RJ Roux – 2 Lot Subdivision – County Route 155

No one was present.

Robert Cornell – Lot Line Adjustment – Tax Map #91.00-1-31.6 & #91.00-1-19.

Mr. Cornell presented plans for a lot line adjustment for property off Sandy Creek Valley Road (former VanAllen Road) Tax Map #91.00-1-31.6 & #91.00-1-19. Mr. Cornell is deeding a 1 acre parcel to Marsha Pratt. Both parties are in agreement that the parcels will be consolidated into one tax parcel. Discussion followed.

Motion 96-09: Motion by Mr. Vaas, seconded by Mr. Smith to waive subdivision approval as no new parcel is created and grant approval for a lot line adjustment for Robert C. Cornell. This will remove Parcel B of 0.977 acres from Parcel A (91.00-1-31.6) and add it to Tax Map #91.00-1-19 owned by Marsha M. Pratt, as shown on a survey by William F. Dorr, dated 8/4/08 with a revision date of 4/16/09 – File #08-11.

Ayes All: Motion Carried.

Mr. Cornell must submit a copy of the mylar and has 62 days to file the map with the Jefferson County Clerk's office.

Marcia M. Pratt – 2 Lot Subdivision – 17603 Sandy Creek Valley Road – Tax Map #91.00-1-19.

Patsy Storino, on behalf of Marica Pratt, presented plan for a 2 lot subdivision. Finalization of this paperwork is conditional upon completion of the Robert Cornell lot line adjustment.

Motion 97-09: Motion by Mr. Boxberger, seconded by Mr. Vaas to schedule a public hearing on Monday, October 5, 2009 at 7:00 p.m. for Marsha Pratt, 17603 Sandy Creek Valley Road, Tax Map #91.00-1-19 for a 2 lot subdivision.

Ayes All: Motion Carried.

John Marzano – Subdivision on NYS Route 12

John Marzano approached the Board to discuss the possibility of purchasing a parcel of land from Torrington Industry on NYS Route 12S for residential use. Mr. Marzano approached Torrington Industry who referred him to the Town of Watertown Planning Board to get information on zoning and subdivision requirements. Mr. Marzano is asking the Board what steps he needs to take should he decide to proceed with this proposed project.

Mr. Marzano was given a couple of possible avenues to follow.

He should first contact the NYSDOT regarding the possibility of creating a new highway cut for a driveway.

He can approach the Town Board for possible rezoning of the area and, at the same time, he can also approach the Town of Watertown Zoning Board of Appeals for a variance.

It was suggested that before Mr. Marzano invest in a survey he needs a good scaled drawing of the proposed project showing key features such as the driveway going into the quarry, the approximate boundaries of the quarry, scaled schematics of the estimated property lines and a narrative of the proposed plans. Mr. Marzano may also want to check and see if Torrington Industries has a copy of a survey showing the layout of their property. If subdivision were approved, a covenant by Torrington Industries could be included into the lot description to make potential owners of the property aware of operation in the quarry upon sale of land.

Site Plan/Special Use Permit

Kathie Cowles – Preliminary discussion for construction of a new 50,000 square foot building to process recycled metals for aluminum located on Lots 4 & 5 of the Industrial Park.

No one was present.

Mr. Ricks Bakery – Construction of a 5,000-6,000 square foot building on Lot 7 in the Industrial Park.

The owner of Mr. Rick’s Bakery presented preliminary plans for construction of a 5,000-6,000 square foot building on Lot 7 in the Industrial Park.

He was given an application including a checklist of information that needs to be included on the site plan.

Mrs. Desormo stated that Local Law 1 has been filed and the Town has received confirmation from New York State of filing. Local Law 1 will require a 30 foot setback. This property meets the requirements of Local Law 1.

The Board would require the site plan show elevation of the proposed building, a rendered drawing of the building; lightning, including an equipment cut sheet, detailed plans for signage, detailed landscaping plans, and all neighboring property owners listed on the site plan.

Highway cuts and sewer lines need to be approved by the Jefferson County Highway Department.

Morris Hatchery – Construction of an addition to the existing business in the Industrial Park

No one was present.

Jefferson Dental – Modification to site plan for a turnaround area for employees

No one was present.

The Board discussed the existing driveway issue at Jefferson Dental. A strict deadline needs to be set for final approval of site plan modification so the second driveway can be closed, landscaping be completed and the sidewalk installed.

The Board discussed Kevin Caldwell’s Redemption Center on US Route 11. Mr. Caldwell was given a 90 day contingency to conform to zoning requirements or apply for a variance. Mr. Caldwell did not appear at the September 2, 2009 meeting of the Zoning Board of Appeals. The Board decided they will address this issue at the next Planning Board meeting on October 5 , 2009.

Motion 98-09: Motion by Mr. MacAdam, seconded by Mr. Vaas to adjourn the meeting at 7:55 p.m.

Ayes All: Motion Carried.

Susan Burdick
Secretary