

**Special Meeting
Town of Watertown Planning Board
September 13, 2011**

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

Members Absent: Jim Smith, Co-Chair
Terry MacAdam

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

Motion 104-11: Motion by Mr. Boxberger, seconded by Mrs. Desormo to schedule a special meeting of the Town of Watertown Planning board with the Tug Hill Commission for October 3, 2011 at 4:00 p.m.

Ayes All: Motion Carried.

Public Hearing – COR Management – Beaver Meadow Apartments Behind the Towne Center Plaza – NYS Route 3

Legal notice was published in the newspaper.

The public hearing was opened at 7:00 p.m. No one from the public wished to speak. The public hearing was closed at 7:01 p.m.

Public Hearing – Morgan Multifamily Development, Watertown Town Homes – County Route 202 – Tax Map #82.11-1-35.221.

Legal notice was published in the newspaper and adjacent property owners were notified.

The public hearing was opened at 7:01 p.m.

Bina West, an adjacent property owner, requested that a fence be installed and maintained along her property line. She is concerned with liability should people wander on to her property. Her property has been posted for many years and she would like to see this concern addressed.

The public hearing was closed at 7:05 p.m.

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

Mike Converse submitted certified well log paperwork for the well cited at 20800 Hadcock Road as requested at the September 7, 2011 meeting (**Attachment #1**). Discussion followed.

Motion 105-11: Motion by Mrs. Desormo, seconded by Mr. Boxberger to grant subdivision approval to Mike & Linda Converse located at 20800 Hadcock Road to consist of 3 parcels. Parcel A containing 54.406 acres, Parcel B containing 2.178 acres, and Parcel C containing 1.006 acres from drawings prepared by Patsy Storino, dated 7/13/11, Drawing #1, File #04-114 A, B, C – WATN.

Ayes All: Motion Carried.

Subdivision – Richard Keefer – 2 Lot Subdivision – 24163 County Route 67 – Tax Map #91.00-1-21.1.

Mr. Keefer presented a completed application and updated plans for a 2 lot subdivision at 24163 County Route 67 – Tax Map #91.00-1-21.1. Discussion followed.

Motion 106-11: Motion by Mr. Boxberger, seconded by Mrs. Desormo to schedule a public hearing for Richard Keefer for a 2 lot subdivision at 24163 County Route 67 on October 3, 2011 at 7:00 p.m.

Ayes All: Motion Carried.

Subdivision – Dave Stone – Preliminary Discussion for a 2 Lot Subdivision on County Route 155.

Dave Stone presented preliminary plans for a 2 lot subdivision on County Route 155. Discussion followed.

The board cannot take any action on this proposed project as it does not meet road frontage under zoning requirements. This project was referred to the Town of Watertown Zoning Board of Appeals.

The board suggested that consideration be given to making the right-of-way on the proposed plans 66' as that would be wide enough to put in a town road.

Site Plan – T F Wright & Son Granite Foundry – 22759 Spring Valley Drive

No one was present. The board will forward this project to the Jefferson County Department of Planning for review.

Site Plan – COR Development – Beaver Meadow Apartments Behind the Towne Center Plaza – NYS Route 3.

Kate Johnson, Legal Counsel for COR Development and Andy Hart, Bergmann Associates, presented an updated site plan with detailed elevations, lighting and landscaping plans, a truck turn template, architectural drawings with floor plans, and a detailed drawing of the proposed clubhouse. Discussion followed.

Mr. Boxberger asked the town supervisor to update the board on the water and sewer services for both COR Development and Morgan Multifamily Development.

Joel Bartlett, Town Supervisor, announced that the town board, upon site plan approval for both the COR and Morgan housing projects, is securing funding to pursue Option #2 which will accommodate improvements for water and sewer for COR Development, Morgan Multifamily Development, and improvements in the Jefferson County Industrial Park. A resolution was submitted to accompany the SEQRA findings. Once the town has knowledge that the projects will move forward with funding applications, the town will proceed to form a sewer district for the County Route 202 properties and begin the final design work and the submittals to the DEC and Health Department to design the overall project. Mr. Bartlett stated the town has no problem with conditional site plan approval for both projects.

Mr. Boxberger asked board members if they felt comfortable moving forward on projects of this size with the absence of two board members. Mr. Vaas stated that the other two board members have been involved in all evaluations of both projects with no significant objections from either member pertaining to what has been submitted to date. Tonight's updates are minor and he feels comfortable moving forward.

Ms. Johnson stated that COR Development would like to start grading work this fall and building construction in the spring as long as they have received all required permits.

Motion 107-11: Motion by Mr. Boxberger, seconded by Mr. Vaas that the Town of Watertown Planning Board grant site plan approval to COR Development Company, LLC for Beaver Meadow Apartments located behind the Towne Center Plaza on NYS Route 3 as shown in drawings prepared by Bergmann Associates consisting of Drawings C100, to be re-dated with today's date, C101 & C110, dated 9/13/11, Drawing C120, dated 9/13/11, C130, dated 9/13/11, LT100, dated 9/13/11 all with Project #8927.01, also consisting of Drawings prepared by James Fahy Design, Job A11-091, dated 9/11, consisting of Drawings 1 of 9, 2 of 9, 3 of 9, 8 of 9, and 9 of 9, conditional upon DEC accepting encroachment of the 100 foot buffer of the wetlands for grading and the hiking trail, conditional upon permits being received from the City of Watertown and the Town of Watertown regarding water and sewer services, conditional upon the preparation of an acceptable SWPPP, and conditional upon all plats being dated 9/13/11.

Ayes All: Motion Carried.

Site Plan – Morgan Multifamily Development, Watertown Town Homes – 410 Unit Multifamily Housing Unit – County Route 202 – Tax Map #82.11-1-35.221.

Pat Scordo, GYMO and James J. Bonsignore, Attorney with Fix, Spindelman Brovitz & Goldman, PC, presented updated plans to the board. Plans have been finalized with the Watertown City School Superintendent and it was decided that the bus stop will be placed at the clubhouse. A shelter will be constructed. The proposed walking path was extended to the boundary of the property as requested.

Mr. Bonsignore also stated that Morgan Development will install fencing along the property line as requested by Mrs. West. Discussion followed.

The fence will be wrapped around the corner in line with the residential buildings to the western side of the Morgan property which would be the western boundary and along the northern boundary extended to the third building which would be a little bit west of Mrs. West's property.

Motion 108-11: Motion by Mr. Boxberger, seconded by Mrs. Desormo that the Town of Watertown Planning Board grant site plan approval for the Morgan Multifamily Development, Watertown Town Homes located on County Route 202, Tax Map #82.11-1-35.221 for a multifamily housing complex, as shown on drawings prepared by GYMO Architecture Engineering & Land Surveying PC for Project #2011-130E, consisting of pages C001, dated 7/5/11 with a revision dated of 7/13/11, Page C100, dated 6/8/11 with an issue date of 7/5/11 and revision dates of 7/13/11, 8/1/11, 8/6/11 & 9/13/11, C101, dated 6/30/11 with an issue date of 7/5/11 and revision dates of 7/13/11, 8/1/11, 9/6/11 & 9/13/11, C102, dated 6/30/11 with an issue date of 7/5/11 and revision dates of 7/13/11, 8/1/11 & 9/6/11, C103, dated 6/30/11 with an issue date of 7/5/11 and revision dates of 7/13/11, 8/1/11 & 9/6/11, C104, dated 6/30/11 with an issue date of 7/5/11 and no revisions, C105, dated 6/30/11 with an issue date of 7/5/11 and revision date of 7/13/11, C106, dated 6/30/11 with an issue date of 7/5/11 and revision date of 7/13/11, C107, dated 6/30/11 with an issue date of 7/5/11 and revision date of 7/13/11, C108, dated 6/30/11 with an issue date of 7/5/11 and revision date of 7/13/11, C501, dated 6/30/11 with an issue date of 7/5/11 and revision date of 7/13/11, C502, dated

6/30/11 with an issue date of 7/5/11 and revision date of 7/13/11, C505, dated 6/30/11 with an issue date of 7/5/11 and revision date of 7/13/11, and C506, dated 6/30/11 with an issue date of 7/5/11 and revision date of 7/13/11, conditional upon designation of a fence along portions of the northern & westerly borders of the property as discussed, conditional upon a shelter being provided for school bus pickup as indicated on the plans, conditional upon receipt of permits from the City of Watertown and Town of Watertown regarding provisions for water and sewer services, and conditional upon submission of an acceptable SWPPP.

Mr. Boxberger stated that two members of the planning board are absent and if any board member feels there are any issues that require their participation, feel free to vote no.

Ayes All: Motion Carried.

Mr. Boxberger thanked COR Development and Morgan Multifamily Development on behalf of the Town of Watertown Planning Board for the positive experience working on these two fast moving projects.

Motion 109-11: Motion by Mr. Vaas, seconded by Mr. Boxberger to adjourn the meeting as 8:03 p.m.

Ayes All: Motion Carried.

Susan Burdick
Secretary