

**Regular Meeting  
Town of Watertown Planning Board  
October 3, 2011**

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

Mr. Smith called the regularly scheduled meeting of the Town of Watertown Planning Board to order at 7:00 p.m.

**Motion 110-11:** Motion by Mr. Boxberger, seconded by Mr. MacAdam to approve the minutes of the September 7, 2011 meeting as written and distributed.

Ayes All: Motion Carried.

**Motion 111-11:** Motion by Mr. Vaas, seconded by Mr. Boxberger to approve the minutes of the special September 13, 2011 meeting as written and distributed.

Ayes All: Motion Carried.

**Motion 112-11:** Motion by Mr. Smith, seconded by Mr. Boxberger to reschedule the regular meeting of the Town of Watertown Planning Board for Wednesday, October 26, 2011 at 7:00 p.m. with a special meeting with the Tug Hill Commission starting at 4:00 p.m.

Ayes All: Motion Carried.

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

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.

A neighbor called Mrs. Desormo concerned with wetlands in the area. Mrs. Desormo called DEC who stated that if wetlands are flagged they should be cited on the plat. Mrs. Desormo also contacted Mr. Vaas who visited the site and stated that there is a small wetland less than 2 acres in size that is considered a US Army Corps of Engineer Wetland. There is a direct hydraulic connection from the wetland to a stream. Army Corps regulations state that no fill can be placed in the wetland. There are no setback requirements.

The public hearing was closed at 7:04 p.m.

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

Mr. Keefer presented proposed plans for a 2 lot subdivision at 24163 County Route 67, Tax Map #91.00-1-21.1. Mr. Vaas identified the wetland discussed during the public hearing. Mr. Vaas stated that he could see no reason why the lot should not be developed. Discussion followed. Mr. Keefer needs to submit lot descriptions.

**Motion 113-11:** Motion by Mr. MacAdam, seconded by Mr. Boxberger to grant a 2 lot subdivision for Richard Keefer as shown on a subdivision map titled Keefer 2 prepared by Stan Zeccolo, Drawing #2011.311, dated 9/5/11. Lot #1 being 16.4 acres and the new Lot #2 being 5.73 acres, Tax Map #91.00-1-21.1, County Route 67, conditional upon acceptable lot descriptions being submitted.

Ayes All: Motion Carried.

**Subdivision – Edward & Joan Smith – Hamp Road – Tax Map #101.00-1-9.1.**

Jason Poplaski, Attorney on behalf of Edward & Joan Smith, presented plans for a 2 lot subdivision on Hamp Road, Tax Map #101.00-1-9.1.

The proposed plans involve transferring a vacant lot to Edward & Joan Smith's daughter. The board stated that if this were to be a consolidation it could be considered as a lot line adjustment and the subdivision process could be waived. Discussion followed.

The survey needs to be updated showing the residual lot with frontage and all adjacent property owners cited. Once a completed application with an updated survey is received, the planning board can schedule a public hearing.

**Subdivision – Lunco – Washington Summit.**

Mike Lundy presented preliminary plans for a lot line adjustment, 2-lot subdivision, and modifications to site plans of the proposed multi-wing, multi-tenant professional building in Washington Summit. He stated the need is due to circumstances surrounding the Samaritan Senior Village property. Discussion followed.

It was determined that the lot line adjustment was already approved for the Samaritan Senior Village. Mr. Lundy needs to appear for modifications of site plans for the multi-wing, multi-tenant professional building and then apply for a subdivision.

**Washington Summit – Proposed Signage.**

Mike Lundy presented proposed signage for Washington Summit. The signs will be directional two-sided signs that will be illuminated. He is planning on installing 3 signs within Washington Summit. The proposed signage meets the height and width requirements under the sign requirements; however, the proposed 5' setback does not meet zoning requirements. The board cannot take any action and referred Mr. Lundy to the Town of Watertown Zoning Board of Appeals for a variance of the setback requirements.

It is the consensus of the board that they see no issue with the proposed 5' setback as long as no sight restrictions are created.

**Site Plan – T F Wright & Son Granite Foundry – Operation of a Monument Sales Business – 22758 Spring Valley Drive.**

A representative of T F Wright & Son Granite Foundry presented updated plans showing driveway cuts and proposed landscaping. Discussion followed.

**Motion 114-11:** Motion by Mrs. Desormo, seconded by Mr. Boxberger to schedule a special meeting of the Town of Watertown Planning Board for Tuesday, October 21, 2011 at 8:30 a.m.

Ayes All: Motion Carried.

**Motion 115-11:** Motion by Mrs. Desormo, seconded by Mr. Smith to schedule a public hearing for T F Wright & Son Granite Foundry located at 22758 Spring Valley Drive for a Monument Sales business.

Ayes All: Motion Carried.

**Site Plan – Town of Watertown Fire Department – Construction of a 27,000 Square Foot Building on the Corner of County Route 202 & 200.**

Joe Theisier, Bernier Carr Associates, on behalf of the Town of Watertown Fire Department, submitted preliminary plans for the construction of a 27,000 square foot building on the corner of County Route 202 and 200. A colored rendering of the building was submitted. The board stated that this is an approved lot with approved use, therefore, site plan review can move forward. Discussion followed.

The board would like to know what the intent is for full staff of this facility. The would like a letter from the Fire Commissioner stating the intent for accommodations and any other planned use of this facility. An additional colored rendering of the building needs to be submitted as well as an updated plat addressing proposed landscaping, lighting, and signage. The application fee will be discussed at the next meeting.

This project will be referred to the Jefferson County Department of Planning.

**Motion 116-11:** Motion by Mr. Boxberger, seconded by Mr. Smith to schedule a public hearing for site plan review of a 27,000 square foot building on the corner of Country Route 202 & 200 for the Town of Watertown Fire Department on Wednesday, October 26, 2011 at 7:00 p.m.

Ayes All: Motion Carried.

**Car Freshner Corp. – 21205 County Route 200 – Discussion on Previously Approved Parking Spaces.**

Joe Theisier, Bernier Carr Associates, on behalf of Car Freshner Corp., discussed previously approved plans for Car Freshner Corp. with regards to required parking spaces at 21205 County Route 200. Car Freshner Corp. would like to eliminate parking spaces with justifications that they are not needed for this office space. They would like to finalize their plans so they can receive their occupancy permit. Discussion followed.

The board stated that Car Freshner Corp. would have to apply for an area variance with the Town of Watertown Zoning Board of Appeals to eliminate parking spaces as they are required under zoning regulations. If a variance is granted, Car Freshner Corp. could then approach the planning board for site plan modifications.

**JSJ Management – Summit Drive**

Ms. Aronowitz, JSJ Management, addressed concerns over when the Town will install signs on the new town road (Summit Drive) now that 911 addresses have been assigned.

Mrs. Desormo will check with the Highway Superintendent.

Ms. Aronowitz also questioned previous subdivision approval by the planning board with Washington Summit that pertained to her property. Mrs. Desormo will look for the minutes on subdivision approval and contact Ms. Aronowitz.

**Motion 117-11:** Motion by Mr. MacAdam, seconded by Mr. Vaas to adjourn the meeting at 8:40 p.m.

Ayes All: Motion Carried.

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**Susan Burdick**  
Secretary

