

Town of Watertown Zoning Board of Appeals
Regular Meeting
October 7, 2009

Members Present: Charles Fluno, Chairman
Brandon Cooney
Tom Hanley
Fred Lanham
Bob Wormwood

The regularly scheduled meeting of the Zoning Board of Appeals was called to order at 5:30 p.m. by Mr. Fluno.

Public Hearing – Eva Marino – 23885 NYS Route 12S – 10’ Variance request from the front setback requirements for the construction of a 20’ x 20’ two-stall garage.

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

The public hearing was opened at 5:30 p.m. No one from the public wished to speak. The public hearing was closed at 5:30 p.m.

Motion 27-09: Motion by Mr. Wormwood, seconded by Mr. Lanham to grant a 10’ variance request from front setback requirements for the construction of a 20’ x 20’ two-stall garage to Eva Marino, 23885 NYS Route 12S.

Ayes All: Motion Carried.

Mrs. Marino will submit the \$50 application fee to the Town Clerk’s office on Thursday, October 8, 2009.

Kevin Caldwell – 19208 US Route 11 – Variance request to a 10’ planting strip of thick evergreen growth at least 8’ in height as a buffer between a business and residence.

Mr. Caldwell was granted conditional site plan approval on July 1, 2009 from the Town of Watertown Planning Board to operate a redemption center at 19208 US Route 11. He was given 90 days to meet all zoning requirements or apply for a variance.

Mr. Caldwell and Steven Duffany approached the Board regarding a solution to the required 10’ planting strip buffer between Mr. Caldwell’s commercial property and Mr. Duffany’s residence as the land in question is blacktop.

At present, yellow highway striping is placed along the property line. Mr. Duffany asked to leave this striping as is with the option of re-addressing the issue within 1 year if problems arise.

Discussion followed. The Board advised Mr. Duffany that that solution is not an option. The Board cannot put that kind of condition on a variance request. The Board advised Mr. Caldwell and Mr. Duffany to submit a detailed plan (possibly a privacy fence) agreeable to both parties by the November 4, 2009 Zoning Board of Appeal meeting.

This detailed plan also needs to be submitted to the Jefferson County Planning Board for their review.

Motion 28-09: Motion by Mr. Wormwood, seconded by Mr. Lanham to schedule a public hearing on November 4, 2009 at 5:30 p.m. for Kevin Caldwell for a variance request to the required 10' plating strip buffer 8' in height between a business and a residence condition upon submission of a detailed plan agreed on by both Mr. Caldwell and Mr. Duffy. This plan needs Jefferson County Planning Board review prior to the public hearing.

Ayes All: Motion Carried.

Mr. Caldwell will contact the Town Clerk's office for the date of the Jefferson County Planning Board's meeting and to get a list of adjacent property owners to notify of the public hearing.

Motion 29-09: Motion by Mr. Wormwood, seconded by Mr. Lanham to accept the minutes of the September 2, 2009 meeting as written and distributed.

Ayes All: Motion Carried.

Motion 30-09: Motion by Mr. Hanley, seconded by Mr. Wormwood to adjourn the meeting at 6:00 p.m.

Ayes All: Motion Carried.

Susan Burdick
Secretary