

**Regular Meeting  
Town of Watertown Planning Board  
October 26, 2011**

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

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

**Motion 122-11:** Motion by Mr. Smith, seconded by Mr. MacAdam to accept the minutes of the October 3, 2011 meeting as written and distributed.

Ayes All: Motion Carried.

**Motion 123-11:** Motion by Mr. MacAdam, seconded by Mr. Smith to accepted the minutes of the special October 11, 2011 meeting as written and distributed.

Ayes All: Motion Carried.

**Motion 124-11:** Motion by Mr. Boxberger, seconded by Mr. Vaas to schedule a workshop meeting of the Town of Watertown Planning Board with the Tug Hill Commission to review town zoning regulations for December 5, 2011 at 4:00 p.m.

Ayes All: Motion Carried.

**Public Hearing – Town of Watertown Fire Department – Construction of a 12,000 Square Foot Building on the Corner of Route 202 and 200.**

Legal notice was posted in the newspaper.

The public hearing was opened at 7:02 p.m. No one from the public wished to speak. The public hearing was closed at 7:02 p.m.

**Edward & Joan Smith – 2 Lot Subdivision – Hamp Road – Tax Map #101.00-1-9.1.**

Lisa Shambo, on behalf of Edward and Joan Smith, presented updated plans for a 2 lot Subdivision on Hamp Road, Tax Map #101.00-1-9.1. Discussion followed. All adjacent property owners need to be attached to the plat and a MYLAR needs to be submitted.

**Motion 125-11:** Motion by Mr. Boxberger, seconded by Mr. Smith to schedule a public hearing for Edward and Joan Smith for a 2 lot subdivision on Hamp Road, Tax Map #101.00-1-9.1 for December 5, 2011 at 7:00 p.m.

Ayes All: Motion Carried.

**RJ Roux – Preliminary Discussion to Subdivide Property on County Route 155.**

No one was present.

**Anthony Sligar – Lot Line Adjustment on VanAllen Road.**

Anthony Sligar presented preliminary plans to purchase part of a neighboring property to add to his property. Discussion followed. Mr. Sligar needs to submit a completed application and survey.

It was the consensus of the board that this would be considered a lot line adjustment.

**Samaritan Medical – Modifications to the Subdivision Plat at Washington Summit.**

A representative of GYMO, on behalf of Samaritan Medical, presented plans to modify the subdivision plat at Washington Summit. Discussion followed. Mr. MacAdam will review the new lot descriptions.

**Motion 126-11:** Motion by Mrs. Desormo, seconded by Mr. Boxberger to amend the Subdivision for the land of Washington Summit, File #2010-267S.03, dated 8/15/11 with an issue date of 10/26/11, Drawing #SU101, with revision dates of 9/7/11 & 10/25/11. This amendment changes the width of the road which makes the parcels smaller than originally approved. Parcel #1 will now be 17.670 acres and Parcel #2 will be 6.228 acres, contingent upon review of lot descriptions and adoption of a zone change currently before the Town of Watertown Board.

Ayes All: Motion Carried.

The MYLAR will be submitted after review of the lot descriptions.

**Site Plan – Town of Watertown Fire Department – Construction of a 12,000 Square Foot Building on the Corner of County Route 202 and 200.**

Joe Theisier, Bernier Carr Associates, on behalf of the Town of Watertown Fire Department, submitted a letter dated 10/5/11 from the Town of Watertown Fire District signed by Earl Halback addressing parking issues and proposed signage (**Attachment #1**) as requested.

Mr. Theisier presented updated plans addressing proposed landscaping, lighting, and signage. A completed application and color rendered drawing were also submitted. Discussion followed.

**Motion 127-11:** Motion by Mr. MacAdam, seconded by Mr. Smith to grant site plan approval for the Town of Watertown Fire Department's New Fire Station located at 22819 County Route 202, drawn by Bernier Carr Associates, File #2008-111, dated 6/7/11, with lighting and landscaping revisions dated 10/26/11, Tax Map #73.19-1-5.5, consisting of C100, Elevations, and two enlargements of the building facade all signed and dated 10/26/11.

Ayes All: Motion Carried.

Mr. Theisier stated that there is a public hearing scheduled for November 2, 2011 at 5:30 p.m. with the Town of Watertown Zoning Board of Appeals regarding a variance request from Car Freshner. This variance request addresses eliminating parking spaces of a previously approved site plan. Mr. Theisier wanted to know if he had to come back to the Town of Watertown Planning Board should the variance be granted.

The board stated that he must come back to the planning board for site plan modification. Tom Boxberger asked Mr. Theisier what architectural standards are used to determine parking spaces for office space. The Town of Watertown Planning Board is looking for input to help revise the town parking space regulations.

Mr. Theiser will send different architectural references to Mr. Boxberger.

**Site Plan – Neil Katzman –Proposed Plan to Construct a 24' x 24' Office Building & 40' x 80' Storage Building on Lot #7 in the Industrial Park.**

Tom Ross, GYMO, and Neil Katzman presented proposed plans for an office building and storage building on Lot #7 in the Industrial Park. A completed application has been submitted. A letter from the JCIDA was also submitted giving Mr. Katzman permission to move forward on this project. Discussion followed.

The following issues need to be addressed:

- The plans need to be modified with the setback 30' from the property line.
- A total of 7 parking places (including handicapped) for the office building need to be cited.
- The concrete apron needs to be cited on the plat with a narrative regarding how salt will be contained.
- Proposed lighting (Dark-sky Compliant) needs to be cited.
- Proposed landscaping needs to be cited.
- A colored rendered drawing showing elevations needs to be submitted.

Mr. Ross needs to contact the County Highway Department regarding a highway cut and the Town of Watertown Highway Superintendent regarding water and sewer.

**Motion 128-11:** Motion by Mr. Boxberger, seconded by Mr. MacAdam to schedule a public hearing on December 5, 2011 at 7:00 p.m. for the Neil Katzman for a proposed warehouse storage facility and office on County Route 200, Lot #7, Industrial Park, contingent upon receipt of the required information discussed on the plat prior to November 9, 2011 for submission to the county.

Ayes All: Motion Carried.

The board noted for the record that it is the consensus of the Town of Watertown Planning Board to recommend to the Town Board that they support modification to allow residential care facilities in a business district.

Mr. Vaas asked to be excused from the December meeting.

**Motion 129-11:** Motion by Mr. MacAdam, seconded by Mr. Smith to adjourn the meeting at 8:03 p.m.

Ayes All: Motion Carried.

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Susan Burdick  
Secretary