

**Town of Watertown Zoning Board of Appeals
Regular Meeting
November 4, 2009**

Members Present: Brandon Cooney
Fred Lanham
Bob Wormwood

Members Absent: Charles Fluno
Tom Hanley

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

Motion 31-09: Motion by Mr. Cooney, seconded by Mr. Lanham to accept the minutes of the October 7, 2009 meeting as written and distributed.

Ayes All: Motion Carried.

Public Hearing – 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.

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.

Mr. Green, 22783 Cornwell Lane, requested that an evergreen buffer or a fence be installed between his property and Mr. Caldwell’s commercial property.

Mr. Johnson, 22773 Cornwell Lane, requested that an evergreen buffer or a fence be installed between his property and Mr. Caldwell’s commercial property.

Mr. Caldwell presented plans for a variance to the evergreen buffer between his commercial property and Steven Duffany’s residential property at 19204 US Route 11. The plan submitted indicates installing a privacy fence agreed upon by both Mr. Caldwell and Mr. Duffany.

Mr. Caldwell was unaware that he needed to provide a buffer to Mr. Green and Mr. Johnson’s properties.

Discussion followed. Board members decided they need more information before making a decision on this request.

Motion 32-09: Motion by Mr. Cooney, seconded by Mr. Wormwood to continue the public hearing for Kevin Caldwell, 19208 US Route 11 for the variance request to an evergreen buffer on Wednesday, December 2, 2009 at 5:30 p.m.

Ayes All: Motion Carried.

Motion 33-09: Motion by Mr. Cooney, seconded by Mr. Wormwood that the Town of Watertown accept responsibility for posting public notice of the continuance of the public hearing for Kevin Caldwell as well as providing individual mailings to all adjacent property owners.

Ayes All: Motion Carried.

John Bellanger – 20255 NYS Route 3 – Tax Map #82.11-1-33.1 – Variance request to road frontage for a 3-lot subdivision.

Mr. Bellanger presented plans for a variance request to road frontage for a proposed 3-lot subdivision. Mr. Bellanger is claiming a hardship for the reason when he had the subdivision survey completed in the fall of 2008, it met all zoning requirements. In 2009 the regulation were changed and now it no longer meets the required road frontage. After meeting with the Planning Board he is proposing a three lot subdivision with one lot having 70' road frontage to access the back acreage for further development.

Motion 34-09: Motion by Mr. Cooney, seconded by Mr. Wormwood to schedule a public hearing for John Bellanger, 20255 NYS Route 3, for a variance requested to road frontage on a proposed 3-lot subdivision for Wednesday, December 2, 2009 at 5:30 p.m.

Ayes All: Motion Carried.

Mr. Bellanger will contact the Town Clerk's office for a list of adjacent property owners to notify of the public hearing.

Motion 35-09: Motion by Mr. Lanham, seconded by Mr. Wormwood to adjourn the meeting at 6:15 p.m.

Ayes All: Motion Carried.

Susan Burdick
Secretary