

**Special Meeting
Town of Watertown
Planning Board
November 9, 2009**

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

Members Absent: Jim Smith

The special meeting of the Town of Watertown Planning Board was called to order at 7:00 pm by Mr. Boxberger. The board agreed to waive the acceptance of the minutes from the October 27, 2009 meeting. They will however refer to the minutes concerning tonight's public hearing.

Public Hearing – James Cavellier Jr. – 2 Lot Subdivisions– 16233 Co Rte 155

Legal notice has been posted in the paper and evidence that adjacent property owners were notified.

The public hearing was opened at 7:01 pm. Teresa Intorcia, 16277 Co Rte 155, expressed her opposition to the project. She does not feel the parcel is large enough for a residence. Mr. Boxberger responded the lots do meet all zoning requirements for this area. He explained that lots must contain 150' road frontage and be 40,000 sf. The lots within this subdivision exceed the minimum requirements. No one else chose to speak. The public hearing was closed at 7:04 pm

Mr. Boxberger invited Mrs. Intorcia to come forward to review the plat map. The board discussed the proposed subdivision and how future development will affect Mrs. Intorcia's property.

The board reviewed the information they asked for at the October meeting. The issues in question were a water yield test, neighboring property owners shown on plat, and property descriptions. All the matters were satisfied.

Motion No. 117-09: Motion by Mr. MacAdam, seconded by Mr. Vaas to approve the 2 lot subdivision for James Cavellier, 16233 Co Rte 155, tax map #100.08-1-26. Plans prepared by GYMO Eng. Plan #99-079S.03 Drawing #1, Dated 10/30/2009, consisting of Lot #1 of 1.066 acres and Lot # 2 of .926 acres. Approval is conditional upon review and approval of the lot descriptions.

Ayes All; Motion Carried

Kevin Caldwell, 19208 US Rte 11, Lot Line Adjustment

Kevin Caldwell and Steve Duffany approached the board concerning a lot line adjustment between their two properties. Mr. Caldwell is currently seeking a variance of the required buffer area between his business and residential properties. At the public hearing additional neighbors approached the ZBA requesting screening at their property lines as well. The public hearing remained open for the zoning variance so the members could further review the situation.

Mr. Caldwell is asking the Planning Board for an opinion as to a lot line adjustment to transfer property to Mr. Duffany. By doing so it would eliminate some of the residential property boundaries. He feels this would uncomplicate the issue with zoning variance. The board discussed with Mr. Caldwell the zoning setbacks of 20' to the property boundaries. In order to make the adjustment feasible Mr. Caldwell would have to ask the ZBA for a setback variance. The board discussed the matter and decided it would not have an objection to the lot line adjustment as long as Mr. Caldwell retained enough property to maintain the building from his own property. They also suggested wording in the deed to have a right of way with reasonable access to the garage door. Mr. Boxberger explained that the ZBA would consider and make a decision on the variance of the zoning regulations and how it will affect this property in the future. It would be the duty of the Planning Board as to the specifications of the screening. After the ZBA makes their decision Mr. Caldwell would return to the Planning Board who would decide the details of the site plan and lot line adjustment keeping the Zoning Boards recommendations and decision in mind.

Mr. Caldwell will ask the ZBA for a 5' setback from the his building to the property line and will agree to screening to the satisfaction of the Planning Board.

Mr. Vaas asked Mr. Caldwell about the trailers behind his building, and added that they were not part of the site plan approval. He asked about the status of the sign and informed Mr. Caldwell the painted truck was not the proposed sign that was approved. He also was curious to the cars that were still for sale on the premises and what his intentions were.

Mr. Caldwell responded he thought the storage containers were part of the site plan. His sign has been ordered and the truck will be moved. He explained he would have no more than 4-5 cars for sale on the lot at one time.

The board will check the site plan concerning the storage containers.

Sherry Ayen – Site Plan – 21243 NYS Rte 12F

Dan Devine approached the board, he has put in a purchase offer on this property. Mr. Devine would like to utilize the existing Insurance Company building for a beauty salon.

The board advised that because it would be a change of use the board would like to review things such as vegetative screening, signage, parking and overall appearance of the property. They would also need a copy of the purchase agreement, the dollar amounts could be blanked out.

The board asked Mr. Devine to come back with his plans for the business addressing the above concerns. Mr. Boxberger offered that two members of board would meet with Mr. Devine sometime prior to the next meeting for additional sketch plan review.

Brookside Cemetery Assoc. – 19000 Co Rte 165

Phillip Moses addressed the board concerning a 16' x 20' addition to the crematory at the cemetery. He explained it would be of like color and similar construction. The roofline would be lower than the existing building and similar shingling. Mr. Moses is hoping to get started on the project before the weather turns bad. Mr. Boxberger asked if Mr. Moses would put together a letter stating the addition would be of similar construction and like building material as the existing building. Mr. Moses agreed.

Motion No. 118-09:

Motion by Mr. Boxberger, seconded by Mr. Vaas to waive the site plan process for the 16' x 20' addition to the Brookside Cemetery crematory as the proposed project is a small footprint of the existing building and will be of like color and building material. This project would be in excess of 250' and 400' from side lot lines. This waiver is conditional on receipt of the above letter.

Ayes All; Motion Carried.

The board agreed to accept the letter as sufficient from Peter Daly concerning the purchase of property at 18993 Old Rome Road. The letter dated November 6, 2009 is attached to the minutes for the record. The letter describes the screening and plantings along the property lines that will be completed by June 1, 2010.

Motion No. 119-09:

Motion by Mr. MacAdam, seconded by Mr. Boxberger to adjourn the meeting at 8:12 pm.

Pam Desormo, Recording Secretary