

**Special Meeting
Town of Watertown Planning Board
December 22, 2009**

Members Present: Tom Boxberger, Co-Chairman
Pam Desormo, Co-Chairman
Jim Smith
Randy Vaas

Members Absent: Terry MacAdam

Mr. Boxberger called the special meeting of the Town of Watertown Planning Board to order at 1:01 p.m. Notice of this meeting was published in the local newspaper.

Bart Bonner – Preliminary plans for a Dog Kennel on County Route 67

Bart Bonner presented a rough sketch for a proposed project on County Route 67. His plans include construction of a house, pole barn, and dog kennels for the purpose of raising, training, and boarding dogs. They may also have sheep for the training of the dogs. There appears to be no zoning problems with his plans.

Mr. Bonner stated that his plans do not include drilling a well on this property. His plans are to get permission to pump water on to this property from a neighboring property. The board informed Mr. Bonner that NYS Building Codes require a potable water supply on site and Mr. Bonner would need to get approval from Jefferson County Codes to pump water. This may require a deeded easement and/or right of way and must be shown on the site plan. Discussion followed.

Mr. Bonner will look into his options and when he submits a formal application he will provide a detailed drawing showing the schematics of the pole barn, kennels, proposed signage, all easements, and fencing. He will also submit a rendered drawing of the proposed residential house. This paperwork will be submitted at least two months before he plans on starting construction.

Harbor Freight Tools – 20839 NYS Route 3 – Former Rex Building

Harbor Freight Tools is looking into leasing the former Rex Building located at 20839 NYS Route 3. The following people were present on behalf of Harbor Freight Tools.

David Geurtsen, Attorney, Conboy, McKay, Bachman & Kendall, LLP
Bill Erickson, VP Real Estate, Development & Construction for Harbor Freight Tools
Brett Baxt, Associate Broker, The Howard Group
Jim Malin, Alton Sign Company
Karen Carson, Commercial Real Estate Services, Pyramid Brokerage Company

Mr. Geurtsen spoke on behalf of Harbor Freight Tools. He stated that Harbor Freight Tools has not made a final decision on this location due to the sign issue. It is his understanding that after discussions with the Town Clerk's Office, the Planning Board has major issues regarding the height of the sign that Harbor Freight Tools has proposed. Harbor Freight Tools hopes to come to a compromise to settle this issue.

Harbor Freight Tools feels that this sign is vital to their business since they will be located off the main road. They are a destination retailer and if customers can't find them they will go to the competition – namely Lowes and Home Depot. They have researched the existing signs in the area and feel that the sign they have proposed is harmonious with the existing signs in the area.

The board stated that all recent reviews of signs in this area have required lower monument style signs. The existing Rex sign is not consistent with this new requirement. The Planning Board is trying to eliminate the large unsightly signs of years past. Discussion followed.

The meeting was briefly adjourned at 1:40 p.m. to allow Harbor Freight Tools to discuss their options in private.

The meeting was reconvened at 1:55 p.m.

Harbor Freight Tools submitted new sign options for board members to review.

Board members were polled individually.

Jim Smith stated he would like to see a total height of 20', however, in the spirit of negotiations, he would agree to the Option #2 sign design with the top of the sign at 24'.

Tom Boxberger stated that he was originally opposed to anything over 20', however, Mr. Vaas convinced him to change his decision because of the height of snow banks in the winter. He is in favor of the Option #2 sign design with the top of the sign at 24'.

Pam Desormo stated that she likes the Option #2 sign design, however, she favors a height of 22', which is consistent with the Red Lobster sign.

Randy Vaas stated his preference is with Option #2 sign design showing the top of the sign at 24' because of the snow banks during the winter months.

The board cannot vote on the sign at this meeting because there has not been a public hearing, however, the concession is that the four members present at this meeting would be supportive to Option #2 sign design with the top of the sign at 24'.

Harbor Freight Tools will come back at the January 4, 2010 meeting and submit a sign proposal showing Option #2 sign design with the top of the sign at 24' along with a sketch of the proposed decorative base of the sign, landscaping, signage and changes for the facade of the building, and any lighting modifications to the building.

Motion 128-09: Motion by Mr. Vaas, seconded by Mr. Smith to adjourn the meeting at 2:20 p.m.

Ayes All: Motion Carried.

Susan Burdick
Secretary