

**Regular Meeting
Town of Watertown Planning Board
March 2, 2009**

Members Present: Tom Boxberger, Co-Chairman
Pam Desormo, Co-Chairman
Terry MacAdam
James Smith
Randy Vaas

The regularly scheduled meeting of the Town of Watertown Planning Board was called to order at 7:00 p.m. by Mr. Boxberger.

Motion 17-09: Motion by Mr. Vaas, seconded by Mr. Smith to accept the minutes of the February 2, 2009 minute as written and distributed with the following correction.

Page 2 – Site Plan – Lunco – Washington Summit Building #4 Project

Mr. Lundy's project was referred to the Jefferson County Planning Board for their review and comments.

Ayes All: Motion Carried.

Motion 18-09: Motion by Mr. Boxberger, seconded by Mr. MacAdam to schedule a special meeting with the Tug Hill Commission on April 6, 2009 at 4:00 p.m. for discussion on Town Regulations.

Ayes All: Motion Carried.

Public Hearing – Lunco- Mike Lundy – New Project at Washington Summit Medical Complex – Building #6 Project

Legal notice has been 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.

Subdivision – Neil Inhaber – 4 Lot Subdivision – 21377 Cagwin Road – Tax Map #100.08-1-16.1

Chuck Patterson from GYMO, approached the Board on behalf of Neil Inhaber and presented preliminary plans for a 4 lot residential subdivision at 21377 Cagwin Road. Discussion followed. At least 3 parcels exceed the legal conditions for lot subdivision under Town Law. The Board referred the project to the Town of Watertown Zoning Board of Appeals for their approval of an area variance.

The Board informed Mr. Patterson of requirements that would have to be met in the case that an area variance is granted. These requirements include proof of availability of water by a certified NYS well driller registered with the DEC as well as site work that is representative to indicate that wastewater treatment systems are not an issue. The Board will also request no further subdivision in the Deed for Lot 1 & 1A.

Motion 19-19: Motion by Mr. Vaas, seconded by Mr. Boxberger to deny acceptance of the subdivision map for Neil Inhaber's proposed 4 lot subdivision, 21377 Cagwin Road, and forwarded it to the Town of Watertown Zoning Board of Appeals for their decision on an area variance.

The Planning Board has no issues of significance with regard to the proposed layout for an area variance on this project at this time. The Planning Board will address the issues of water, sewer, and covenant if the project receives a variance.

Ayes All: Motion Carried.

Mr. Patterson was informed that the next meeting of the Town of Watertown Zoning Board of Appeals is Wednesday, March 4 at 5:30 p.m. He can stop by the Clerk's office to obtain an application and be added to the Agenda.

Subdivision – Roland/Ryan Churchill – 3 Lot Subdivision – 18153 County Route 156

Roland and Ryan Churchill presented an application and plans previously reviewed by the Board for a 3 lot subdivision. The Town of Watertown Zoning Board of Appeals granted a setback & road frontage variance January 2, 2008. Discussion followed.

Motion 20-09: Motion by Mr. Boxberger, seconded by Mr. Smith to schedule a Public Hearing for a 3 Lot Subdivision at County Route 156 for Roland and Ryan Churchill on Monday, April 6, 2009 at 7:00 p.m.

Ayes All: Motion Carried.

The Board requested that the Churchill's have the word future additions deleted from the Plat and all adjacent property owners be added. The Town will need stamped and signed copies in contrasting ink as well as a description of all 3 parcels prior to the next meeting. The Churchill's will also be responsible for notifying all adjacent property owners of the public hearing. They may obtain a list from the Town Clerk's Office.

Subdivision – Lunco – Mike Lundy – Re-Approval to Lot Line Adjustment for a Parcel in the Industrial Park, which was not filed with the Jeff. Co. County Clerk's Office

Mike Lundy reviewed the project with the Board. There have been no changes to this project.

Motion 21-09: Motion by Mr. Boxberger, seconded by Mr. Smith to waive the subdivision process and authorize Mrs. Desormo, Co-Chairman of the Town of Watertown Planning Board to re-approve the subdivision as originally approved on December 3, 2007 for the Jefferson County Industrial Park - Survey Map of revised Lots 2 & 3 - Plat dated 4/25/07 – File #9-12, prepared by LaFave, White & McGivern, L.S.,P.C. – survey signed by Robert J. Busler, P.L.S., conditional upon receipt of the required fees.

Ayes All: Motion Carried.

Mrs. Desormo also needs a Mylar copy.

Site Plan - Jefferson Dental Clinic – 19333 US Route 11 – Construction of a Vestibule on the Front of the Office and Construction of a Free Standing Sign

Mr. Boxberger updated that Board on Jefferson Dental Clinic's appearance tonight. Jefferson Dental Clinic is scheduled to appear before the Town of Watertown Zoning Board of Appeals on Wednesday, March 4, 2009 at 5:30 p.m. to ask for an area variance for construction of a vestibule and freestanding sign. They lack the required setbacks. The purpose of their visit tonight is to get feedback from the Planning Board on both projects prior to the ZBA meeting.

Dr. Aujla presented plans showing setback measurements for the proposed sign as well as measurements for the proposed vestibule. The Board was polled and no one seemed to have any problem with the proposed vestibule. The Board does have serious visibility and safety concerns with the plans for the proposed sign.

The setback measurements for the proposed sign show only 7 1/2 feet from the NYS right-of-way. The Board informed the Dental Clinic that setback requirements are in place for safety purposes with regard to visibility as well as to bring some form of consistency to neighborhood development. Some Board members expressed the opinion that the Dental Clinic looks fine as is and no further signage needs to be added. Board member Randy Vaas asked for permission to walk the property and do some measurements. Dr. & Mrs. Aujla stated they have no problem with this request. Discussion followed. Dr. Aujla informed the Board that the plans he presented tonight did not represent the exact placement he wanted for the proposed sign. His intention was for placement to the north of the building and not directly in front of the vestibule. Dr. Aujla was informed that plans submitted to the Town of Watertown Zoning Board of Appeals on Wednesday, March 4, 2009 must reflect the exact location of the sign with all measurements.

The Planning Board has serious concerns with the sign and its possible safety issues as well as the setbacks and, at a minimum, the Board feels their concerns could be mitigated by relocating the sign further away from the NYS right-of-way towards the building and moving it further towards the north boundary of the building as well as reducing the size of the sign.

The Planning Board made it very clear to Dr. & Mrs. Aujla that the Town of Watertown Zoning Board of Appeals could only grant a variance to setback requirements. If a variance is granted, the Jefferson Dental Clinic must return to the Town of Watertown Planning Board for final design of the vestibule and sign. The Board will also require that the sign be made smaller than the proposed plans indicate.

Site Plan – Texas Roadhouse – 20790 Route 3 - 440 Square Foot Expansion Project to Include 38 Additional Seats

Richard Van Veldhuisen, an Engineer with GreenbergFarrow, appeared on behalf of Texas Roadhouse and presented a project for the addition of 38 seats. An architectural rendering of the expansion project was presented. Mr. Van Veldhuisen is requesting that the Board approve the site plan, waive the public hearing because this is a minor adjustment to the original site plan and, waiving county review. Discussion followed. Questions on the water/sewer contract with the Town and City were brought up. Mrs. Desormo will check with the City. Parking issues were also brought up. There is a cross-park agreement with Lowes for parking.

Motion 22-09: Motion by Mr. Boxberger, seconded by Mr. Smith that the Town of Watertown Planning Board waive the site plan review requirements for the expansion of Texas Roadhouse which encompasses 440 square feet and creates 38 additional seating locations as this is a very minor adjustment to the previously approved site plan and has no significant impact upon its own or neighboring properties as shown on drawings prepared by GreenbergFarrow – Project #20080742.8 – dated 2/23/09 as shown on Sheet #C1.0 & L1.0 with the condition that evidence be provided that contract changes with the City of Watertown regarding purchase of water or purchase of sewer services either need not be provided or that such contract, if required, be submitted to the Town of Watertown Planning Board.

Ayes All: Motion Carried.

Mr. Vaas also requested that a Short Environmental Assessment Form be submitted.

Site Plan – Lunco – Mike Lundy – Modification to CFM Foods Site Plan

Mr. Lundy reviewed a final site plan submitted by Gyomo with a revision date of 2/13/09. The Board at the January 5, 2009 meeting requested these revisions.

Motion 23-09: Motion by Mr. Boxberger, seconded by Mr. Smith that the Town of Watertown Planning Board modify their original site plan approval Motion 09-09 – dated 1/5/09 regarding CFM Foods to reflect the new plat and landscape plans that was requested as part of the conditional approval – Plans C100 & L101 – prepared by Gyomo Architectural Engineering & Landsurveying – Project #2008-142E with a final issuance date of 1/5/09 and an amended date of 2/13/09 as signed in contrasting ink. This motion will also include, as part of the approved site plan, drawing SK30, exterior elevations, dated 1/9/09 with no revision date prepared by Edwin Harrington, Architect, PC.

Ayes All: Motion Carried.

Mrs. Desormo will also need another stamped and signed copy.

Site Plan – Lunco – Mike Lundy – New Project at Washington Summit – Building #4

Mike Lundy submitted a final plan including landscaping schematics requested by the Board for Building #4 Project at Washington Summit.

Mr. Vaas wanted to know what Lunco's plans for traffic volume at the intersection of the driveway and Washington Street are. The Jefferson County Planning Board addressed this issue in a letter. Mr. Lundy stated that the road is in the process of being taken over by the Town of Watertown so it can be connected to Spring Valley Drive. Mr. Lundy believes this project will be a cooperative project between Lunco Corp and the Town of Watertown.

Motion 24-09: Motion by Mr. Vaas, seconded by Mr. MacAdam to grant site plan approval to the Building #4 Project at Washington Summit Medical & Professional Development – Project #09007 – dated 3/2/09 – by Bennetts & Huysman Architects, PC – signed by Paul L. Huysman, Registered Architect. Plans composed of L1.

Ayes All: Motion Carried.

Site Plan – Lunco – Mike Lundy – New Project – Washington Summit – Building #6

Mike Lundy presented plans for a new Building #6 project. This project consist of moving part of an existing building to another location within the development. This building will be the new office for Lunco Corporation.

Mrs. Desormo asked about sharing road access with neighboring lots. Discussion followed. The road (Summit Drive) has not been officially named. It will be at some point. All offices in the development are currently using a US Rte 11 address.

Motion 25-09: Motion by Mrs. Desormo, seconded by Mr. Boxberger to approve site plan for Building #6 in Washington Summit Medical & Professional Development. Project #09008 – dated 3/2/09 consisting of Sheet L1 by Bennetts & Huysman Architects, PC, signed by Paul L. Huysman.

Ayes All: Motion Carried.

Site Plan – Fellowship Baptist Church – NYS Route 3

Patrick Currier of Aubertine & Currier Architects, Engineers & Land Surveyors spoke on behalf of Pastor Earl Reff and Fellowship Baptist Church requesting site plan review for a proposed 7,500 square foot addition to the existing church on NYS Route 3. The addition would be used for classrooms, a kitchen area, and a large multi-use room. A complete application has been submitted. Issues of water and sewer services were discussed.

Joel Bartlett, Town of Watertown Supervisor, was in attendance during the meeting and was asked by Planning Board members the status of the modification project to extend the sewer district boundaries on NYS Route 3. Mr. Bartlett stated that this project should be in place by late fall of 2009. The Board wanted to know what property owners on NYS Route 3 need to do with regard to their contract with the City of Watertown for water and sewer services if they are proposing expansion projects. Mr. Bartlett said that property owners do not have to amend their contracts. Mr. Bartlett stated that the property on which Fellowship Baptist Church sits is not currently included in the expansion project. Once the sewer is in place, it should only take approximately 60 days to be added to the district. The church should submit a letter stating their intentions and request that the property be included in the sewer boundaries.

As a precaution, the Board recommended that Mr. Currier provide some type of verbal provision of the sewer situation as part of the proposed plans. This could be as simple as a statement that the sewer system will be monitored on a weekly basis and the septic tank will be pumped as needed. The Board would also request that landscaping be added to the plat as well as the addition of a handicapped parking space.

Motion 26-09: Motion by Mr. Boxberger, seconded by Mr. Vaas to schedule a Public Hearing for 7:00 p.m. on April 6, 2009 for the Fellowship Baptist Church Addition.

Ayes All: Motion Carried.

The Board referred Mr. Currier's project to the Jefferson County Planning Board for review and comments.

Site Plan – Lunco – Mike Lundy – Lot 2 Spec Building – Jefferson County Industrial Park

Mr. Lundy reviewed plans that were previously approved by the Board. Mr. Lundy is requesting a simple modification. They are changing the orientation to the layout of the building previously approved on 2/5/08. The original plans were for 9,500 square feet and the new plans are for 9,800 square feet.

The Board requested that Mr. Lundy come back in April with a full package including a final plat and the Board may consider this as a modification to the previously approved plan.

Site Plan – Wal-Mart

Linda, an Assistant Manager, from Wal-Mart approached the Board requesting permission to set up a temporary garden center corral in the parking lot. Wal-Mart is currently under construction of their expansion project and they are requesting that this corral be 30' X 60'. Discussion followed.

Motion 27-09: Motion by Mr. Boxberger, seconded by Mr. MacAdam that site plan requirements for modifying the Outdoor Garden Center at Wal-Mart be waived as the proposed Garden Center for the Spring of 2009 will be considerably smaller than the previously approved area due to construction. The temporary Garden Center Corral is to be limited to 1800 sq ft. and must be removed on or before the 15th of June.

Ayes All: Motion Carried.

Motion 28-09: Motion by Mr. MacAdam, seconded by Mr. Boxberger to adjourn the meeting at 9:05 p.m.

Ayes All: Motion Carried.

Susan C. Burdick
Secretary

