

**Regular Meeting
Town of Watertown Planning Board
May 4, 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 44-09: Motion by Mr. Vaas, seconded by Mr. Smith to accept the minutes of the April 6, 2009 meeting as written and distributed.

Ayes All: Motion Carried.

Motion 45-09: Motion by Mr. MacAdam, seconded by Mr. Smith to accept the minutes of the April 24, 2009 Special Meeting as written and distributed.

Ayes All: Motion Carried.

Motion 46-09: Motion by Mr. Boxberger, seconded by Mr. Smith to schedule a Special Meeting of the Town of Watertown Planning Board for Monday, May 18, 2009 at 6:30 p.m. to be followed at 7:00 p.m. by a meeting with members of the Town Board, Town Supervisor, Tug Hill Commission, and other representatives of the Town including the Zoning Officer.

Ayes All: Motion Carried.

Motion 47-09: Motion by Mr. Boxberger, seconded by Mr. Vaas to schedule a Special Meeting for the Town of Watertown Planning Board on Monday, June 1, 2009 at 4:00 p.m. with the Tug Hill Commission.

Ayes All: Motion Carried.

Public Hearing – Neil Inhaber – 3 Lot Subdivision at 21377 Cagwin Road – Tax Map #100.08-1-16.1

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

The public hearing was opened at 7:03 p.m. No one from the public wished to speak. The public hearing was closed at 7:03 p.m.

Public Hearing – Eric Purcell – 4 Lot Subdivision on E. Gotham Road – Tax Map #91.07-1-8.

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

The public hearing was opened at 7:04 p.m. No one from the public wished to speak. The public hearing was closed at 7:04 p.m.

Public Hearing – Peter Pike – 2 Lot Subdivision – E. Gotham Road – Tax Map #91.07-1-2.1.

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

The public hearing was opened at 7:05 p.m.

Floyd Chandler, 25590 E. Gotham Road stated that he is concerned about the possibility of drainage if a driveway was to be constructed impacting his driveway across the street.

John Sovie, 25820 County Route 160, asked to look at a drawing of this proposed project. His concern is that if a house is constructed on the back lot close to his property line, it might interfere with his ability to use his property for recreational purposes, notably hunting, due to the DEC Regulations about discharging firearms near a residence.

Claire Smith, 25492 E. Gotham Road addressed her concerns with the speed limit on this road and whether the Planning Board could set a lower speed limit. Board members stated that the Planning Board has no jurisdiction to adjust speed limits. This concern would have to be addressed to the Town Board.

The issue of re-subdivision was also brought up by neighbors.

The public hearing was closed at 7:10 p.m.

Public Hearing – Chris Goutramout – Site Plan – Used Car Lot/Detailing Shop – Country Route 165.

Legal notice was posted in the newspaper.

The public hearing was opened at 7:12 p.m. No one from the public wished to speak. The public hearing was closed at 7:12 p.m.

Public Hearing – Marra Home Care – Site Plan to Construct a 30 X 80 Square Foot Addition to the Existing Building at 21087 NYS Route 12F.

Legal notice was posted in the newspaper.

The public hearing was opened at 7:13 p.m. No one from the public wished to speak. The public hearing was closed at 7:13 p.m.

Public Hearing – Jefferson Dental Clinic – Site Plan to Construct a Vestibule and Freestanding Sign at 19333 US Route 11.

Legal notice was posted in the newspaper.

The public hearing was opened at 7:13 p.m. No one from the public wished to speak. The public hearing was closed at 7:13 p.m.

Subdivision – Neil Inhaber – 3 Lot Subdivision – 21377 Cagwin Road – Tax Map #100.08-1-16-1.

Charles Patterson from GYMO Land Surveyors, representing Neil Inhaber, presented final plans for a 3 Lot Subdivision at 21377 Cagwin Road.

A letter from Patrick J. Scordo, P.E. of GYMO Architecture, Engineering & Land Surveying, P.C. dated 5/4/09 regarding the Percolation Test (**Attachment 1**) and a letter from Neil Katzman, V.P. of SWBG Wholesale, Inc. dated 4/20/09 regarding the Flow Test (**Attachment 2**) were entered into the record.

Motion 48-09: Motion by Mr. MacAdam, seconded by Mr. Smith to approve subdivision for Neil Inhaber, 21377 Cagwin Road as shown on a map Titled Subdivision Plot 1, 2 & 3, Land of Neil H. Inhaber & Marie-Andree Courchesne by GYMO, Drawing #99-190S9.03 dated 4/24/09. Lot 1 consisting of the residual parcel being 40.328 acres, Parcel #2 being 7.633 acres, and Parcel #3 being 7.794 acres.

Ayes All: Motion Carried.

Subdivision – Eric Purcell – 4 Lot Subdivision – E. Gotham Road – Tax Map #91.07-1-8.

Eric Purcell and Patsy Storino presented revised plans for a 4 lot subdivision on E. Gotham Road.

A letter from Jeff Butcher, Well Drilling, Inc. dated 9/29/08 regarding the Flow Test report (**Attachment 3**) and a letter from James T. Berneir, P.E. from Bernier, Peck, Gozalkowski & Carr Engineers, Designers & Planners dated 12/4/87 regarding the Percolation Test (**Attachment 4**) were entered into the record.

Motion 49-09: Motion by Mr. Boxberger, seconded by Mr. Smith to approve subdivision to Eric Purcell located on E. Gotham Road in the Town of Watertown as show on a Plat prepared by Patsy Storino, Licensed Land Surveyor. File #90-052-Watn dated 4/19/90, revision dates of 5/4/90, 03/30/09, & 4/14/09 indicated as Drawing #1 on Page 1 of 1 showing 4 lots. Lot 1 consisting of 11.383 acres, Lot 2 consisting of 5.03 acres, Lot 3 consisting of 6.00 acres, Lot 4 consisting of 20.467 acres.

Ayes All: Motion Carried.

Subdivision – Peter Pike – 2 Lot Subdivision – E. Gotham Road – Tax Map #91.07-1-2.1.

Mr. Pike arrived late and was updated on concerns neighbors expressed during the public hearing.

Mr. Pike believes all these issues would be the concern of whoever purchases the property for development.

Mr. Pike and Patsy Storino submitted revised drawings addressing concerns by the Planning Board at the April meeting.

Discussion followed. Board members stated that the subdivision meets the zoning requirements and that Mr. Pike addressed all issues that the Planning Board requested. The Board stated that they are sympathetic with the neighbors concerns, however, the Planning Board cannot refuse a property owner the right to develop and enjoy his property when he is in conformance with all the regulations that have been set forth and adopted by the Town.

Motion 50-09: Motion by Mr. Vaas, seconded by Mr. Smith to approve subdivision for Peter S. Pike & Laurel W. Pike of E. Gotham Road for 2 Lots, Lot 1 being 7.57 acres and Lot 2 being 10.11 acres in size from a Plat by Patsy Storino, File #08-033-WATN, Drawing #1 dated 5/5/08 signed by Patsy Storino with revision dates of 3/23/09 and 4/9/09.

Ayes All: Motion Carried.

Subdivision – RJ Roux – 2 Lot Subdivision – County Route 155.

RJ Roux presented preliminary plans for a 2 Lot Subdivision on County Route 155.

Discussion followed. Mr. Roux wants to sell property only and let the new owners handle any further development.

Evidence of acceptable water supply including a perk test, yield test and a well dug by a certified well driller on this lot would be required if a house were to be constructed.

A survey with all required information would have to be submitted with a completed application.

Site Plan/Special Use Permit – Sean McHale – Training Facility at Watertown Correctional Facility.

Sean McHale, First Vice President of the Jefferson County Fire Chiefs & Firefighters Association, presented plans for a proposed pavilion/pole barn to be constructed on property owned by the Correctional Facility of the State of New York. Approval has been granted by The Department of State Corrections to meet their satisfaction. A rendered drawing prepared by Bernier & Carr was presented. The purpose of this structure is a training prop for ventilation purposes. It will be asphalt shingled with varied pitch to simulate what firefighters will encounter when they have to do ventilations. It is also designed to keep the trainees out of the inclement weather. It is a multi-purpose structure that fits nicely between the orientation of the buildings that are on the site already consisting of a burn building and a fill station for air bottle purposes.

The Board will need a complete application, a SEQRA short form, a copy of the lot as it exist showing all adjacent property owners, a section of the Tax Map which spots the location of this project, and a letter from State Corrections showing authorization for this project.

Motion 51-09: Motion by Mr. Boxberger, seconded by Mr. Smith to waive the application fee for the Jefferson County Fire Chiefs & Firefighters Association.

Ayes All: Motion Carried.

All information needs to be submitted by the June 1, 2009 meeting to proceed.

Site Plan – Kathy St. Croix – 16444 US Route 11 – Remodeling the Former Hillside Motel into 3 Single Family Dwellings – Tax Map 90.20-1-18.

Kathy St. Croix presented preliminary plans to remodel the former Hillside Motel into 3 single-family dwellings. They are not constructing any new building on this property. One house is currently occupied and two other buildings are in the process of being remodeled. This property lacks the required 3 acres for multi-family dwellings. Long-term goals are to also construct a pole barn to house trucks for a sewer & drain cleaning company she has in Syracuse.

Discussion followed. The Board will require an updated plan including all adjacent property owners, submission of the yield test and well log, a completed application, short SEQRA form, a rendered drawing of the proposed pole barn including dimensions, a sketch of all proposed signage with dimensions, and proposed landscaping. The Board also request that proposed pole barn and signage be spotted on the map.

The Planning Board cannot take action on this project as it does not meeting zoning requirements. Kathy St. Croix was referred to apply for an area variance for the acreage at the Town of Watertown Zoning Board of Appeals Meeting on Wednesday, May 6, 2009 at 5:30 p.m.

The Planning Board made the following recommendation to the Zoning Board of Appeals.

The Town of Watertown Planning Board has no issues with the Zoning Board of Appeals considering this project for an area variance. This project has plenty of road frontage and adequate property depth.

Site Plan – Chris Goutramout – County Route 165 – Used Car Lot/Detailing Shop

Mr. Boxberger entered into record two letters regarding this proposed project. This first is a letter from the Jefferson County Department of Planning dated 4/30/09 (**Attachment 5**) and a letter from the NYS Department of Environmental Conservation, Division of Water dated 4/8/09 (**Attachment 6**).

Board members addressed comments from Attachment 5, the letter from the Jefferson County Department of Planning and their reference to the lack of a landscaped buffer between the commercial and neighboring residential property.

Mr. Goutramout presented a letter from Bonnie Eacho (**Attachment 7**); the owner of the residential property next door, stating that she is not in favor of a buffer.

Board members stated that due to the fact that the landscaped buffer is a Town Ordinance only the Zoning Board of Appeals may grant a variance to this buffer.

Board members do not feel that a second driveway access on to County Route 155 as suggested by the County is needed.

Board members addressed comments from Attachment 6, the letter from the Department of Environmental Conservation, Department of Water, regarding onsite commercial vehicle washing operations.

Mr. Goutramout stated that cars would not be washed in the bays. He submitted pictures showing that he has sealed the drains.

Board members discussed other aspects of this proposed project. Exact dimensions need to be included in the final plans showing the designated parking area for cars. This area needs to meet the 40' setback requirements from the NYS right-of-way and show definition such as curbing or landscaped timbers around gravel in a scaled dimension for a maximum of 10 cars.

Mr. Goutramout stated that he would like to apply for a variance regarding the landscaped buffer with the Zoning Board of Appeals on Wednesday, May 6, 2009 at 5:30 p.m.

The Board will take no action on this proposed project until after the Zoning Board of Appeals has made a decision to this variance request.

Mrs. Desormo brought up the issue of this business operating without site plan approval. Board members advised Mr. Goutramout to make sure that the number of cars be kept to a minimum until approval is given.

Site Plan – Jefferson Dental Clinic – 19333 US Route 11 – Construction of a Vestibule and Freestanding Sign

Mr. Boxberger entered a letter into record from the Jefferson County Department of Planning (**Attachment 8**) dated 4/30/09 with their comments on this project.

Dr. Aujla presented revised plans for the proposed vestibule and freestanding sign with measurements conforming to the variance granted by the Zoning Board of Appeals.

Mr. Smith stated that Jefferson Dental Clinic created this hardship by not following regulations from the beginning of construction. They have continually encroached on setback requirements when they could have made design changes during the building process. He is opposed to the construction of both the vestibule and freestanding sign.

Mr. Boxberger agrees with Mr. Smith. He disagrees with the Zoning Board of Appeal's decision to grant this variance, however, because this variance was granted, the Planning Board cannot undo it. The Board does have the flexibility to modify the dimensions through the site plan process.

Discussion followed. Because this variance infringes drastically on setback requirements, the consensus of the Board is that an 8' vestibule from the existing building is too large. They would like to see it no larger than 6' from the existing building. With that in mind, the Board also felt that if the vestibule will be 2 feet smaller they would like to see the freestanding sign moved back 2 feet from the NYS right-of-way.

Motion 52-09: Motion by Mr. Boxberger, seconded by Mr. MacAdam to grant site plan approval to Jefferson Dental Clinic for construction of a vestibule not to exceed a 6' extension from the front of the building and approval is granted for a freestanding sign to be located a minimum of 14'6" from the NYS right-of-way. The sign dimensions are not to exceed 8' wide and not to exceed the height of 10' and shall be in conformance with the schematic submitted by Nasco Awning & Sign Labeled JD Monument Sign, dated 3/30/09 for Jefferson Dental, 19333 US Route 11 and that the construction of the vestibule be in accordance with the schematics shown on the proposal shown by Zausmer-Frisch Scruton & Aggarwal dated 2/17/09 with revision dates of 2/20/09 and 3/3/09 with the exception that in that drawing the extension not be greater than 6' from the front of the structural wall. Conditional upon submission of the revised plans showing these new dimensions and showing the proper setback of the sign being at least 14'6" from the NYS right-of-way.

Ayes 4

Nays 1: Motion Carried.

Site Plan – IHC Field House

John Morgia and Dave Abbass presented updated plans addressing all concerns made by the Board at the April meeting. A completed application and the SEQRA form have been submitted.

Mr. Boxberger entered into record a letter from the Jefferson County Department of Planning (**Attachment 9**) dated 4/30/09 with their comments on this project.

Mr. Morgia stated that he believed a public hearing was to be held at this meeting. Board members realized that it was advertised to be held at this meeting and inadvertently omitted from the agenda. The Board proceeded to hold the public hearing.

Public Hearing – Site Plan - IHC Field House

Legal notice has been posted in the newspaper.

The public hearing was opened at 9:22 p.m. No one from the public wished to speak.
The public hearing was opened at 9:22 p.m.

Motion 53-09: Motion by Mr. Boxberger, seconded by Mr. Vaas to grant site plan approval for the IHC Athletic Facility Improvement as shown on plans prepared by GYMO Engineering and signed by Patrick Scordo, P.E., Titled IHC Athletic Facility Improvements, Project #2008-110V dated 4/1/09, issued 4/21/09 designated by Drawing #C100 and also as part of that approval Drawing Title IHC Concession Stand & Team Room prepared by Berneir & Carr Associates, File #2008-116 dated 8/22/08, Drawing by KJM, Sheet #A1-100 showing the detailed building.

Ayes All: Motion Carried.

Site Plan – Marra Home Care – 21087 NYS Route 12F – Construction of a 30 X 80 Square Foot Addition to the Existing Building.

No one was presented from Marra Home Care

Motion 54-09: Motion by Mrs. Desormo, seconded by Mr. Smith to grant site plan approval to Marra Home Care for a 30' X 80' Storage Building, Job #T-101908, Sheet 1 of 2 and 2 of 2 dated 10/19/08 with revision dates of 12/7/09, 12/9/09, and 3/9/09. The plans were drawn by Charles Fluno, Plans by Design, for 21087 NYS Route 12F

Ayes All: Motion Carried.

Site Plan – KC Cars – 19208 US Route 11

Kevin Caldwell presented preliminary plans to add a redemption center to his existing business on Route 11. He has received a registration # from NYS.

The Board stated that because he is changing the use of the property, he must go through the site plan process. A complete application, SEQRA short form, plat listing all adjacent property owners, designated car area, details on signage, traffic flow for the redemption center, and a narrative on the redemption center must be submitted.

Site Plan – Burrville Cider Mill

Mr. Steiner presented preliminary plans to construct a 2 story pole barn connected to the existing building. The addition would be roughly 20' x 36' used for the storage of apples and empty jugs.

The Board will need a letter from Ag & Markets stating they have no objections to this proposed plans.

Mr. Steiner will need to submit a completed application, a rendering of the finished building, schematics of the proposed building including elevations and how it will be connected to the existing building.

Mr. Steiner was also directed to contact Jefferson County Building Codes to see if they will required that the construction plans be stamped by an engineer or architect.

Site Plan – Wal-Mart Expansion Project – Modification to Lightning

Mrs. Desormo updated the Board on the modifications to the lights for the Wal-Mart Expansion Project.

Motion 55-09: Motion by Mrs. Desormo, seconded by Mr. Boxberger to approve a minor modification of the Site Plan for Wal-Mart Expansion Project to the Lightning Plan on Project #98-0050, Drawing #C5 dated last revision date 4/29/09 by APD Engineering & Architecture.

Ayes All: Motion Carried.

The Board made the following recommendation to the Town of Watertown Zoning Board of Appeals in reference to Chris Goutramout’s request for a variance to a landscaped buffer.

The Town of Watertown Planning Board would like the Town of Watertown Zoning Board of Appeals know that they have reservations to the elimination of this landscaped buffer.

While the Planning Board understands that the neighbor has indicated that she is not in favor of this buffer, please take into consideration that once a variance is issued it goes with all future property owners.

If you choose to issue a variance, please consider other methods of screening such as lower shrubbery that would provide some degree of buffering without meeting the required ten foot planting strip of thick evergreen growth at least eight feet high.

Motion 56-09: Motion by Mr. Vaas, seconded by Mr. Boxberger to adjourn the meeting at 9:51 p.m.

Ayes All: Motion Carried.

Susan C. Burdick
Secretary