

**Regular Meeting  
Town of Watertown Planning Board  
April 6, 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 29-09:** Motion by Mr. MacAdam, seconded by Mr. Smith to accept the minutes of the March 2, 2009 meeting as written and distributed.

Ayes All: Motion Carried.

**Motion 30-09:** Motion by Mr. Boxberger, seconded by Mr. Smith to schedule a special meeting with the Tug Hill Commission on May 4, 2009 at 4:00 p.m. for discussion of Town Regulations.

Ayes All Motion Carried.

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

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

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.

**Public Hearing – Fellowship Baptist Church – Construction of a 7500 Square Foot Addition – 20022 NYS Route 3 – Tax Map #82.11-1-65**

Legal notice has been posted in the newspaper.

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.

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

Chuck Patterson, GYMO, on behalf of Neil Inhaber, presented a revised plan for a 3 lot subdivision at 21377 Cagwin Road. Discussion followed. The Board requested that a certified well test, perk test, and a Mylar copy be submitted prior to the May 4, 2009 meeting. They also stated that the words – *no further subdivision* – be removed from the deed.

**Motion 31-09:** Motion by Mr. Boxberger, seconded by Mrs. Desormo to schedule a Public Hearing for a 3 lot subdivision for Neil Inhaber, 21377 Cagwin Road for Monday, May 4, 2009 at 7:00 p.m.

Ayes All: Motion Carried.

Mr. Inhaber will be responsible to notify all adjacent property owners of the public hearing. A list can be obtained by contacting the Town Clerk's office.

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

Roland and Ryan Churchill presented updated plans for a 3 lot subdivision at 18153 County Route 156.

**Motion 32-09:** Motion by Mr. MacAdam, seconded by Mr. Boxberger to grant approval for a 3 lot subdivision to Roland and Ryan Churchill as shown on a survey map by GYMO, titled Subdivision Plat Parcel 1, 2, & 3, Land of Roland & Vicky Churchill, 18153 County Route 156, File #2008-0005S, Drawing #1, dated 2/27/09 with no revisions conditional upon review of the deed descriptions.

Ayes All: Motion Carried.

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

Mr. Purcell presented preliminary plans for a 4 lot subdivision on E. Gotham Road. He requested that a public hearing be scheduled. Discussion followed.

The Board suggested that Mr. Purcell consider modifying the parcel to allow a 66 feet strip to the back parcel. This will allow the possibility for future development. Mr. Purcell stated that he had no problem with this request. The Board will need a revised plat with changes to the lot lines, addition of all adjacent property owners, yield test, perk test, and lot descriptions prior to the May 4, 2009 meeting. Mr. Purcell stated that he has records of yield and perk tests conducted 1 year ago. The Board stated that these test records can be submitted as a footnote to the revised plat.

**Motion 33-09:** Motion by Mrs. Desormo, seconded by Mr. Boxberger to schedule a Public Hearing for a 4 lot subdivision for Eric Purcell, Tax Parcel #91.07-1-8 for Monday, May 4, 2009 at 7:00 p.m.

Ayes All: Motion Carried.

Mr. Purcell was reminded that the public hearing will not be held unless the five issues addressed (perk test, yield test, changed to lot lines, addition of adjacent property owners, and lot descriptions) are submitted prior to the May 4, 2009 meeting.

Mr. Purcell can contact Mrs. Desormo for a list of adjacent property owners to notify of the public hearing.

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

Mr. Pike presented preliminary plans for a 2 lot subdivision on E. Gotham Road. Discussion followed.

The Board suggested that lot lines be modified on the plat to reflect a 66 foot strip to the back parcel. Mr. Pike stated that he did not have any issues modifying the lot lines. As a condition for a public hearing, Mr. Pike will submit a revised plat showing the modifications to the lot lines and provide lot descriptions.

**Motion 34-09:** Motion by Mr. Vaas, seconded by Mr. Boxberger to schedule a Public Hearing for a 2 lot subdivision for Peter S. & Laurel W. Pike, Tax Parcel #91.07-1-2.1 for Monday, May 4, 2009 at 7:00 p.m.

Ayes All: Motion Carried.

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

**Subdivision – Lawrence Puccia – 2 Lot Subdivision – NYS Route 12F – Tax Map #73.19-1-5.1**

No one was present.

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

Mr. Goutramout presented preliminary plans for a Used Car Lot/Detailing Shop on County Route 165. Discussion followed.

The Board addressed the issue of washing vehicles and advised Mr. Goutramout to contact the Department of Environmental Conservation, Division of Water, to see what the regulations are concerning a oil water separator. A letter needs to be submitted from DEC with their response to this issue.

Mr. Goutramout stated that he plans to add a new sign on the door and to have a portable sandwich board sign. The Board requested that he submit a sketch of the proposed signs.

A complete application needs to be submitted including a SEQRA short form. The Board would also like Mr. Goutramout to modify the layout designating the display area for the cars, adding crushed stone with a larger setback and green space with low vegetation to dress up the property. Mr. Goutramout needs to submit a revised plat addressing all these concerns and listing all adjacent property owners by April 15 for referral to the Jefferson County Planning Board.

**Motion 35-09:** Motion by Mr. Smith, seconded by Mr. Boxberger to schedule a Public Hearing for Chris Goutramout for a Site Plan of a Used Car Lot/Detailing Shop on County Route 165 for Monday, May 4, 2009 at 7:00 p.m.

Ayes All: Motion Carried.

**Site Plan – Marra Home Care – Construction of a 30 X 100 Square Foot Storage Building 21087 NYS Route 12F**

John Marra presented preliminary plans for the construction of a 30 X 100 square foot storage building. A complete application has been submitted. Discussion followed.

This project will be referred to the Jefferson County Planning Board. Board members will do a visual inspection of the site prior to the next meeting to see if they have any suggestions for this site plan.

**Motion 36-09:** Motion by Mr. Boxberger, seconded by Mr. Vaas to schedule a Public Hearing for a new storage building for Marra Home Care Equipment & Supply, 21087 NYS Route 12F on Monday, May 4, 2009 at 7:00 p.m.

Ayes All: Motion Carried.

**Site Plan – Jefferson Dental Clinic – Construction of a Vestibule and Freestanding Sign – 193333 US Route 11**

Dr. Aujla presented preliminary plans for the construction of a vestibule to their existing building and a freestanding sign. The Zoning Board of Appeals granted area variances for both these projects at their April 1, 2009 meeting.

The Motions from the Zoning Board of Appeals meeting on April 1, 2009 were read as followed:

**Motion 06-09:** *Motion by Mr. Hanley, seconded by Mr. Lanham to grant an area variance for the construction of a vestibule (not to exceed 8' from the existing building) for Jefferson Dental Clinic, 19333 US Route 11 as shown on Project #9021 dated 2/20/09.*

*Ayes All: Motion Carried.*

**Motion 07-09:** *Motion by Mr. Hanley, seconded by Mr. Lanham to grant a variance to setback requirements for the construction of a freestanding sign to be placed at least 12' 6" from the NYS right-of-way for Jefferson Dental Clinic, 19333 US Route 11 as shown on Project #9021 date 2/20/09 with a revision date of 3/3/09.*

*Ayes All: Motion Carried.*

The plans Dr. Aujla presented were not the same as presented to the Zoning Board of Appeals. Discussion followed. With respect to the sign, Dr. Aujla stated that Design A is the correct drawing of the proposed sign. Jefferson Dental needs to submit a completed application including a SEQRA short form to Mrs. Desormo immediately as well as a copy of the revised project plan dated 3/3/09 so she can submit it to the Jefferson County Planning Board.

Board members will look at vestibules to get an idea of what they are looking at for this project.

**Motion 37-09:** Motion by Mr. Boxberger, seconded by Mr. Vaas to schedule a Public Hearing for Jefferson Dental Clinic for site plan regarding construction of a vestibule and freestanding sign subsequent to the Zoning Board of Appeals granting area variances for both structures for Monday, May 4, 2009 at 7:00 p.m. conditional upon receipt of the correct plat with the revision date of 3/3/09 as submitted to the Zoning Board of Appeals, a completed application, and SEQRA form by April 10, 2009.

Ayes All: Motion Carried.

**Site Plan – Fellowship Baptist Church – Construction of a 7500 Square Foot Addition – 20022 NYS Route 3 – Tax Map #82.11-1-65**

Patrick Currier, Aubertine & Currier Architects, Engineers & Land Surveyors, on behalf of Fellowship Baptist Church, approached the Board and addressed issues suggested by the Board at the March meeting.

They added landscaping to the plat, additional handicapped parking spaces, and are planning on designing and installing a septic system and leach field on the west side of the property purposely for the proposed addition. They will also maintain the existing septic system and leach field on the eastern side for the existing building.

Discussion followed. It was recommended that the vegetation be changed to something less deer friendly.

A letter dated April 3, 2009 from the Jefferson County Department of Planning was submitted regarding this project (**Attachment 1**).

**Motion 38-09:** Motion by Mr. Boxberger, seconded by Mr. Smith to grant site plan approval for Fellowship Baptist Church located at 20022 NYS Route 3 for the new addition as shown in plans prepared by Aubertine & Currier, signed by Patrick Currier, Registered Architect, Project #2008-156 consisting of Page C100 dated 2/23/09 with a revision date of 3/23/09 and Page A200 dated 12/29/08 conditional upon the addition of information concerning light fixtures on Sheet C100, replacement of the word *proposed* with the word *new*, all adjacent property landowners to be shown on the plans with the understanding that the Planning Board does grant the applicant the authority to change the species of shrubbery to be more hardy in terms of deer appetite and with the understanding that the Chairman will have the authority to accept the revised plan with the new revision date on Page C100 when that information is incorporated.

Ayes All: Motion Carried.

**Site Plan – IHC - Athletic Field House – John Morgia**

John Morgia submitted proposed plans for an Athletic Field House and bleachers for IHC School.

The State Education Department is not involved in this project.

The Board needs a completed application and SEQRA short form.

**Motion 39-09:** Motion by Mr. Smith, seconded by Mr. Boxberger to waive the application fee for this project.

Ayes All: Motion Carried.

A drawing of the proposed project was submitted. IHC has land both in the Town of Watertown and the City of Watertown. Proposed construction is only in the Town of Watertown.

Discussion followed. Adjacent property owners in the Town of Watertown need to be added to the plat. Adjacent property owners in the city can be listed as *city property*.

The plat needs to clearly reflect what is *city property* and what is *town property*. The word *proposed* needs to be eliminated from the plat.

**Motion 40-09:** Motion by Mrs. Desormo, seconded by Mr. Boxberger to schedule a Public Hearing for IHC School for the construction of a 58 X 48 Athletic Field House on May 4, 2009 at 7:00 p.m.

Ayes All: Motion Carried.

IHC needs to submit five updated plans stamped with contrasting ink to Mrs. Desormo.

**Site Plan – Shawn McHale – Training Facility at Dry Hill Prison**

No one was present.

Mr. Boxberger thanked Joel Bartlett and Town Board members for letting Planning Board and Zoning Board of Appeal members attend the Local Government Conference at JCC. It was a very good investment of the Town's money for board members to receive this training.

The next training session is April 22, 2009 from 6:30-8:30 p.m. at JCC. The topic is *Project Review for Subdivision & Site Plan Processes*. Let Mrs. Desormo know if you are interested in attending so she can pre-register.

The Board decided to have Mrs. Desormo re-schedule today's cancelled 4:00 p.m. meeting during the week of April 20, 2009 on either Monday or Friday afternoon. Board members will be notified by email.

**Motion 41-09:** Motion by Mr. MacAdam, seconded by Mr. Boxberger to adjourn the meeting at 9:05 p.m.

Ayes All: Motion Carried.

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Susan C. Burdick  
Secretary