

**Town of Watertown Zoning Board of Appeals
Regular Meeting
May 6, 2009**

Members Present: Charles Fluno, Chairman
Brandon Cooney
Tom Hanley
Bob Wormwood

Members Absent: Fred Lanham

The regularly scheduled meeting of the Zoning Board of Appeals was called to order at 5:35 p.m. by Mr. Fluno.

Public Hearing – William Pugliese – 15884 US Route 11 – Area Variance to Setback Requirements for the Construction of an 8’ X 24’ Addition to the Existing Garage

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

The public hearing was opened at 5:33 p.m. No one from the public wished to speak. The public hearing was closed at 5:33 p.m.

William Pugliese addressed the Board with his proposed plans to construct an 8’ X 24” addition to his existing garage. Mr. Pugliese stated that he did not hire a surveyor. He did the measurements himself. They may not be exact. He described the procedure he used to come up with these measurements. Discussion followed.

Board members felt uncomfortable making a decision without knowing exactly where the property line is. They want a professional drawing with exact measurements.

Motion 10-09: Motion by Mr. Hanley, seconded by Mr. Wormwood not to make a decision on this variance and asked Mr. Pugliese to provide a drawing with exact measurements at the June 3, 2009 meeting.

Ayes All: Motion Carried.

Mr. Pugliese was advised to consider his options and contact the Town Clerk’s office if he wishes to pursue this variance request and be added to the June 3, 2009 agenda.

Kathy St.Croix – 16444 US Route 11 (Former Hillside Motel) Area Variance for Multifamily Dwellings – They Only Have 2.5 Acres and Need 3 Acres

Kathy St.Croix presented proposed plans to remodel the former Hillside Motel into 3 single-family rental homes. Discussion followed.

Motion 11-09: Motion by Mr. Cooney, seconded by Mr. Hanley to schedule a Public Hearing for Kathy St.Croix for an area variance at 16444 US Route 11 on Wednesday, June 3, 2009 at 5:30 p.m. conditional upon filing the variance application with the Town Clerk’s office.

Ayes All: Motion Carried.

Kathy St.Croix was directed to contact the Town Clerk’s office for a list of adjacent property owners and to submit the variance application.

Chris Goutremout – County Route 165 – Used Car Business/Detailing Shop – Variance to Ten-Foot Planting Strip of Thick Evergreen Growth at Least Eight Feet High Between Business and Residential Properties

Mr. Goutremout presented proposed plans for a Used Car Business/Detailing Shop on County Route 165. His plans did not include a Town Code that required a ten-foot planting strip of thick evergreen growth at least eight feet high between his commercial property and the residential property next door. He brought a letter from his neighbor who stated she was not in favor of having a buffer ten feet in length and 8 feet high between the commercial business and her residence. Discussion followed.

Motion 12-09: Motion by Mr. Hanley, seconded by Mr. Wormwood to schedule a Public Hearing for Chris Goutremout for a variance to the buffer on County Route 165 for Wednesday, June 3, 2009 at 5:30 p.m.

Ayes All: Motion Carried.

Mr. Goutremout was directed to contact the Town Clerk's office for a list of adjacent property owners and his project was referred to the Jefferson County Planning Board.

Mr. Goutremout was also asked to come with a backup plan to the buffer as the Board felt that total elimination of the buffer may not be in the best interest of future property owners.

Widrick Auto Sales – US Route 11 – Variance to Setback Requirements to Construct an Addition on their Business

Don Clark presented preliminary plans for construction of an addition to the building at US Route 11. They do not meet the minimum side lot setbacks of 20'. Discussion followed.

Motion 13-09: Motion by Mr. Hanley, seconded by Mr. Cooney to schedule a Public Hearing for Widrick Auto Sales – US Route 11 for a variance to side lot setbacks for Wednesday, June 3, 2009 at 5:30 p.m. conditional upon filing the variance application with the Town Clerk's office and submission of a detailed drawing of the proposed project.

Ayes All: Motion Carried.

Mr. Clark was directed to contact the Town Clerk's office for a list of adjacent property owners and his project was referred to the Jefferson County Planning Board.

Motion 14-09: Motion by Mr. Hanley, seconded by Mr. Wormwood to adjourn the meeting at 6:12 p.m.

Ayes All: Motion Carried.

Susan C. Burdick
Secretary