

**Town of Watertown Zoning Board of Appeals
Regular Meeting
February 4, 2009**

Members Present: Brandon Cooney
Fred Lanham
Bob Wormwood

Members Absent: Charles Fluno
Tom Hanley

The regularly scheduled meeting of the Zoning Board of Appeals was called to order at 5:30 p.m. by Mr. Wormwood.

Public Hearing – Jefferson Dental Clinic – 19333 US Route 11 – Area Variance to Construct a Vestibule and Variance Request to Setback Requirements for a Free Standing Sign

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

The public hearing was opened at 5:30 p.m.

Mrs. Aujla presented plans for the proposed vestibule and free standing sign. Discussion followed. The plans did not include the requested dimensions and setback measurements and the Board instructed Mrs. Aujla to resubmit detailed drawings for both projects before a decision can be made. It was suggested that she have the site plan which was previously approved by the Town of Watertown Planning Board amended to include the vestibule and free standing sign showing all dimensions and setback requirements prior to the March 4, 2009 meeting for review. Mrs. Aujla was also referred to the Jefferson County Planning Board for their review on the proposed free standing sign.

Ruby Patel, from Relax Inn, addressed the Board. Ms. Patel stated that she has no objection to a vestibule or free standing sign; however, she would like the Board to make sure that the free standing sign does not obstruct the view of her Relax Inn sign.

The public hearing was closed at 5:55 p.m.

New Business

Ruby Patel spoke briefly on another issue she is having with the Jefferson Dental Clinic. They are plowing snow on to her property in an area designated for truck parking. It was her understanding that when site plan approval was granted for this clinic, Jefferson Dental was to have their snow contractor remove snow from the property when excessive amounts of snow fell. Jefferson Dental has not done this and she does not want this problem to continue year after year.

The Zoning Board stated that this was not an issue they could address. Mr. Boxberger, from the Town of Watertown Planning Board, was in attendance and directed Ms. Patel to contact the Town of Watertown Code Enforcement Officer who should make sure that all conditions of the site plan for snow removal placed by the Planning Board are met. If Ms. Patel feels that the Code Enforcement Officer has not done this, she could also approach the Town Board with her concerns.

Mrs. Aujla spoke briefly on an issue she is having at Jefferson Dental Clinic with regards to their mailbox. She wanted to know who she should contact. A snow plow has damaged her mailbox various times. Mrs. Aujla was directed to contact the Post Office.

Tom Boxberger, Co-Chair Town of Watertown Planning Board, spoke on behalf of the Planning Board with regard to their concerns to Jefferson Dental Clinic's request for a variance to setback requirements for a free standing sign. The Planning Board strongly suggests that the ZBA seriously consider sight restrictions on this high-traffic, congested hilltop prior to making their decision. Mr. Boxberger stated that the Planning Board is working on a new set of regulations for signage in the Town of Watertown. This new set of regulations may be less restrictive to setback requirements and the ZBA may want to consider waiting for these new regulations before making a decision on the setback requirements for the sign.

Mr. Boxberger also informed the ZBA that the Planning Board has met with Tug Hill regarding site plan and subdivision review. In the past, when a party approached the Board regarding a new project, if a variance was required, the Board would immediately refer them to the ZBA without consideration for their project. Now the Planning Board will try to schedule mid-month preliminary site plan and subdivision conferences and, if a variance is required, direct the party to the ZBA with updated site plans for recommendations and review. This process should shorten the amount of meetings required by the ZBA.

Motion 05-09: Motion by Mr. Lanham, seconded by Mr. Cooney to adjourn the meeting at 6:08 p.m.

Ayes All: Motion Carried.

Susan C. Burdick
Secretary