

**TOWN OF WATSON**  
**Public Hearing**  
**February 15, 2022**

**PRESENT:** Nettie Prusinowski, Jan Cook, Judi Houppert, Nicole Black, Dean Oakes, Mary Lou Guignard

**Absent/Excused:** Dan Root

The meeting opened at 6:35 p.m. and so was the public hearing. The Pledge of Allegiance was not said due to the fact that we were not in person at the Town Office.

Approval of tonight's agenda - Feb. 15, 2022-tabled due to logistics of being on a zoom meeting.

Review and approval of February 2, 2022 minutes-tabled due to technical difficulties.

**Applicants for Public Hearing**

There were no people present from the general public to deny this application for Mary Lou Guignard's Dairy Barn.

The Special Use Permit for construction of the ice cream stand/dairy barn has been approved by the Lewis County Planning Board with the following conditions:

**CONDITIONS:** (The items in red are the Watson Planning Board's opinion)

1. A Lewis County Driveway Permit should be sought for the additional driveway entrance to the 'dairy barn' prior to installation

**The driveway permit needs to be granted to the entrance prior to opening.**

2. If signage is pursued, ensure compliance with Sections 515- 530 of the Town of Watson Zoning Law.

**If signage is needed, compliance must be in accordance with the Town of Watson Law.**

3. The IPAC Report provided by US Fish and Wildlife Service identified the Northern Long Eared Bat and the Monarch Butterfly, two species native to the area. If cutting down trees or brush, the applicant should avoid the summer months, if possible, as the species use trees and brush as their summer habitat.

**Applicant assured us that there will be no disturbance of any trees or bushes in this project.**

4. Plans were not submitted for the proposed septic system; however, the applicant should provide septic plans prior to approval and comply with Section 560 of the Town of Watson Zoning Law and New York State Sanitary Code, Part 75A.

**Septic has been inspected as well as the plans and will be submitted to the Planning Board and filed in applicants file at the town office.**

5. Applicant should submit plans to the Planning Board prior to approval to ensure compliance with Article 8 Section 815 entitled Drainage

**Driveway drainage plans have been approved by codes and zoning. Copies will be made available.**

6. Applicant should ensure compliance with the requirements stated in the New York State Sanitary Code Section 7-1.9 and any other Town requirements relative to water supply.

**Mary Lou will pick up the necessary paperwork at the Town office. With Sanitary Codes from the State have been received and she will also pick up papers from the County.**

7. Filter strips (vegetative buffer) around the parking areas should be considered to protect the neighboring waterbody from possible contamination.

**Filter strips are recommended between parking and the neighboring waterbody to reduce possible contamination.**

8. Ensure compliance with Section 565 regarding the height and location within any public right-of-way and Section 810 regarding landscaping.

**Height and location of buffers will not exceed four feet. Compliance with Right-of-Way is not an issue because there is no right away. Height and location regarding the landscaping has been discussed and is expected to be within regulations.**

9. The Environmental Resource Mapper was completed as part of this review and identified most of the parcel is in the vicinity of animals listed as Endangered or Threatened. Additionally, a 12.03-acre federally regulated freshwater forested/ shrub wetland is located at the rear of the parcel along with an identified River and two freshwater ponds. Proper permitting should be sought if developing within the identified zones. According to FEMA Flood Map 360377 0030C, the proposed site is identified as Zone X as defined as area outside 500-year flood; however, the rear portion of the property is identified as a special flood hazard area inundated by 100-year floods. The applicant should ensure that adequate flood insurance is sought, and proper permitting is received if developing in the 100-year flood zone.

**Mary Lou will go to the Town and get what paperwork she needs regarding the flood zone. Also, regarding a 100 year flood insurance as the rear of the facility is inside the 100 yr. flood zone.**

10. Due to the proposed action's proximity to the Black River, impervious surfaces in the proposed parking lot should be avoided.

**The surface of the parking lot is gravel and there are no plans to change it at this time. If changes are made, the parking lot should include a permeable surface to allow proper water drainage.**

11. Prior to approval, the applicant should submit plans for motion activated exterior lighting typical of commercial building lights for safety and security purposes.

**With regard to exterior lighting, it will be motion activated for safety reasons that will shine around and down on the facility. It will not shine into oncoming traffic or interfere with direct neighbors.**

12. Applicant should ensure compliance with all local, state, and federal requirements for this type of facility.

**Applicant assures the Board that she will comply with all Federal, State and local**

**laws.**

This Special Use Permit will go to the County Clerk regarding who Mary Lou needs to go to for application of this permit.

Public Hearing for Mary Lou Guinard and Mary's Dairy Barn was closed at 7:10pm

This permit will be approved with conditions that the County and town has set forth. Motion was made by Judi, seconded by Dean. All in favor. Motion carried.

Nettie stated that Mary Lou now has 90 days to finalize the conditions of this permit.

**NEW BUSINESS:**

Tower Review: We should continue working on this before we go ahead with the Zoning Laws.

Board Procedure Review:

List of Needs - Review of order. Vote on this at the April meeting,

**ADJOURNMENT:**

Meeting was adjourned at 7:25 by motion made by Nettie, seconded by Judi. All in favor. Motion carried.

**NOTEWORTHY INFO:**

Vicki Lawrence - Councilman

Jeff Hoch - taking Gerry Crowell's position

Sean Freeman - taking Jeff Hoch's position

Michelle Ward - taking Christina Merry's position as  
New Town Clerk