



# MEMORANDUM

## CITY OF WATERTOWN PLANNING OFFICE

245 WASHINGTON STREET, ROOM 304

WATERTOWN, NEW YORK 13601

PHONE: 315-785-7730 – FAX: 315-782-9014

**TO:** Planning Board Members

**FROM:** Kenneth A. Mix, Planning and Community Development Coordinator

**SUBJECT:** Waiver of Site Plan Approval – 363 Eastern Blvd (North Bldg. Stebbins)

**DATE:** January 31, 2012

**Request:** Waiver of Site Plan Approval for the construction of a 2,240 square foot temporary cold storage building at 363 Eastern Blvd, parcels 5-17-301.001 and 5-26-109.005.

**Applicant:** David Wise, Stebbins Engineering

**Proposed Use:** Industrial storage

**Property Owner:** Stebbins Engineering Company

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### Submitted:

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Property Survey: No	Preliminary Architectural Drawings: No
Site Plan: Yes	Preliminary Site Engineering Plans: No
Vehicle and Pedestrian Circulation Plan: No	Construction Time Schedule: Yes
Landscaping and Grading Plan: No	Description of Uses, Hours & Traffic Volume: No

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SEQRA: Type II Action	County Planning Board Review Required: No
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### Zoning Information:

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District: Light Industry and Residence C	Maximum Lot Coverage: None
Setback Requirements: None	Buffer Zone Required: Yes

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**Project Overview:** The applicant has installed a 2,240 square foot cold storage shed at the northern end of their property. The shed is built using steel shipping containers to form a 3-wall base, with wood joists supporting a roof (as yet not installed). Foundation work appears to be minimal; the floor is a mix of dirt and gravel.

The applicant actually proposed two of these structures. The second is being built on the west side of the property, which is actually a different parcel. Thus, the applicant has submitted two separate waiver requests. Taken together, the gross floor area would be approximately 4,480 square feet, exceeding the statutory requirement for full site plan review. The Planning Board must determine whether or not these two structures can be considered separately.

In the event that a full review is required, 239-m review by the County will also be necessary.

**Parking:** The property has a large gravel area and low parking demand due the industrial nature of the business. No adverse impact on parking capacity is expected.

**Landscaping:** No new landscaping is proposed. A 5 to 15 foot landscaped buffer is required on the north and west property lines. The applicant currently has approximately 30 to 50 feet of dense vegetation surrounding the compound, which satisfied the buffer requirement.

**Drainage and Grading:** The proposed structure is surrounded by permeable and semi-permeable ground cover. No adverse impact on site drainage is apparent.

**Zoning:** The project as currently sited will straddle the boundary between the Light Industry district that covers most of the Stebbins facility, and the Residence C district the covers a long narrow parcel of land immediately to the north that was formerly part of the nearby 801 housing project. This parcel is now owned by Stebbins and is currently undeveloped.

This site plan cannot be approved unless the zoning of said parcel (5-26-109.005) is first changed to Light Industry. The applicant has submitted a concurrent application for that change.

**Other Comments:** Since the proposed construction and expansion of the facility involves less than 4,000 square feet of gross floor area and the action does not involve a change in zoning or a use variance and is consistent with local land use controls, the project is considered a Type II Action as defined by SEQR. Type II Actions do not require SEQR review, and the Short Environmental Assessment Form does not need to be completed by the Planning Board for this project.

**Summary:**

- 1) The applicant shall apply for and obtain a change of zoning for parcel 5-26-109.005, VL-1 Eastern Blvd., from Residence C to Light Industry.
- 2) The Planning Board must determine whether the two waiver requests may be considered separately as submitted.

cc: Planning Board Members  
Robert J. Slye, City Attorney  
Justin Wood, Civil Engineer II  
David Wise, Stebbins, 363 Eastern Blvd, Watertown 13601