



MEMORANDUM

CITY OF WATERTOWN PLANNING OFFICE

245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601

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

TO: Planning Board Members

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

SUBJECT: Request for Subdivision Approval – 108 Rear Court St. and 223 J.B. Wise Place

DATE: February 20, 2014

Request: Two-lot subdivision approval for 108 Rear Court St, parcel 7-01-115, and 223 JB Wise Place, parcel 7-01-134.

Applicant: Gerry Kostyk, Bernier & Carr

Proposed Use: Mixed-use

Property Owner: Vina Bonner, Watertown Rx LLC

Comments: This proposal is being submitted for Planning Board review under Chapter A322 (Subdivision Regulations) of the City Code. The Planning Board has the option of not requiring a preliminary plat submission. Since this is a minor subdivision, Staff is processing this application as a final plat. A public hearing is required and notice has been published for it to be held at 3:10 p.m. during the Planning Board meeting. After the public hearing and completion of Part II of the Environmental Assessment Form, the Planning Board will be free to make a decision on the proposal.

The applicant intends to divide the vacant lot called 108 Rear Court Street and recombine the eastern portion with two other nearby vacant lots to create a contiguous parcel with frontage on the right-of-way known as Safford Lane. They will also divide 223 JB Wise Place, and recombine the western portion with the Empsall's Plaza/Brighton Apartments property at 122-130 Court Street.

The applicant should revise the map to better differentiate between the proposed divisions and combinations.

Summary:

1. The applicant shall revise the map to identify the two combination parcels, "Composite Parcel Safford Lane" and "Composite Parcel – 130 Court Street", with different hatching patterns.
2. The applicant shall revise the map to identify the two property splits with a heavier line weight (or otherwise differentiate them from existing parcel lines).

cc: Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
Gerry Kostyk, 327 Mullin St