

BLANDING MECHANICAL INC.

216, MOULTOM ST. WATERTOWN, NEW YORK 13601

TO: Watertown New York Planning Board
FROM: Dale & Mary Pat Blanding
REG: Zone Change
DATE: 4/18/11



As the owners of the property and structure located at 214 Moulton St. Watertown New York we are requesting consideration for a zoning change. We purchased the property approximately eight and a half years ago to accommodate our plumbing business, but after twenty six years of continuous operation Blanding Mechanical Inc. had to close its doors for business. Our hopes were to open some type of commercial office space or other small business at that location but we were unable financially to put it together. After two and a half years of being on the market, we have struggled trying to find a buyer. As you know there are a lot of properties in the immediate area that have had for sale signs on them for extended periods. After strong consideration we have decided we would like to change the zoning of the property from light industrial to residential. Our present plan would be to convert part of the upper (2nd) floor space into a personnel residence, then later on as and if finances allow, possibly putting a few rental apartments on the first floor. The inside dimensions of the structure are approximately 40' x 100' on both floors giving roughly 4000 sq. ft. +/- per floor. We have no intention of converting the complete upper floor as our children no longer live at home. We would probably convert approximately 1200 – 1500 sq. ft. and the rest would just be unused, unheated space. We do however feel that the first floor could accommodate two to three comfortable apartments, once again time and finances permitting. We also own the adjoining property located at 208 Moulton St. that could accommodate parking for future tenant vehicles. We would prefer not to apply for a zoning change on that parcel at this time, but would do so if it were required. We both work in Watertown daily and both drive separate cars. We would like to do away with that daily commute of a half hour each way per vehicle and the expenses associated with that drive. We have been renting an apartment in Lacona New York for six and a half years now and feel financially it is time to do something with the building that

would be beneficial to our future as far as a permanent residence and as potential income. We are submitting all the requested information regarding both parcels for your review. We would appreciate your consideration on this request. Please feel free to contact us @ 783-1240.

Sincerely, Dale & Mary Pat Blanding

Dale & Mary Pat Blanding

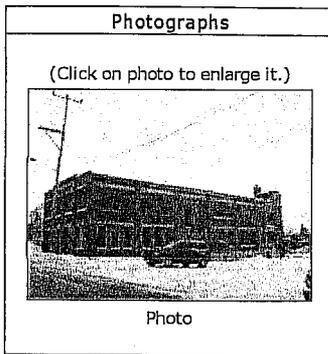


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- Commercial
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- Owner/Sales
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- Report
- Comparables

Municipality of City of Watertown			
SWIS:	221800	Tax ID:	3-01-120.001
Account #:	13083270		
Tax Map ID / Property Data			
Status:	Active	Roll Section:	Taxable
Address:	214 Moulton St		
Property Class:	449 - Other Storage	Site Property Class:	449 - Other Storage
Site:	Com 1	In Ag. District:	No
Zoning Code:	LI - Light Industry	Bldg. Style:	Not Applicable
Neighborhood:	00708 -	School District:	Watertown
Legal Property Description:	72 X 150 301120.001		
Land Assessment:	2011 - \$6,500 2010 - \$6,500	Total Assessment:	2011 - \$69,200 2010 - \$69,200
Total Acreage/Size:	0.24	Full Market Value:	2011 - \$72,842 2010 - \$72,842
Deed Book:	1267	Deed Page:	91
Grid East:	998746	Grid North:	1450109
Special Districts for 2011			
<i>No information available for the 2011 roll year.</i>			
Special Districts for 2010			
<i>No information available for the 2010 roll year.</i>			
Land Types			
Type		Size	
Waterfront		72 x 145	



- Maps**
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Municipality of City of Watertown			
SWIS:	221800	Tax ID:	3-01-120.000,
Account #:	13083260		
Tax Map ID / Property Data			
Status:	Active	Roll Section:	Taxable
Address:	208 Moulton St.		
Property Class:	340 - Vacant indus	Site Property Class:	340 - Vacant indus
Site:	Com 1	In Ag. District:	No
Zoning Code:	LI - Light Industry	Bldg. Style:	Not Applicable
Neighborhood:	00708 -	School District:	Watertown
Legal Property Description:	120x145 301120		
Land Assessment:	2011 - \$14,300 2010 - \$14,300	Total Assessment:	2011 - \$14,300 2010 - \$14,300
Total Acreage/Size:	120 x 145	Full Market Value:	2011 - \$15,053 2010 - \$15,053
Deed Book:	1753	Deed Page:	130
Grid East:	998650	Grid North:	1450099
Special Districts for 2011			
<i>No information available for the 2011 roll year.</i>			
Special Districts for 2010			
<i>No information available for the 2010 roll year.</i>			
Land Types			
	Type		Size
	Waterfront		120 x 145

Photographs

No Photo Available

Maps

View Tax Map

Pin Property on GIS Map

View in Google Maps

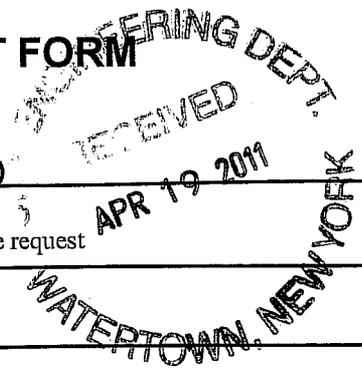
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Map Disclaimer

Appendix C

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

**PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)**

1. APPLICANT/SPONSOR Dale Blanding/Mary Pat Blanding	2. PROJECT NAME 214 Moulton St. zoning change request
3. PROJECT LOCATION: Municipality City of Watertown, New York 13601 County Jefferson	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) (208/214 Moulton Street) located kitty corner to the intersection of Grove Street & Moulton Street with National Grid Hydro located immediately to the West, Maywood Terrace Housing located immediately to the North and bordering the Black River immediately to the South.	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Convert existing warehouse to residential status living quarters	
7. AMOUNT OF LAND AFFECTED: Initially <u>.24</u> acres Ultimately <u>.64</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly <p style="text-align: center;">The property is currently zoned as light industrial, we are requesting residential zoning</p>	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: The property is bounded by both private and city housing and several commercial business'	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: <p style="text-align: center;">The project would require a building permit issued by the City of Watertown New York</p>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Dale Blanding/Mary Pat Blanding	Date: 4/18/11
Signature: <u>Dale Blanding / Mary Pat Blanding</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

PART II – ENVIRONMENTAL ASSESSMENT / To be completed by Agency

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If NO, a negative declaration may be superseded by another involved agency.
 Yes No

- C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)
- C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

 - C2. Aesthetic agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

 - C3. Vegetation or fauna, fish shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

 - C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

 - C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.

 - C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.

 - C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEA?
 Yes No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
 Yes No If yes, explain briefly

PART III – DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date