

Narrative for Zone Change Application



The petitioner of this Zone Change Application is seeking to change the zone of a .3363 acre parcel located at 111 Chestnut Street (Tax Map Parcel Number 14-13-227) (the "Chestnut Street Parcel") from its current designation of Residential A to Neighborhood Business. The zone change is in conjunction with a proposed development that encompasses the Chestnut Street Parcel and an adjoining .3165 acre parcel located at 1200 Washington Street (Tax Map Parcel Number 14-13-228) (the "Washington Street Parcel"). Together the proposed development totals .65 acres.

The proposed development will contain one newly constructed restaurant of approximately 3,900 square feet and associated parking and access. Currently the Chestnut Street Parcel contains 1 single family home and the Washington Street Parcel contains a former gas station that is being used for automobile repair and service.

The Washington Street Parcel is a gateway into the Neighborhood Business district for the Washington Street retail area since its location is on the northern most corner of the district and served by a traffic signal. The current use and overall condition of the building on this parcel is not visually representative of the standards already in the Washington Street retail district today. The building is well beyond its useful life and has experienced no significant improvements over the years. Immediately adjoining the Washington Street Parcel to the south on Washington Street is a Sunoco fueling station and convenience store (the "Sunoco Parcel"). Public record indicates that there are test wells installed on the Sunoco Parcel's northern border. The Sunoco northern border adjoins the Washington Street Parcel raising the possibility of contamination on the Washington Street Parcel. Also further environmental investigation is warranted since the Washington Street Parcel was a former fueling station and is currently used for automotive repair and service. These environmental issues will never be addressed without reinvestment into the property. Improving or preserving the character of the community and investigating and/or remediating environmental issues benefit the public good.

Unfortunately, the Washington Street Parcel alone is not large enough to support a redevelopment that would make significant reinvestment and new construction possible. Modern regulations and building codes require more acreage than what currently comprises the Washington Street Parcel. In order to support a feasible retail or service based business that serves the immediate neighborhoods, there is simply not enough acreage to house a right-sized building on the Washington Street Parcel. By changing the zoning of the adjacent Chestnut Street Parcel to Neighborhood Business and combining it with the Washington Street Parcel, the minimal amount of acreage is achieved to accommodate a building large enough to support a feasible business.

With a zone change from Residential A to Neighborhood Business, the Chestnut Street Parcel can be combined and developed together with the Washington Street Parcel. This assemblage will provide the minimal amount of acreage needed to house a building that allows a new business to serve the neighborhood. Without a zone change to the Chestnut Street Parcel, the Washington Street Parcel will forever remain in its current presentation and possibly polluted, simply because there is not enough room to redevelop it.

April 11, 2014

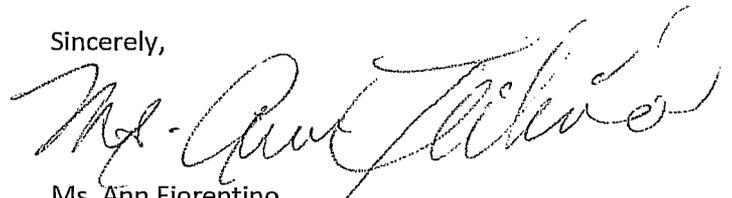
City of Watertown, New York
245 Washington Street
Watertown, NY 13601

Re: Zone Change Application for 111 Chestnut Street, Watertown, New York (the "Property")

I own property located at 1200 Washington Street, in the City of Watertown, County of Jefferson, State of New York. My property adjoins the Property that is requesting the zone change. Please consider this letter as evidence of my support for the change in zone from Residential A to Neighborhood Business.

Thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read "Ms. Ann Fiorentino". The signature is written in a cursive style with a large initial "M" and "A".

Ms. Ann Fiorentino
401 Stone Street
Watertown, New York 13601

APPLICANT'S CONTACT INFORMATION

NAME: SPHERE HOLDINGS LLC
Attn: Kurt Wendler, Partner

ADDRESS: PO BOX 207
MANLIUS, NY 13104

TELEPHONE: 315-569-6520

E-MAIL ADDRESS: kwendler@spheredevelopment.com

Deed Description

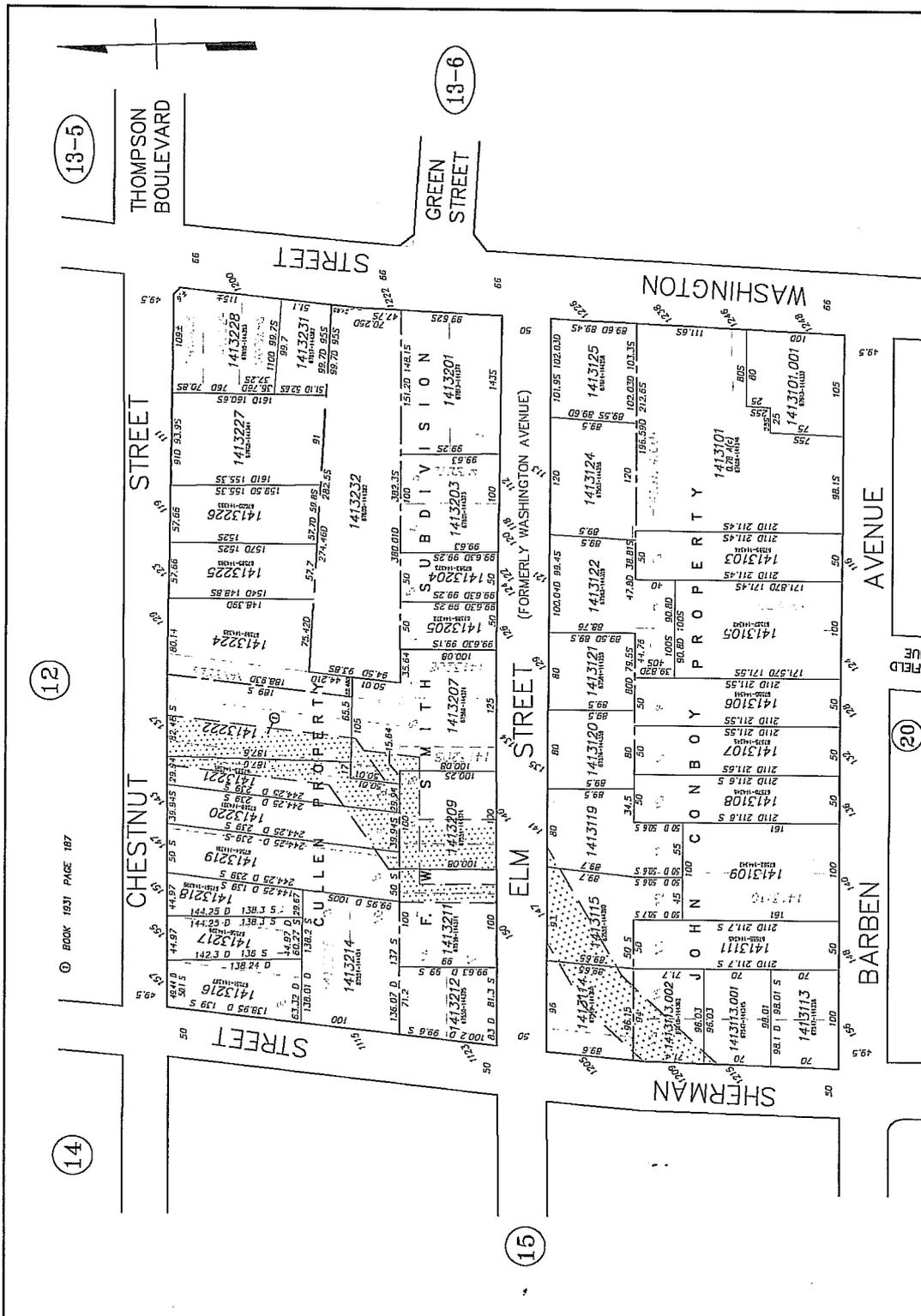
ALL THAT TRACT OR PARCEL OF LAND situate in the City of Watertown, County of Jefferson and State of New York, bounded and described as follows:

Beginning at an iron pipe set in the monumented southerly margin of Chestnut Street, a distance of 109.07 feet westerly from the intersection of the monumented southerly margin of Chestnut Street and the westerly margin of Washington Street; thence South 11 degrees 08 minutes 40 seconds West along the lands of Parish Land Company (Bk 920 Pg 342) on the east, a distance of 70.88 feet to a point; thence South 0 degrees 45 minutes 40 seconds West along the lands of Parish Land Company (Bk 920 Pg 342) on the east, a distance of 36.78 feet to a point; thence South 9 degrees 59 minutes West along the lands of Atlantic Refining Market (Bk 999 Pg 86) on the east, a distance of 52.20 feet to an iron pipe set; thence North 81 degrees 14 minutes 30 seconds West along the lands of Mercers Food Store (Bk 874 Pg 323) on the south, a distance of 86.98 feet to a point being 0.25 feet southwest of a woodpost found in cement; thence North 6 degrees 02 minutes East along the lands of Corbett (Bk 1004 Pg 282) on the west, a distance of 155.11 feet to an iron pipe set; thence South 84 degrees 00 minutes East along the southerly margin of Chestnut Street, a distance of 93.41 feet to the point and place of beginning.

BY
DEPARTMENT OF ENGINEERING
CITY OF WATERTOWN, N. Y.

MADE FOR
DEPARTMENT OF ASSESSMENT AND TAXATION
CITY OF WATERTOWN, N. Y.

BOOK 1931 PAGE 187



REVISION JANUARY 27, 2004

DISTRICT 14 MAP 13

SCALE: 1 INCH = 50 FEET
FOR TAX PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

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617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Washington St. & Chestnut St. Development			
Project Location (describe, and attach a location map): Corner of Washington St. & Chestnut St.			
Brief Description of Proposed Action: Applicant seeks a change in zoning for 111 Chestnut St. from residential to neighborhood business. Primary purpose for change in zoning is to create ingress and egress from Chestnut St. and support adequate parking. Project consists of a 3,900 square foot restaurant to be located almost entirely on an existing neighborhood business zoned property. The change in zoning for 111 Chestnut St. will allow for this project to move forward and an investment will be made to re-mediate environmental hazards located on the property. Remediation of this pollution will have a direct positive impact to the community.			
Name of Applicant or Sponsor: Sphere Holdings LLC		Telephone: 315-569-6520 E-Mail: kwendler@spheredevelopment.com	
Address: PO Box 207			
City/PO: Manlius		State: NY	Zip Code: 13104
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Site Plan approval will be required from the City of Watertown Planning Board.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.3363 acres	
b. Total acreage to be physically disturbed?		.3165 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.6528 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ Site was formally a gas station and is currently used as an automobile service station. Adjacent to the south of the property is a Sunoco gas station with numerous installed monitoring wells, unsure of remediation status at the Sunoco property.	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: Sphere Holdings LLC / Kurt Wendler		Date: 4/15/14
Signature: <u><i>Kurt Wendler</i></u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	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.
_____	_____
Name of Lead Agency	Date
_____	_____
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)

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