



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: Michael A. Lumbis, Planner

SUBJECT: Request for Subdivision Approval – VL-3 Marble Street

DATE: July 29, 2015

Request: Two-lot subdivision of VL-3 Marble Street, Parcel Number 4-27-402.100.

Applicant: The City of Watertown

Proposed Use: Public right-of-way

Property Owner: Ron England, Al's Siding 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 3:05 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 City is submitting this subdivision application on behalf of the property owner, Ron England of Al's Siding, LLC. The City is proposing to divide the lot at VL-3 Marble Street, Parcel Number 4-27-402.100, separating a 971 square foot section along Eagle Avenue. The City intends to utilize the subdivided parcel for street purposes.

In May, Mr. England submitted an application for a waiver of site plan approval for this property for the construction of a storage building. During the review of the survey that was submitted as part of the application, it was discovered that the City owned street/pavement had encroached onto Mr. England's property.

To rectify the situation, the City could relocate the street or work with the owner to acquire a portion of the parcel to expand the street right-of-way. Rather than relocate the street, it was decided that relocating the margin through the acquisition of a portion of the parcel would be a better alternative. Mr. England has agreed with the layout of the proposed subdivision as detailed in the attached letter.

Metes and bounds descriptions are included for the portion of the property to be subdivided, identified on the map as Parcel "1," and the remaining section of VL-3 Marble Street, identified as Parcel "2." Parcel 4-27-402.100 is zoned Heavy Industrial and there is no minimum lot size. A zoning of Heavy Industrial also allows for a maximum lot area coverage of 100% and does not require any setbacks on the front, rear or side of any building. The resulting parcel and proposed building will therefore be in conformance with the regulations if the proposed subdivision is approved.

After approval, the applicant must submit two (2) reproducible mylar prints and two paper copies of the final plat for signature by the clerk of the Planning Board. One of the mylar copies and the two paper copies will be returned, and must be filed in the County Clerk's Office within 62 days of signing.

Prior to approval, the Planning Board must complete Part II of the Environmental Assessment Form and make a determination of significance relative to SEQR.

cc: Robert J. Slye, City Attorney
Brian Drake, Civil Engineer II
Ron England, 21227 Fox Ridge Road, Watertown, NY 13601
Edward Olley, GYMO P.C. 220 Sterling Street, Watertown, NY 13601