

THE

# STEBBINS ENGINEERING AND MANUFACTURING COMPANY

363 Eastern Boulevard  
Watertown, New York USA 13601-3194  
<http://www.StebbinsEng.com>

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July 13, 2012

City Engineering Office  
Room 305, City Hall  
245 Washington Street  
Watertown, NY 13601



Reference: Zoning Change for Parcel 5-26-103.004  
363 Eastern Boulevard  
Watertown, NY

Dear Honorable Mayor and City Council,

STEBBINS has recently purchased the Watertown Racquet Club at 473 Eastern Boulevard with the understanding, at the time of the transaction, that the property we were buying was zoned Light Industrial. We were unaware that the rear third of the parcel was zoned Residential B and not Light Industrial as is the balance of the property.

Please accept our request for a Zoning Change for parcel 5-26-103.004 at STEBBINS Engineering, 473 Eastern Boulevard, Watertown, New York 13601. We propose changing the portion of the parcel that is presently zoned Residential B to Light Industrial to match the zoning classification of our other parcels at the Eastern Boulevard facility. It is our intent to connect our newly acquired property with our existing facility.

Enclosed are our completed application and the applicable tax map showing the parcel to be changed.

If you require any additional information, please contact me at 315-782-3000 ext. 2914 or at 783-7781.

Thank you for your assistance in this matter.

Regards,

THE STEBBINS ENGINEERING  
AND MANUFACTURING COMPANY

  
David Wise  
Manager of Shop Operations

/cm

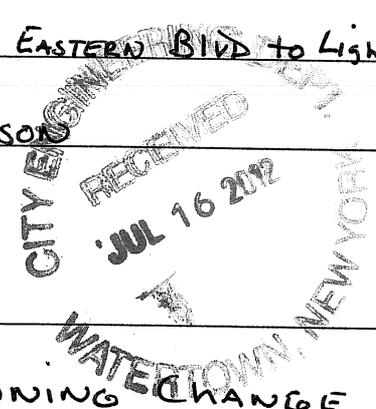
Attachments: Application and Applicable Tax Map

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART 1 - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR <b>STEBBINS ENGINEERING</b>	2. PROJECT NAME <b>REZONE 473 EASTERN BLVD to Light Ind.</b>
3. PROJECT LOCATION: Municipality <b>WATERTOWN</b> County <b>JEFFERSON</b>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <b>473 EASTERN BOULEVARD WATERTOWN, N.Y. 13601</b>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration <b>ZONING CHANGE</b>	
6. DESCRIBE PROJECT BRIEFLY: <b>connecting newly acquired Property (WRC) with existing facility, (Stebbins Eng.)</b>	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres      Ultimately <b>1.84</b> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No      If no, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: <b>MAJORITY OF PROPERTY ADJOINING THIS PARCEL IS ZONED LIGHT INDUSTRIAL</b>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No      If yes, list agency(s) and permit/approvals	
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) and permit/approvals	
12. AS A RESULT OF PROPOSED ACTION, WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No <b>N/A</b>	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE  Applicant/sponsor name: <b>STEBBINS ENGINEERING</b> Date: <b>7/13/12</b> Signature: <b>Dan J. Wise</b>	



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?  Yes  No If yes, coordinate the review process and use the FULL EAF.

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

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:

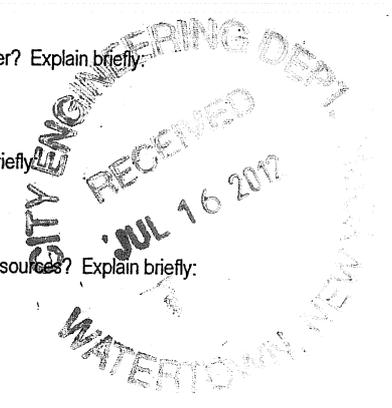
C3. Vegetation or fauna, fish shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

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

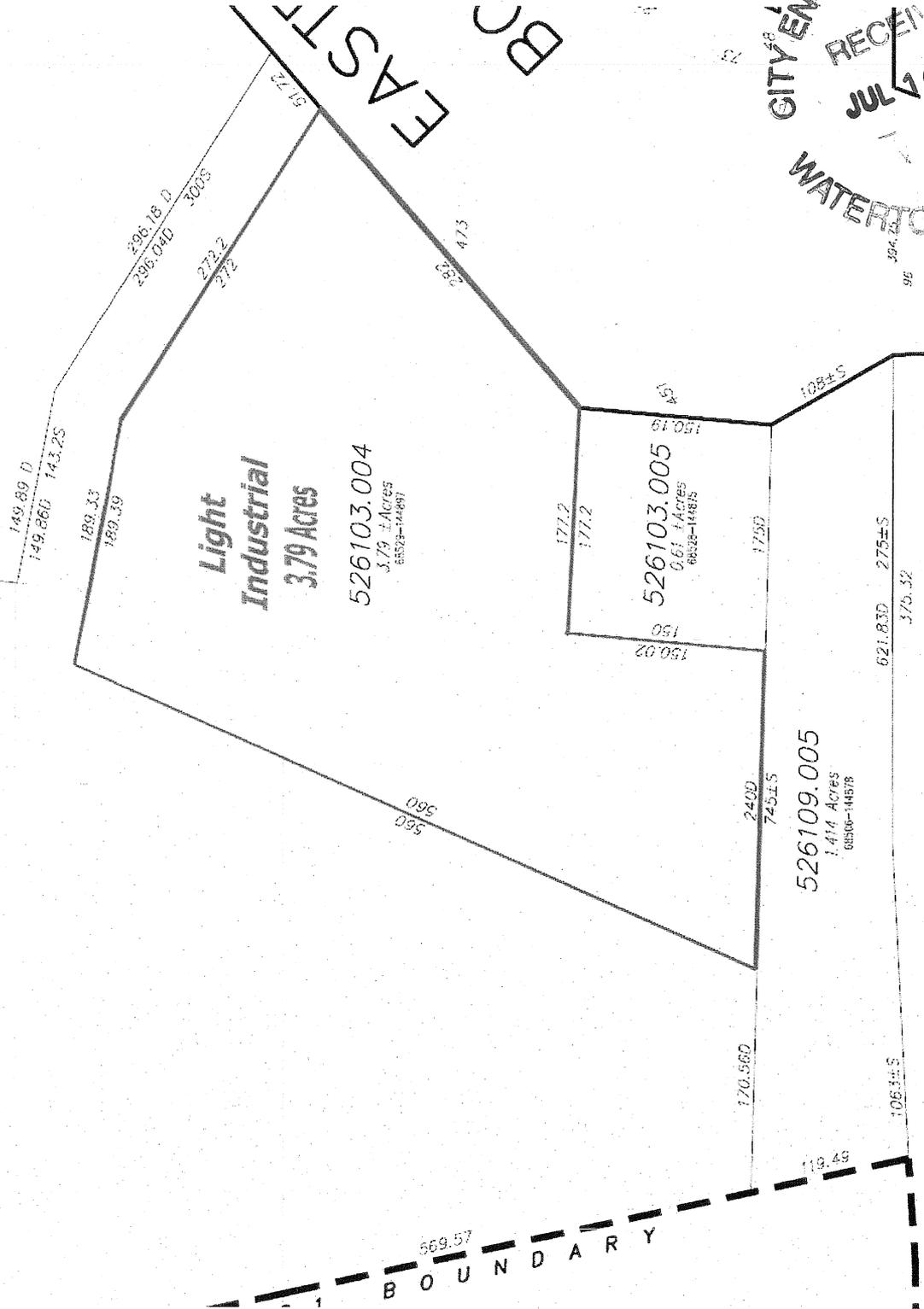
\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (If different from responsible officer)

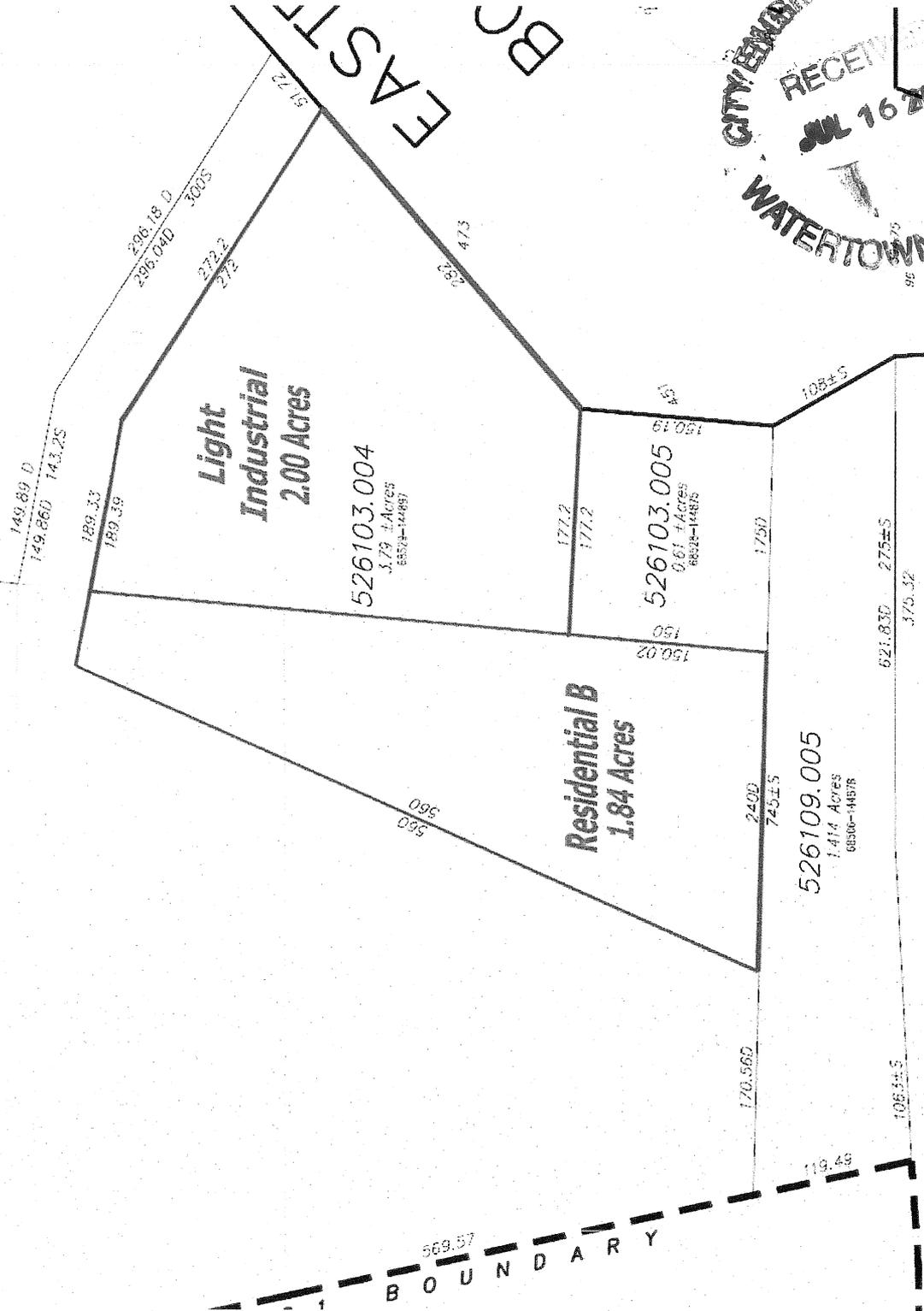
\_\_\_\_\_  
Date

CITY ENGINEERING DEPT  
 RECEIVED  
 JUL 16 2012  
 WATERLOO NEW YORK

EAST BOUNDARY



**Proposed Zoning of Parcel 526103.004**



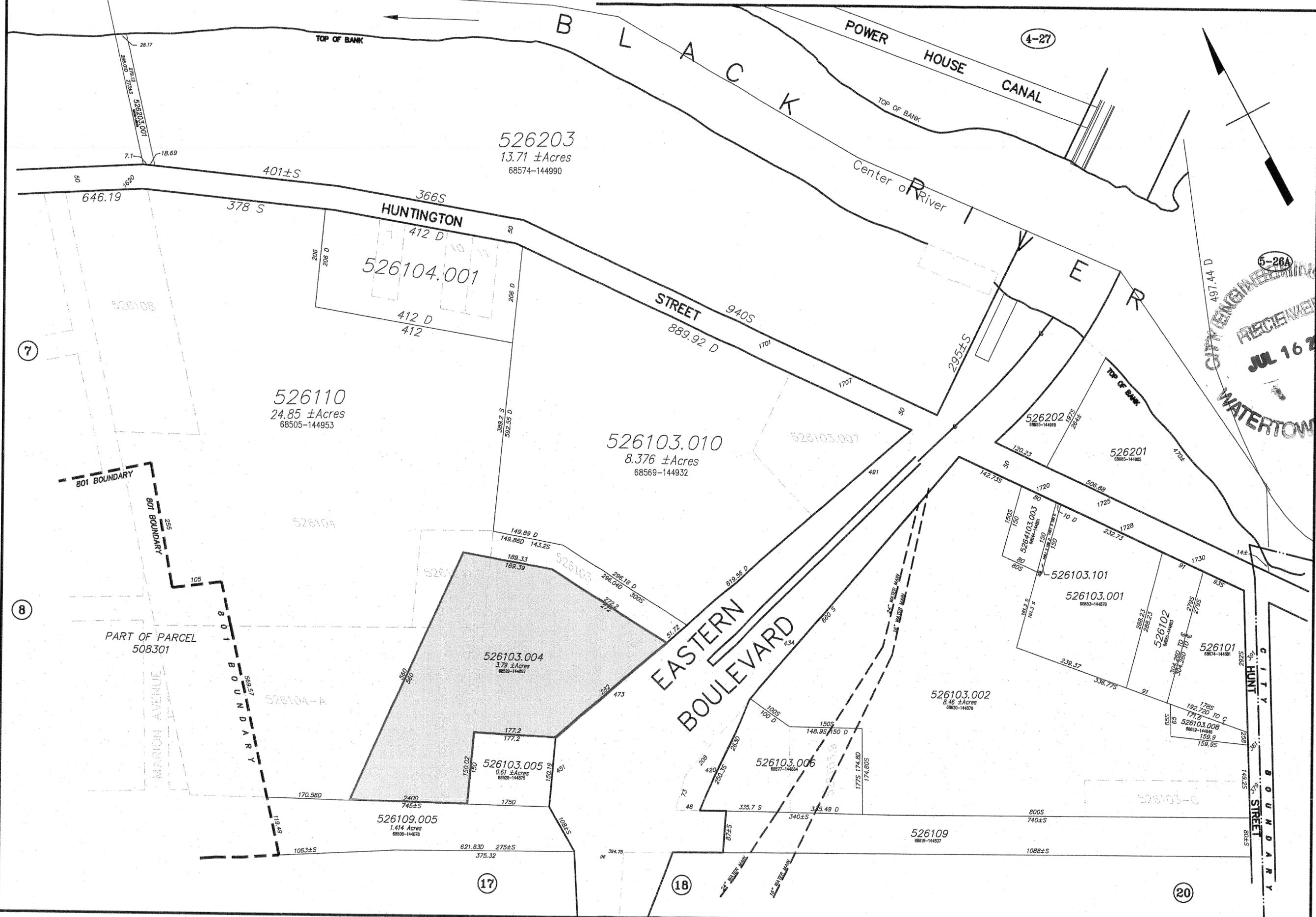
**Current Zoning of Parcel 526103.004**

4-27

5-26A

CITY ENGINEERING DEPT  
RECEIVED  
JUL 16 2012  
WATERTOWN, NEW YORK

Drawing Scanned by Sanchez & Associates, Inc (314)-567-7779 - Fax (314)-567-3412 - EMAIL: sanchez@panachez.com



SCALE: 1 INCH = 100 FEET  
FOR TAX PURPOSES ONLY  
NOT TO BE USED FOR CONVEYANCE

DISTRICT 5 MAP 26  
REVISED Jan 11, 2010