



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 – 945 Arsenal Street
DATE: August 26, 2014

Request: Two-lot subdivision approval for 945 Arsenal Street, parcel 9-11-129
Applicant: Robert Busler, PLS
Proposed Use: N/A
Property Owner: Flagship LP

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.

This application was submitted in April, with a concurrent zone change request, but was withdrawn by the applicant. The applicant is now requesting subdivision approval, but has not re-submitted their zone change request.

As before, the applicant proposes to divide the vacant rear portion from the Taco Bell restaurant, and combine it with an adjacent lot to create a consolidated developable parcel with about 137 feet on frontage on Bellew Ave South.

The resulting parcel will be split between Commercial District and Neighborhood Business District. This is not a major concern with regard to the subdivision approval, as both districts have the same setback requirements.

Summary:

1. To provide frontage on Bellew Ave South, the rear section of the divided parcel shall be combined by deed with parcel 9-11-133.100.

cc: Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
Robert Busler, PO Box 679, Theresa, NY 13691