

**The Mustard Seed Natural Food Store Realty, Inc.
969 Arsenal Street
Watertown, NY 13601**

18 August 2014

Kurt W. Hauk, P.E.
City Engineer
Room 305, City Hall
245 Washington Street
Watertown, NY 13601

To Whom It May Concern:

Proposed expansion of the Mustard Seed Natural Food Store at 969 Arsenal Street includes the construction of an additional 900 square foot of sales space added to the front of the building facing Arsenal Street and changing the use of the back deck by construction of an enclosure 24' by 16' totaling 384 square feet. Complete project will total 1284 additional square feet for entire property.

Adequate space is available for the 20' setback as required from Arsenal Street property line. Two additional parking spaces will be added to the Dorsey Street spaces. Placement of handicap space will be changed and additional handicap space will be added if needed.

Existing utilities will be used in each area. Store facade will essentially be constructed to current look at this time.

It is anticipated that D. C. Construction will be hired to complete all aspects of this project.

Sincerely

Scott P. Skinner



CITY OF WATERTOWN
SITE PLAN WAIVER

** Provide responses for all sections. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. Failure to submit required information by the submittal deadline will result in **not** making the agenda for the upcoming Planning Board meeting.

PROPERTY LOCATION

Proposed Project Name: MUSTARD SEEDS EXPANSION 2014
Tax Parcel Number: 911126
Property Address: 969 ARSENAL ST. WATERTOWN NY 13601
Existing Zoning Classification: COMMERCIAL

OWNER OF PROPERTY

Name: SCOTT + KELLY SKINNER
Address: 38260 RT 12 E
CLAYTON NY 13624
Telephone Number: 315-783-4379
Fax Number: N/A

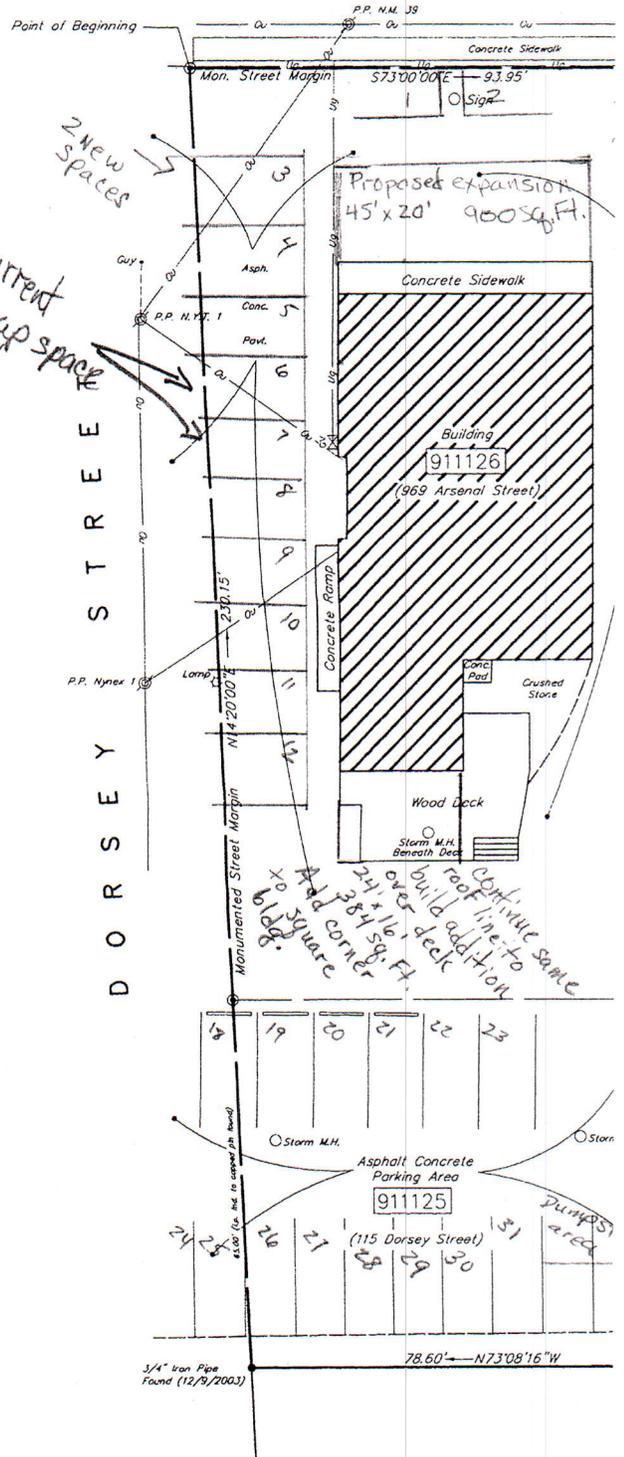
APPLICANT

Name: SCOTT SKINNER
Address: 38260 RT 12 E
CLAYTON NY 13624
Telephone Number: 315-783-4379
Fax Number: _____
Email Address: SSKINNER@TWCNY-RR.COM

ENGINEER / ARCHITECT / LAND SURVEYOR

Name: DUFF KITTO
Address: 22610 Reeves Rd.
Dexter, NY 13634
Telephone Number: 315-639-6922
Fax Number: _____
Email Address: _____

A R S E N A L S T R



2 New spaces
 Current handicapped space & off load

Add square block.
 24' x 16' over deck
 build addition roof line to continue same

LEGEND

- Iron Pipe Found
- R.R. Spk. Fnd.
- ⊙ Pin W/Cap Found
- x - Fenceline
- Ou - Overh'd. Utility Line
- ⊙ P.P. N.M. 39 Utility Pole
- Ug - Underground Natural Gas
- 911127 City Assessment Number

3/4" Iron Pipe Found (12/9/2003)

78.60' - N73°08'16" W

DEED REFERENCE

Diane B. Leonard
to
Community Bank, N.A.
L. 1778 P. 15
February 13, 2001

AREA

Area = 0.455 Acres ±

NOTES

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2, of the New York State Education Law.

2. Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this tract.

Spurs, LLC

911127

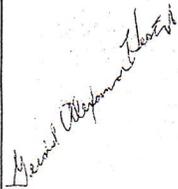
CERTIFICATION

To --
1. Scott Skinner
2. M.S.N.F.S. Realty, Inc.
3. Style & Burrows

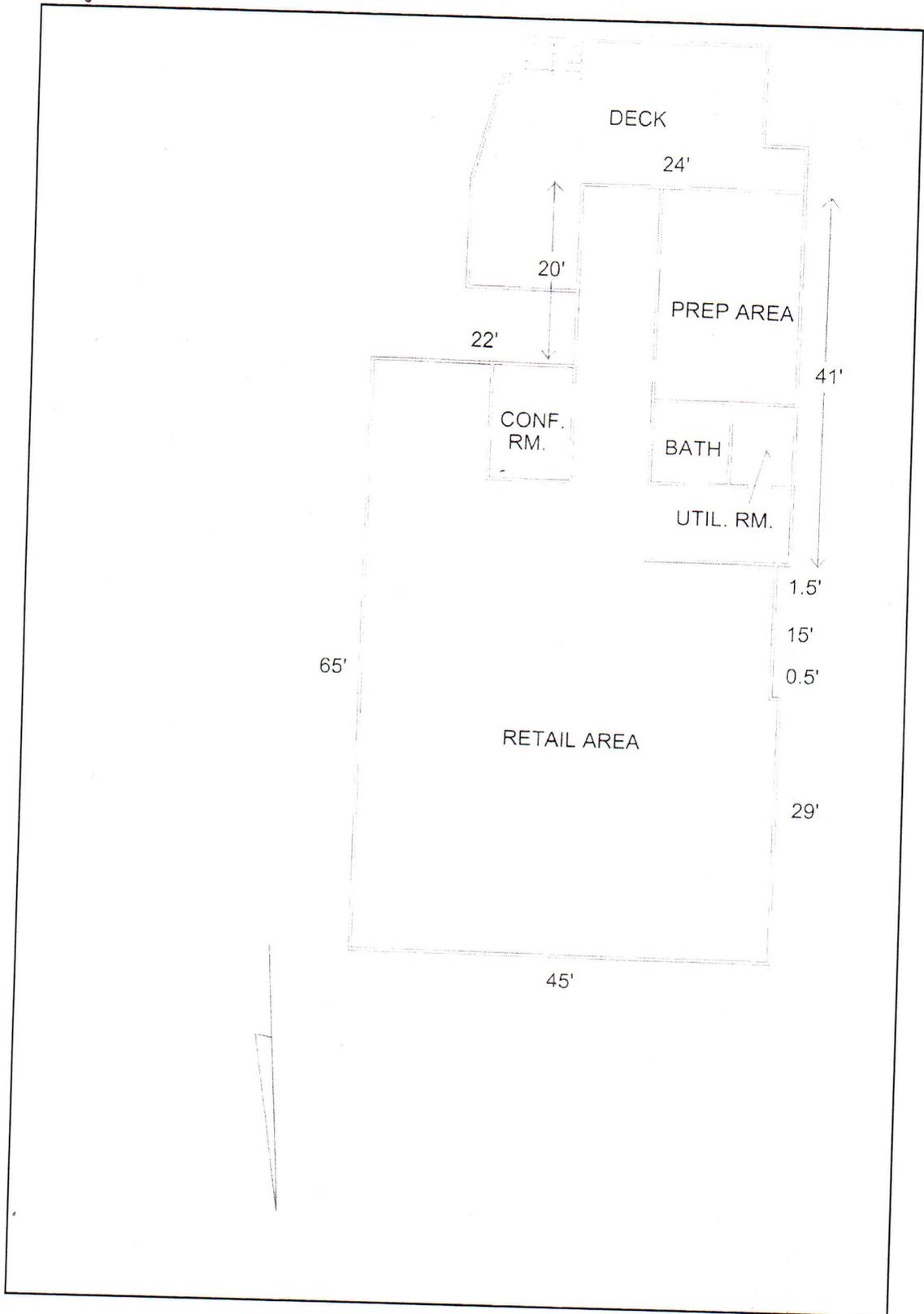
I hereby certify that this is a true and accurate map made from a true and accurate survey under my supervision.


Gerald A. Kostyk, L.S. 50011, 11/2/2005

SURVEY MAP of the LAND at
969 ARSENAL STREET & 115 DORSEY STREET
CITY OF WATERTOWN
County of Jefferson • State of N.Y.

	Drawn By G.A.K.	Survey Date 2/21/97,12/8/99,12/9/03		bernier carr & associates p.c. engineers, architects & surveyors watertown, new york
	Checked By M.F.P.	REVISIONS: 8/13/1996 G.A.K. 2/28/1997 G.A.K. 12/17/1999 G.A.K. 12/10/2003 G.A.K. 11/2/2005 J.L.G.		
	Scale 1" = 20'	Drawing No. 1		
	Date 11/10/94			
	File No. 94294			

Building Sketch



Site Description and Analysis:

The subject property consists of a $0.455 \pm$ acre ($19,820 \pm$ square foot) acre parcel of land situated on the southeast corner of Arsenal Street and Dorsey Street in the City of Watertown, Jefferson County, New York.

Further description of the property is as follows:

SIZE:

The property measures 93.95 feet along the southerly margin of Arsenal Street. The westerly property line measures 230.15 feet, along the easterly margin of Dorsey Street, the rear property line measures 78.60 feet, and the easterly property line measures 229.76 feet. The total site area is $0.455 \pm$ acres ($19,820$ square feet).

A copy of the tax map is included as a site plat on the previous page, and gives a visual representation of the property and shows the various boundary lines.

SHAPE:

The parcel is generally rectangular in shape.

LOCATION ON STREET:

The property is located at the southeast corner of Arsenal Street and Dorsey Street.

TOPOGRAPHY:

The site is level and at grade.

SOIL AND SUBSOIL CONDITIONS:

Adequate to support the improvements.

DRAINAGE:

Drainage is adequate. The parcel is not located in a flood zone nor a designated D.E.C. wetland. The flood map designation is Zone X (outside 500-year flood plain), Map # 3603540001E, dated January 17, 1990.

A copy of the Flood Insurance Rate Map is included in the Addendum of this report.

AVAILABILITY OF UTILITIES:

The parcel has access to public water, sewer, electricity, telephone and natural gas.

ACCESS:

The site has good exposure and visibility from Arsenal Street, and access is adequate as well. However, ingress and egress from/to the westbound lane can be somewhat difficult, particularly during "peak" traffic periods.

PARKING:

There is a paved parking area adjacent to the building that is adequate to serve the use of the building.

PROXIMITY OF HAZARDS:

There are no apparent hazards on or abutting the subject property.

EASEMENTS:

There are no known easements affecting the subject, other than typical road and utility easements.

RESTRICTIONS:

There are no known restrictions affecting the subject property, other than typical zoning restrictions.

ENVIRONMENTAL:

No adverse environmental hazards were observed, and it is assumed that none exist. If any such hazards were to be disclosed, the conclusions contained within this valuation report could be subject to change.

Building Description and Analysis

The subject building is a one-story masonry (concrete block) and wood frame structure that was constructed in excess of forty years ago and was first renovated in 1980, with additions constructed in 1995 and then again in 1996. The structure has previously been utilized as a fast-food restaurant and as a retail furniture/bedding store. The current owners have further renovated the interior of the building, including new interior finishes and conversion of the former warehouse area into a food prep area and construction of a conference room and small office.

The building contains a total of 3,481± square feet of gross floor area. There is signage in front of the building, a large wooden deck with a handicap-access ramp and a small wooden storage shed at the rear of the building.

Condition of the building is good overall.

A summary of the building's structural and mechanical systems and various finishes follows.

- FOUNDATION:** Masonry foundation (poured concrete and concrete block), with a poured concrete slab floor. There is no basement.
- EXTERIOR WALLS:** The exterior wall finishes are stained cedar clapboard and stucco. There is a stucco-covered parapet wall along the front and along a portion of both sides of the building.
- STRUCTURAL FRAMING:** Concrete block and wood frame.
- ROOF:** The building has a gable and shed style roof with new (2006) 30-year architectural shingles.
- INSULATION:** The building is completely insulated.
- EXTERIOR DOORS:** The two front exterior doors are fixed glass in metal frame units. There are two steel entry doors, located along the east and west sides of the building.
- WINDOWS:** There are a total of 10 new storefront windows, which are fixed glass in metal frames. There is one older sliding unit along the east wall. The remaining older windows have been boarded over.

INTERIOR WALLS:

The interior walls are newly painted sheetrock and wood wainscoting.

CEILINGS:

The ceiling height is approximately ten feet throughout the building. The ceilings are new suspended acoustic tile panels, with fluorescent light fixtures.

FLOORS:

Commercial carpeting and (new) ceramic tile.

INTERIOR DOORS:

Steel and solid-core wooden interior doors.

PLUMBING:

The plumbing consists of copper supply lines, with plastic drain lines.

There is one handicap-accessible bathroom with a toilet and sink. A 40-gallon gas-fired water heater located in the utility room provides domestic hot water.

The plumbing fixtures are functional and in good condition.

HEATING/AIR CONDITIONING:

There is a (new) 9-ton gas-fired HVAC unit located in a small utility room adjacent to the bathroom, which provides heat and central air conditioning for the building.

ELECTRICAL:

The main electrical service is a new three-phase 400-amp circuit breaker service, located in the utility room, with a number of smaller sub-panels. The electrical system is considered to be adequate for the building's use.

LAYOUT/FUNCTIONAL UTILITY:

The building consists of the following:

- Open retail area
- Conference room
- Prep area
- Small office
- One bathroom
- Utility room

The building's functional utility is considered to be average overall.