



MEMORANDUM

City of Watertown Planning Office

245 Washington Street, Room 304

Watertown, New York 13601

315-785-7730

Fax: 315-782-9014

TO: Norman J. Wayte II, Chairman, Planning Board

FROM: Kenneth A. Mix, Planning and Community Development Coordinator

SUBJECT: Request for Subdivision Approval – 480-482 Factory Street

DATE: April 26, 2010

Request: For Subdivision Approval of Parcel Number 6-04-225, located at 480-482 Factory St.

Applicant: Thomas M. Storino, LLS of Storino Geomatics on behalf of George D. Colesante, Jr.

Proposed Use: Commercial.

Property Owner: George D. Colesante, Jr.

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 1:35 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 applicant is proposing to subdivide Parcel Number 6-04-225 located at 480-482 Factory Street into two lots. The first lot (Parcel A on the map), containing .139 acres will be retained by Mr. Colesante. This parcel is the existing Colesante's Restaurant. The second lot (Parcel B on the map), containing .005 acres will be sold to the adjacent owner Watertown Appliance & T.V. Center, Inc. (Anthony G. Mesires). The adjacent building is home to the Party Store. The small subdivided piece of land will be combined with 4 other lots owned by Watertown Appliance & T.V. Center, Inc. (Parcel Numbers 6-04-222, 6-04-223, 6-04-224 and 6-04-206) to create one lot.

The property descriptions have been reviewed and are in order. There are no setback or frontage requirements for these parcels as they are located in a Light Industrial zoning district.

After approval, the applicant must submit two (2) reproducible mylars of the plat for signature of the clerk of the Planning Board. One of the mylar copies is to be filed in the County Clerk's Office within 62 days of signing. The title of the drawing should be changed to "**Subdivision Final Plat**".

Summary: The following should be included as contingencies with the motion for approval:

1. The .005 acre portion of the subdivided parcel must be combined with Parcel Numbers 6-04-222, 6-04-223, 6-04-224 and 6-04-206 by way of a new metes and bounds description that is filed with the County Clerk.
2. The words "Subdivision Final Plat" should be added as the title of the drawing.

cc: Planning Board Members
Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
Thomas M. Storino, LLS, Storino Geomatics
George D. Colesante, Jr.
Anthony G. Mesires



**PUBLIC HEARING
CITY OF WATERTOWN PLANNING BOARD
WATERTOWN, NEW YORK
Tuesday, May 4, 2010**

Notice is hereby given that under the provisions of Section 32 of the General City Law, a public hearing will be held by the Planning Board of the City of Watertown, New York on the Final Plat for a two-lot subdivision of Parcel Number 6-04-225 located at 480-482 Factory Street in the City of Watertown.

The Planning Board will convene the Public Hearing at 1:35 p.m. on Tuesday, May 4, 2010 in the City Council Chamber, Room 303, Watertown City Hall, 245 Washington Street, Watertown, New York. All those interested may appear and be heard on this subject.

Copies of the proposal are available for public inspection and copying at the Office of the City Engineer, Room 305, Watertown City Hall, during regular business hours.

Date: April 29, 2010

Kenneth A. Mix
Planning & Community
Development Coordinator