



**INTEROFFICE MEMO
PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT**

DATE: August 6, 2026

TO: James Corriveau, ZBA Chairperson

FROM: Geoffrey Urda, Senior Planner

SUBJECT: 716 Eddy Street
Parcel Number 8-01-108.000
Zoning – Residential
Petition for an Area Variance to increase the maximum lot width
File #627

This petition, presented by Scott Kolb, PLS, on behalf of David and Mary Gebo, is to vary the requirements of Section 310-21 (F)(4)(B) of the Zoning Ordinance to increase the maximum lot width in a Residential District. The Form-Based Dimensional Tables in Section 310-21 limit a newly created Residentially zoned parcel to 100 feet in width. The applicant is requesting to create a 133.88-foot-wide parcel, which represents 133.88 percent of the allowed maximum.

The subject property already enjoys legal nonconforming (“grandfathered”) status regarding the maximum lot width, as it is currently 124.38 feet wide. The applicant proposes to subdivide a 9.5-foot strip of land off the adjacent parcel at 162 Boon Street and assemble it with the subject parcel.

The applicant previously applied for and obtained Subdivision Approval at the October 2, 2018 Planning Board meeting for the above-described split and assemblage. However, the applicant did not file the approved subdivision map with the Jefferson County Clerk.

The Planning Board granted the above-referenced Subdivision Approval under the previous Zoning Ordinance, which did not carry a maximum lot width in the Residence B District.

Granting this Variance represents an Unlisted Action pursuant to SEQRA. The ZBA will need to complete Part 2 of the Short Environmental Assessment Form (EAF) and make a determination of significance pursuant to SEQRA, after which it will be free to act on the request.

Cc: ZBA Members
File



Scott W. Kolb
PROFESSIONAL LAND SURVEYOR



July 29, 2026

PLANNING BOARD OF THE CITY OF WATERTOWN

City Planning Department
245 Washington Street
Watertown, NY 13601

Re: Gebo Subdivision

To whom it may concern:

I represent the interest of David and Mary C. Gebo the owner of 162 Boon Street located on the easterly side thereof and the northerly side of Eddy Street and being designated as Parcel Number 8-01-110.00. It is their intention of the Gebo's to subdivide a 9.50 foot strip located along their easterly property line and on the westerly side thereof and combine it with another parcel of land owned by them (their primary residence) on Eddy Street. The property line in now located easterly of an existing concrete retaining wall and movement of the existing property line 9.50 feet to the west aligns the new property line along the existing concrete wall and thus establishing a natural barrier between the parcels. The original parcel and the newly created 9.5 foot wide parcel are shown on a survey plat and designated as Parcels A and B. I have attached all necessary information for the subdivision including my proposed descriptions for the newly created parcel.

If you have any questions concerning this application, please feel free to contact me at any time. Thank you for your time and consideration on this matter.

Respectfully submitted

Scott W. Kolb, PLS #50541
Licensed Land Surveyor

AREA VARIANCE FOR 715 EDDY STREET

Area variances.

(a) The zoning board of appeals shall have the power, upon an appeal from a decision or determination of the administrative

official charged with the enforcement of such ordinance or local law, to grant area variances as defined herein.

(b) In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance

is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In

making such determination the board shall also consider:

(i) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; **The change will not create an undesirable change in character of the neighborhood.**

(ii) whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance; **There is no other method to pursue. The applicant owns both sides of the property line.**

(iii) whether the requested area variance is substantial; **Requested variance is no substantial.**

(iv) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; **There will be no adverse effect on any part of the neighborhood.**

(v) whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance. **The area variance is not self-created. The property line has been the same for many years and the applicant is attempting to move the property line to a concrete retaining wall that is a natural property line and the occupation line both sides have been using for years.**

Boon Street

Concrete STREET Walk

4' wide

N. 11°-17'-23" E. → 70.42'

(1/2" i.p. set)

STREET

MARGIN

91.50'

N. 81°-46' W.

1/2" i.p. set

Point of Beginning

(1/2" i.p. set)

(Parcels A & B)

House

(No. 162)

Concrete Area

Garage

Bituminous Driveway

Edge of Bituminous Driveway

Edge of Driveway

100.12' → N. 81°-42'-30" W.

S. 81°-42'-30" E. → 90.62'

1/2" i.p. set

1/2" i.p. set

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(P.N. 8-01-111.001)

Josephine L. Doldo

Liber 1230, Page 99

(0.270 Ac. parcel)

(P/O P.N. 8-01-110.00)

David & Mary C. Gebo

I.D. No. 2016-4553

(P.N. 8-01-108.00)

David A. & Mary C. Gebo

Liber 1122, Page 50

(0.527 Ac. parcel)

(To be combined with P.N. 8-01-108.00)

P/O P.N. 8-01-110.00

(Parcel B)

Point of Beginning

(1/2" i.p. set)

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Deed ref. - (Parcels A & B)

Angeline A. Sparacino to David & Mary C. Gebo, deed date - March 17, 2016, date recd - April 7, 2016, Instrument No. 2016-4553.

NOTES -

R. denotes property line.

i.p. denotes iron pipe.

--- denotes line not drawn to scale.

ABSTRACT REF. - KB ABSTRACT CORP. NO. 10406, last dated - Aug. 10, 2010

----- Denotes limits of Driveways.

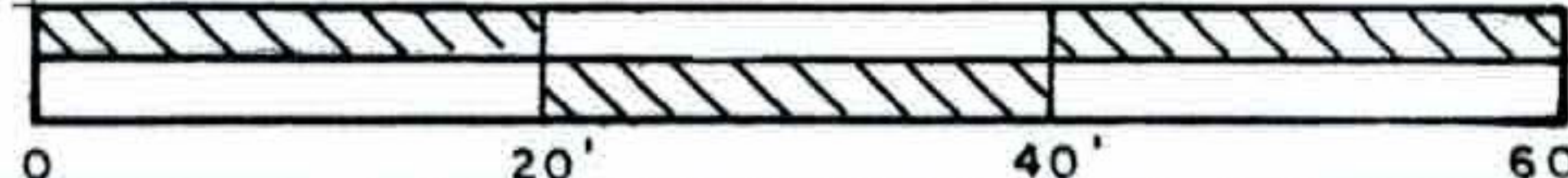
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law. Copies from the original of this survey map not marked with an original of the land surveyor's sealed seal or his embossed seal shall not be considered to be a valid true copy.

Special Note -

It is hereby certified that this subdivision final plat was approved by the Planning Board of the City of Watertown, N.Y. on _____, pursuant to Sections 32, 33 and 34 of the General Municipal Law.

Graphic Scale

1" = 20'



Michael A. Lumbis
Planning & Community
Development Director

Date Nov. 22, 2010

Scale 1" = 20'

Drawn by P. Storino

Checked by S. Kolb

File No. 10-073-Watn. (C)

Survey Nov. 11, 2010 &

August 28, 2018

Subdivision Final Plat -

162 Boon Street.

**City of Watertown
County of Jefferson - State of New York**



PATSY A. STORINO
PROFESSIONAL LAND SURVEYOR

Drwg. No.

1

Copyright dated - Nov. 22, 2010
Patsy A. Storino - P.L.S. No. 49013

1) 9/20/18 - Parcel B S.W.K.
Revisions

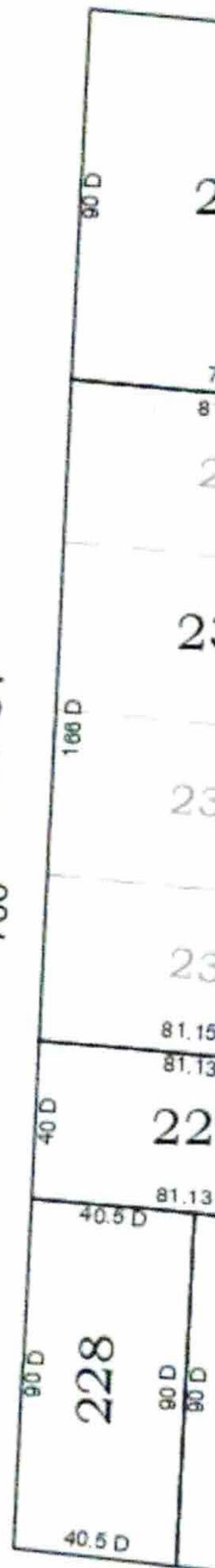
ADAMS

WATERTOWN

BREEN AVE



700 EDDY ST



APPLICATION REQUIREMENTS

If someone other than the property owner is submitting a Planning and Zoning application (i.e. Zoning Compliance Certificate, Area Variance, Site Plan Approvals, Zone Change, etc.), authorization from the property owner, such as the form below, is required.

SIGNATURE AUTHORIZATION

TO: PLANNING AND ZONING
245 Washington Street
Room 304, Watertown Municipal Building
Watertown, NY 13601

I hereby authorize Scott W. Kolb, Licensed Land Surveyor to sign my name to
(Name of Person)

an application for a:

- | | | |
|--|---|---|
| ☒ AREA VARIANCE | ☐ SITE PLAN APPROVAL | ☐ SKETCH PLAN CONFERENCE |
| ☐ SUBDIVISION | ☐ SPECIAL USE PERMIT | ☐ USE VARIANCE |
| ☐ ZONING COMPLIANCE CERTIFICATE | | ☐ ZONE CHANGE |

for or in connection with property owned by me, located at:

715 Eddy Street
(street#) (Direction) (Street name) (street suffix: St, Ave, Bvd)

Also, I further agree to comply with all conditions called for in said application and to abide by all other applicable codes, ordinances and regulations.

David & Mary Gego

Printed Name of Property Owner

Signature of Property Owner

July 29, 2026

Date

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Gebo Lot Line Adjustment			
Project Location (describe, and attach a location map): 715 Eddy Street - Watertown, NY			
Brief Description of Proposed Action: Applicant is taking a 9.5 foot strip adjacent to their easterly property line for parcel number 8-01-11.00 and adding it to an adjacent parcel also owned by the applicant to create a new property line that is in the same area as a concrete wall acting now as a natural boundary			
Name of Applicant or Sponsor: Scott W. Kolb		Telephone [REDACTED]	
		E-Mail [REDACTED]	
Address: [REDACTED]			
City/PO: Watertown		State: NY	Zip Code: 13601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City of Watertown		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		0.161 acres	
b. Total acreage to be physically disturbed?		0.00 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.688 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☒	☒	☐
b. Consistent with the adopted comprehensive plan?	☒	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify:	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☒	☐	
Non applicable			
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☒	☐	
Non applicable			
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

EAF Mapper Summary Report

Wednesday, July 29, 2026 2:19 PM

**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat, Northern Long-eared Bat
Part 1 / Question 16 [100 or 500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes
Part 1 / Question 21 [Disadvantaged Community]	Yes