



**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

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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 209.5-foot-wide parcel, which represents 209.5 percent of the allowed maximum.

The subject property already enjoys legal nonconforming (“grandfathered”) status regarding the maximum lot width, as it is currently 200 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

MARGIN

Concrete STREET Walk

4' wide

N. 11°-17'-23" E. → 70.42'

1/2" i.p. set

Point of Beginning

(1/2" i.p. set)

(Parcels A & B)

Point of Beginning

(1/2" i.p. set)

91.50'

N. 81°-46' W.

MARGIN

Street

90.62'

S. 81°-42'-30" E.

100.12'

N. 81°-42'-30" W.

1/2" i.p. set

Edge of Driveway

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

David & Mary C. Gebo

I.D. No. 2016-4553

(A)

Concrete Area

Garage

Bituminous Driveway

(A)

House (No. 162)

70.33'

S. 11°-23'-28" W.

70.33'

N. 11°-23'-28" E.

70.33'

S. 11°-23'-30" W.

70.32'

9.50'

1/2" i.p. set

(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)

(P.N. 8-01-108.00)

David A. & Mary C. Gebo

Liber 1122, Page 50

(0.527 Ac. parcel)

(P.N. 8-01-111.001)

Josephine L. Doldo

Liber 1230, Page 99

(0.270 Ac. parcel)

N.

Deed ref. - (Parcels A & B)

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

Area of Parcel A = 0.146 Acres ± (6,359.76 sq. ft.)

(Building Coverage for Parcel A = 1,886.50 sq. ft. - 29.66%)

Area of Parcel B = 0.015 Acres ± (667.010 sq. ft.)

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.

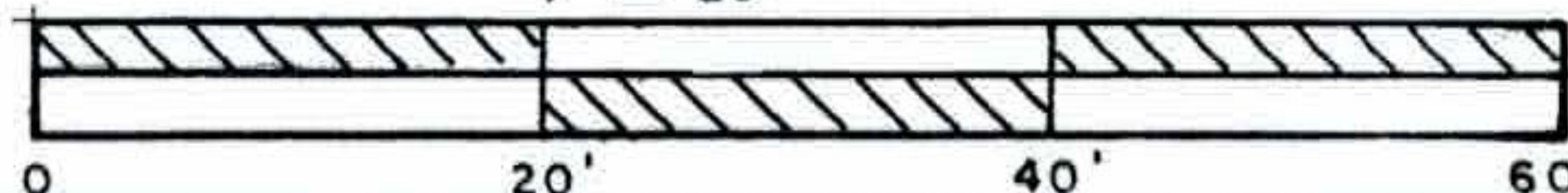
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law. Copies from the original of this survey map not marked with an original of the land surveyor's sealed seal or his embossed seal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

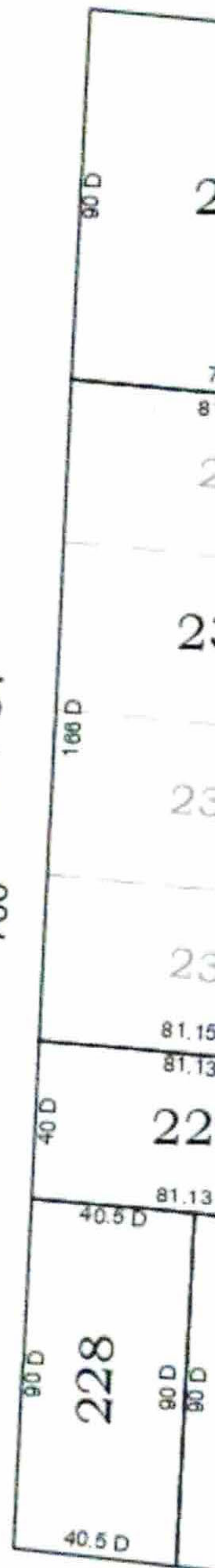
WATERTOWN



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:

- |                                                        |                                             |                                                 |
|--------------------------------------------------------|---------------------------------------------|-------------------------------------------------|
| <input checked="" type="checkbox"/> AREA VARIANCE      | <input type="checkbox"/> SITE PLAN APPROVAL | <input type="checkbox"/> SKETCH PLAN CONFERENCE |
| <input type="checkbox"/> SUBDIVISION                   | <input type="checkbox"/> SPECIAL USE PERMIT | <input type="checkbox"/> USE VARIANCE           |
| <input type="checkbox"/> ZONING COMPLIANCE CERTIFICATE |                                             | <input type="checkbox"/> 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.

|                                                                                                                                                                                                                                                                                                                                                                                                           |  |                                           |                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------|--------------------------------------------|
| <b>Part 1 – Project and Sponsor Information</b>                                                                                                                                                                                                                                                                                                                                                           |  |                                           |                                            |
| Name of Action or Project:<br><b>Gebo Lot Line Adjustment</b>                                                                                                                                                                                                                                                                                                                                             |  |                                           |                                            |
| Project Location (describe, and attach a location map):<br><b>715 Eddy Street - Watertown, NY</b>                                                                                                                                                                                                                                                                                                         |  |                                           |                                            |
| Brief Description of Proposed Action:<br>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:<br><b>Scott W. Kolb</b>                                                                                                                                                                                                                                                                                                                                                     |  | Telephone <b>[REDACTED]</b>               |                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                           |  | E-Mail <b>[REDACTED]</b>                  |                                            |
| Address:<br><b>[REDACTED]</b>                                                                                                                                                                                                                                                                                                                                                                             |  |                                           |                                            |
| City/PO:<br><b>Watertown</b>                                                                                                                                                                                                                                                                                                                                                                              |  | State:<br><b>NY</b>                       | Zip Code:<br><b>13601</b>                  |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>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<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/>            |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency?<br>If Yes, list agency(s) name and permit or approval: <b>City of Watertown</b>                                                                                                                                                                                                                       |  | NO<br><input type="checkbox"/>            | YES<br><input checked="" type="checkbox"/> |
| 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:                                                                                                                                                                                                                                                                                                                          |  |                                           |                                            |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)<br><input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):<br><input type="checkbox"/> Parkland |  |                                           |                                            |



|                                                                                                                                                                                                                                                                                                                                                                                      |                                     |                                     |                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action,                                                                                                                                                                                                                                                                                                                                                           | NO                                  | YES                                 | N/A                      |
| a. A permitted use under the zoning regulations?                                                                                                                                                                                                                                                                                                                                     | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan?                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?                                                                                                                                                                                                                                                                      | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 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:                                                                                                                                                                                                                                                                                                                                                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels?                                                                                                                                                                                                                                                                                     | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| b. Are public transportation services available at or near the site of the proposed action?                                                                                                                                                                                                                                                                                          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?                                                                                                                                                                                                                                                                         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 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:                                                                                                                                                                                                                                                                                          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| <hr/>                                                                                                                                                                                                                                                                                                                                                                                |                                     |                                     |                          |
| 10. Will the proposed action connect to an existing public/private water supply?                                                                                                                                                                                                                                                                                                     | NO                                  | YES                                 |                          |
| If No, describe method for providing potable water: _____                                                                                                                                                                                                                                                                                                                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| Non applicable                                                                                                                                                                                                                                                                                                                                                                       |                                     |                                     |                          |
| 11. Will the proposed action connect to existing wastewater utilities?                                                                                                                                                                                                                                                                                                               | NO                                  | YES                                 |                          |
| If No, describe method for providing wastewater treatment: _____                                                                                                                                                                                                                                                                                                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 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                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 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?                                                                                                                                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 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                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?                                                                                                                                                                                                                                                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____                                                                                                                                                                                                                                                                                   |                                     |                                     |                          |
| <hr/>                                                                                                                                                                                                                                                                                                                                                                                |                                     |                                     |                          |







# 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                                                                              |