

# MEMORANDUM

CITY OF WATERTOWN, NEW YORK

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

245 WASHINGTON STREET, ROOM 305, WATERTOWN, NY 13601

PHONE: 315-785-7741 – FAX: 315-782-9014

TO: Planning Board Members

FROM: Michael A. Lumbis, Planning and Community Development Director

PRIMARY REVIEWER: Joseph Albinus, Planner

SUBJECT: Special Use Permit – 1543 State Street

DATE: October 29, 2026

**Request:** Special Use Permit to allow an Auto Repair Use (Automotive Glass Repair) in a Neighborhood Mixed Use District

**Applicant:** [REDACTED]

**Proposed Use:** Auto Repair (Automotive Glass Repair)

**Property Owner:** [REDACTED]

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## Submitted:

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Application Form: Yes

8 ½" x 11" Copy of Tax Map: Yes

Cover Letter: Yes

County Planning Board Review Required: No

A Sketch of the Site to Scale: No

SEQRA: Unlisted Action

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**Project History:** In March of 2025, the applicant sought and obtained a Zoning Compliance Certificate for an Auto Repair use that was granted under the condition that the applicant obtain a Special Use Permit. The applicant began operation of the Auto Repair use soon after obtaining the Zoning Compliance Certificate, without obtaining the Special Use Permit.

**Overview:** The Auto Repair use at the site consists of commercial, residential and automotive glass repair and replacement services, with the applicant stating that most of the businesses' work is done at off-site locations. The commercial and residential portions of the glass repair would have classified the business as a Retail, General and Service use, however the automotive glass repair meant that a portion of the operations fell under the Auto Repair use as defined in the

Zoning Ordinance. City Staff notified the property owner that in order for the Auto Repair use to be legal, they must apply for and be granted a Special Use Permit. This application represents the property owner's attempt to fulfill that requirement. The storefront that the Auto Repair use is operating out of is the westmost storefront and was previously a business called TBR Automotive Auto Sales and Professional Detailing. There is an additional storefront within the same building to the east of the Auto Repair use that was formerly a business called 'The Town Smoke Shop' and is currently vacant. The Zoning Ordinance defines an Auto Repair use as follows:

*"Engine or motor repair, electrical work, EV battery replacement, tune-ups and all other passenger vehicle repair activities not specifically listed in the definition of "autobody repair.""*

Section 310-18 of the Zoning Ordinance, which contains the use table for all districts, requires a Special Use Permit for an Auto Repair use in a Neighborhood Mixed Use District.

**Site Plan Approval:** This proposal will not require Site Plan Approval. Section 310-104 of the Zoning Ordinance identifies the following as exempt from Site Plan Review:

*"A. Where the space proposed for occupancy is within an existing building or structure that will not undergo exterior alterations unless the new use is going to require additional parking."*

The proposed renovations to the structure meet the criteria for the exemption listed above.

**Special Use Permit Standards:** Article XI of the Zoning Ordinance empowers the Planning Commission to issue Special Use Permits after holding a Public Hearing and reviewing the application against the Special Use Permit Review Criteria.

Section 310-116 of the Zoning Ordinance contains the Special Use Permit Review Criteria that the Planning Commission is tasked with considering. Below is a list of all nine criteria and Staff's conclusions for each criterion. The following represent Staff's professional comments only and do not necessarily represent the final position of the Planning Commission, which must reach its own determinations.

*A. The proposed use will be consistent with the purposes of this Chapter and the requirements of the zoning district in which it is located.*

The stated purpose of the Neighborhood Mixed Use District, per the Zoning Ordinance is as follows:

*"The NMU district creates vibrant corridors on arterial and collector roads at the edges of residential neighborhoods that allow for a mix of residential dwelling unit types, commercial services, parks, and community facilities. These are generally found on radial streets with higher traffic volumes. This district reflects the walkable and historic nature of Watertown's neighborhoods. Commercial uses in the NMU District typically reflect a neighborhood-scale design and complement the dense residential neighborhoods in the adjacent R districts."*

The proposed use is consistent with this purpose, as the existing property is built for commercial services and has an existing bay that can be used for Auto Repair. The business occupies a storefront that existed prior to the current use. The built environment has and would remain unchanged.

- B. The proposed use's compatibility and consistency with the goals and recommendations of the City of Watertown Comprehensive Plan, Complete Streets Ordinance and other approved City plans and programs.*

The subject property is in the Corridor Mixed Use future land use character area. The City's adopted Comprehensive Plan defines this future land use character area as follows:

*"Watertown has a number of mixed-use corridors radiating out from the center of the City. While each of these corridors generally serve the local and regional population, they exhibit different characters. Areas along Coffeen, Washington, and State Streets have a mixture of residential and commercial uses where the commercial uses are often in converted large residential structures. Buildings are set back a modest distance from the road, parking is typically behind or at the side of the building, and there are sidewalks that connect to the adjacent neighborhoods. The intent of these areas is to preserve the urban form and limit intrusion of suburban character (i.e., parking in front, large signs, franchise architecture), as well as to serve as gateways into the City. New development and redevelopment should consider pedestrians, bicycles, and transit as a means of integrating into the urban fabric."*

The Auto Repair Use is compatible with other Corridor Mixed Use uses and has not appeared to create a nuisance to the adjacent businesses nor has it appeared to affect the properties surrounding it. The exterior architecture and built environment have not changed. This proposal is in harmony with the Comprehensive Plan.

- C. The impact on the nature and character of the surrounding neighborhood, natural environment, historic district, or corridor in which it is located.*

The Auto Repair use has appeared to have had a minimal impact on the surrounding corridor. There is a 'FastLube' oil change facility less than a block away from the subject parcel, and a separate Auto Repair use directly across the street. The existing building is not in a historic district, and the only nearby environmental features are the trees in the rear.

- D. The overall impact on the site and its surroundings, considering environmental, social, and economic impacts of traffic, noise, dust, odors, release of harmful substances, solid waste disposal, glare, or any other nuisances.*

The proposed use appears to have had minimal impact on the surrounding environment and appears to not have created any negative impacts per the items listed above.

*E. Restrictions and/or conditions on design of structures or operation of the use (including hours of operation) necessary either to ensure compatibility with the surrounding uses or to protect the natural resources of the City.*

The current hours of operation are from 8:00 am to 5:00 pm on weekdays and closed on weekends. The hours are during normal business hours of other nearby commercial uses, such as the following examples:

1. City Auto Repair and Sales: 8:00 a.m. – 5:00 p.m. Weekdays.  
Closed Weekends.
2. Fast Lube of Watertown: 8:00 a.m. – 5:30 p.m. Weekdays.  
8:00 a.m. – 12:00 p.m. Saturdays  
Closed Sundays

Adjacent uses on the surrounding parcels consist of Residential uses, an Auto Repair use and a Retail, General and Service use.

To the parcel's north, directly behind the subject storefront, the subject parcel abuts a parcel of residentially zoned land being used as a residential yard.

To the parcel's east is a Retail, General and Service use.

To the parcel's southwest is a Residential building and to the parcel's southeast is an Auto Repair use. Both are zoned as Neighborhood Mixed Use.

To the parcel's west, the subject parcel abuts a Neighborhood Mixed Use zoned parcel that appears to be being used as a Residential yard.

This review did not identify any significant detrimental effects to any of the surrounding properties.

*F. The adequacy and accessibility of essential public facilities and services, such as streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools.*

The applicant has stated that there are approximately 8 existing parking spaces on site, which is under the maximum of 16 spaces allowed in the Neighborhood Mixed Use District. Staff concurs with the applicant's determination that the existing number of parking spaces is adequate to accommodate the customer and employee parking demand. A sidewalk leads to the parcel along State Street.

- G. The proposed use's impact on traffic congestion, impairment of pedestrian safety, or capacity challenges to Level of Service on existing streets, considering their current width, surfacing, and condition, and any improvements proposed to be made to them by the applicant.*

The Auto Repair use occupying a previously vacant storefront has likely increased trip generation. However, it is exceedingly unlikely to have had an adverse effect on the vehicular Level of Service on State Street.

- H. The impact on adjacent historic resources as formally recognized by the New York State and Federal Registers of Historic Places.*

The subject property is not adjacent to any formally recognized historic resources. The nearest historic resource is Emerson Place, which is over 3,000 feet away at 20-30 Emerson Place.

- I. In reviewing the adequacy of the Supplemental or General Regulations as they may relate, the Planning Commission may impose more restrictive conditions.*

This standard allows the Planning Commission to impose more restrictive conditions after review of this application. Any comments or additional conditions should be stated at the Planning Commission meeting.

**Parking and Vehicular Circulation:** The applicant is not proposing any additional parking or change to vehicle circulation. All customers and employees access the parcel using the entrance facing State Street.

**Landscaping and Buffers:** Since the proposal does not require Site Plan Approval, it would be impractical to require the applicant to bring the site into full compliance with landscaping and buffer requirements of the Zoning Ordinance. The only exterior renovation on the building was the addition of a new sign.

The site currently contains an 11' +/- wide buffer zone along the west property line that increases in width behind the building, eventually becoming a large greenspace in the rear of the subject parcel.

The site appears to have a small buffer zone along its east side, but the buffer zone appears to be part of a neighboring eastern parcel, 1547 State Street.

The site has no landscaped strip along the south side but does have one tree located in the right-of-way

**SEQRA:** The project is considered an Unlisted Action under the State Environmental Quality Review Act (SEQRA). The applicant has completed Part 1 of the Short Environmental Assessment Form. The Planning Commission will be required to complete Part 2 and make a determination of significance prior to making a decision on the requested Special Use Permit.

**Other:** Section 310-49 B of the Zoning Ordinance contains a list of requirements that Auto-body and Auto Repair uses are subject to. The requirements are listed below:

- 1) Section 310-49 B (1) states *“In the NMU District, Auto Repair activities shall be limited to 3 bays.”*

There is one bay at the front of the site and two along the west side. The applicant has not proposed any expansion.

- 2) Section 310-49 B (2) states *“No repair activity, and no building within which such operations are conducted, shall take place within 100 feet of the Residential District. This distance may be waived or modified by the Planning Commission during Site Plan Review or Special Permit Review or by the Planning and Community Development Department if Site Plan Review and Special Permit is not required upon finding that this distance is not necessary given existing circumstances of the property or adjacent use.”*

The rear of the existing building is approximately 60 feet from the property at 111 Pearl Ave. North and 85 feet from a property addressed as M208 Amherst St. Both of these properties are zoned residential. However, the actual residential use (the house) on the parcel at 111 Pearl Ave. North well over 100 feet away while the residential use associated with M208 Amherst St is on a separate parcel addressed as 1535 State Street and zoned as Neighborhood Mixed Use. Additionally, the automotive glass repair appears to have had minimal impact to date on the residential uses and is likely to continue to have minimal impact, if any on the residential uses. Due to the distance between the auto repair use and the residential uses, the existing on site and off site vegetative buffers that separates the uses, and the relatively benign nature of auto glass repair, Planning Staff recommends that the Planning Commission waive this requirement.

- 3) Section 310-49 B (3) states *“All repairs shall be performed within an enclosed building on the premises and the doors of the repair building shall not face any Residential District.”*

Planning Staff has included the indoor repair requirement as a summary item. The three bays all face a Neighborhood Mixed Use District.

- 4) Section 310-49 B (4) states that *“Screened storage areas shall be provided for damaged vehicles awaiting repairs and for any vehicles requiring longer-term storage while awaiting repair. Such storage area shall be located to the side or rear of the principal building.”*

The applicant has not indicated that he will be storing vehicles on the property. If the side or rear of the property is used for vehicle storage, it would be screened by the existing vegetation.

- 5) Section 310-49 B (5) states “*Sales of vehicles shall only be accessory to the primary use and the vehicles shall not occupy the required parking spaces.*”

The applicant does not propose any sale of vehicles.

If the Special Use Permit is granted by the Planning Commission, the applicant must obtain at a minimum a Building Permit for any interior renovations or alterations from the Bureau of Code Enforcement, including any interior renovations or alterations that have occurred.

**Summary:** The following should be discussed by the Planning Commission and possibly included as contingencies in the motion for approval of the Special Use Permit:

1. The Planning Commission should discuss and decide whether to waive the requirements of Section 310-49 B (2) of the Zoning Ordinance that states that no auto repair activity, and no building within which such operations are conducted, shall take place within 100 feet of the Residential District.
2. The applicant shall confirm that all repairs will be performed within the enclosed building on the premises.
3. The applicant shall confirm whether vehicles will be stored outside while awaiting repair. If they are, the applicant shall provide a screened storage area for the vehicles awaiting repair to the side or rear of the primary structure.
4. The applicant shall obtain a Building Permit immediately from the Bureau of Code Enforcement.

**Planning Commission Action:** Prior to voting on the request, the Planning Commission is responsible for holding the public hearing and reviewing each of the Special Use Permit criteria found in Section 310-116 of the Zoning Ordinance and highlighted in bold text above. After reviewing the criteria and completing the SEQRA review, the Planning Commission will be free to make a decision on the request. The Planning Commission shall not issue a Special Use Permit unless it finds that the proposed use will satisfy the criteria listed above.

cc: Planning Commission Members  
Dana Aikins, Code Enforcement Supervisor  




**Site Photos:**



**Above:** Picture of the store front from the front, looking north.



**Above:** Picture of the side and rear of the building, looking west.

**August 19, 2026**

City of Watertown  
Planning Department  
Watertown, New York 13601

**Re: Special Use Permit Application – 1543 State Street, Unit 1, Watertown, NY 13601**

Dear Planning Department:

Please accept the enclosed application for a Special Use Permit for the property located at **1543 State Street, Unit 1, Watertown, New York 13601**.

[REDACTED] is the owner of the property. A portion of the building is leased to [REDACTED], which occupies approximately **1,708 square feet**.

Glass Doctor of Watertown primarily provides **commercial, residential, and automotive glass repair and replacement services**. A majority of the company's work is performed **remotely at customers' homes, businesses, vehicles, and other off-site locations**, with only a limited portion of its work performed at the 1543 State Street location.

The purpose of this application is to obtain the required Special Use Permit for the automotive glass repair and replacement portion of the tenant's business operations.

This is an existing commercial property and existing tenant space. **The proposed use does not include any expansion of the existing building, tenant space, or parking area, and no additional parking is being proposed as part of this application.**

Enclosed with this submission are the completed **Special Use Permit Application** and **Short Environmental Assessment Form (SEQR)**, along with any other required supporting materials.

Please contact me if any additional information or documentation is required. Thank you for your consideration of this application.

Sincerely, [REDACTED]

[REDACTED]  
Property Owner



City of Watertown Zoning Compliance Certificate  
**APPLICATION FORM**

City of Watertown, Planning and Community Development Dept.  
245 Washington Street, Room 305, Watertown, NY 13601  
Phone: 315-785-7741 Email: [planning@watertown-ny.gov](mailto:planning@watertown-ny.gov)

Application #:

Received:

**Please Note:** Staff will make every effort to process this application in a timely manner.  
However, some applications may require significant site related and zoning ordinance research.  
Please allow up to seven (7) business days for review and processing.

**PROPERTY INFORMATION** (for lookup assistance, visit: <https://www.watertown-ny.gov/imo/search.aspx>):

PROPERTY ADDRESS: 1543 State Street Watertown NY 13601

TAX PARCEL NUMBER: 5-14-103.000 ZONING DISTRICT: City

**APPLICANT INFORMATION:**

APPLICANT NAME: [REDACTED]

APPLICANT MAILING ADDRESS: [REDACTED]

PHONE NUMBER: [REDACTED] E-MAIL: [REDACTED]

**PROPERTY OWNER INFORMATION** (if different from applicant):

PROPERTY OWNER NAME: [REDACTED]

PROPERTY OWNER MAILING ADDRESS (if different from subject parcel): [REDACTED]

PHONE NUMBER: [REDACTED] E-MAIL: [REDACTED]

**PROPOSED USE INFORMATION:**

Please check the box that most accurately describes the proposal:

- |                                       |                                                         |                                      |
|---------------------------------------|---------------------------------------------------------|--------------------------------------|
| <input type="checkbox"/> New Building | <input type="checkbox"/> Addition                       | <input type="checkbox"/> Alteration  |
| <input type="checkbox"/> Parking Lot  | <input checked="" type="checkbox"/> New Use or Occupant | <input type="checkbox"/> Other _____ |

**Proposed Use (describe fully):**

Glass Doctor : Glass Repair & Replacement

**PROPOSED DIMENSIONS (if built footprint will not change, list existing dimensions):**

PARCEL FRONTAGE (FT.): 88 PARCEL AREA (SQ. FT.): 26,136 BUILDING DIMENSIONS: 60 FT. X 60 FT. = TOTAL (SQ. FT.): 3587

NUMBER OF STORIES: 1 BUILDING HEIGHT (FT.): 12 SETBACKS (FT.) - FRONT: \_\_\_\_\_ REAR: \_\_\_\_\_ LEFT: \_\_\_\_\_ RIGHT: \_\_\_\_\_

**PARKING:**

EXISTING NUMBER OF SPACES: 8 PROPOSED NUMBER OF SPACES: 8

☒ Asphalt ☐ Concrete ☐ Gravel ☐ Other \_\_\_\_\_

SQ. FT OF NEW IMPERVIOUS SURFACE 5900

Application must include a proposed site diagram (to scale) that includes measurements (in feet) for all building edges and all setbacks. Surveys and site plans are acceptable as well. Please attach them to this form or use the space below to provide a plan view (aerial view) sketch that includes all measurements and dimensions. Please see attached example for guidance.

*No changes to building or lot.*

Applicant Signature: \_\_\_\_\_

Date: 3/18/2025

Property Owner Signature (if different) \_\_\_\_\_

Date: 3/18/2025



## City of Watertown Zoning Compliance Certificate

City of Watertown, Planning and Community Development Dept.  
245 Washington Street, Room 305, Watertown, NY 13601  
Phone: 315-785-7740 Email: [planning@watertown-ny.gov](mailto:planning@watertown-ny.gov)

Accela Application #:

Received:

### For Planning and Community Development Department Use Only:

PROPERTY ADDRESS: 1543 State Street

TAX PARCEL NUMBER: 5-14-103.000

ZONING DISTRICT: Neighborhood Mixed Use (NMU)

PROPOSED USE: Retail, General and Service & Auto Repair

In accordance with the Zoning Ordinance of the City of Watertown, New York, the proposed use is:

☒ CONFORMING      ☐ NONCONFORMING

**Please Note:** If this review determines the proposal to be nonconforming, the applicant has the right to seek a Variance from the Zoning Board of Appeals (ZBA) granting relief from the Zoning Ordinance. The ZBA is an independent board and all Variance applications carry a burden of proof on the part of the applicant. Submitting an application does not guarantee that the ZBA will grant a Variance.

This certificate alone does not constitute permission to undertake construction, nor does it take the place of any and all other potential required permits. The proposed action would require, minimally, approval for each of the following:

- |                                           |                                                       |                                                        |
|-------------------------------------------|-------------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> None             | <input checked="" type="checkbox"/> Building Permit   | <input type="checkbox"/> Demolition Permit             |
| <input type="checkbox"/> Use Variance     | <input type="checkbox"/> Area Variance                | <input checked="" type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Waiver of Site Plan Approval | <input checked="" type="checkbox"/> Other              |

#### Notes:

The retail, general and service portion of the business operation is allowed by right in the NMU district. The windshield repair portion of the business falls under the city's definition of "Auto Repair" and is only allowed with a special use permit.

Please see attached for additional information

Application / Permit #:

2025-012

Reviewed by:

Joseph Albinus

Signature:

James Davis

Approved/Denied by:

Michael

Date:

3/28/25

## ZCC 2025-011 Supplemental Information

The “retail, general and service” portion of the business operation is allowed by right in the NMU district. The windshield repair portion of the business falls under the City’s definition of “Auto Repair.” The definition of auto repair in the City of Watertown’s Zoning Ordinance is as follows:

*“Engine or motor repair, electrical work, EV battery replacement, tune-ups and all other passenger vehicle repair activities not specifically listed in the definition of “autobody repair.”*

Auto repair is allowed in the NMU district with a Special Use Permit. The applicant will need to apply for and acquire a SUP to allow the auto glass repair on the property.

As such, this Zoning Compliance Certificate is granted on the condition that the applicant obtain a Special Use Permit for auto repair.

In addition, a building permit and or sign permit will be required to be obtained from the Bureau of Code Enforcement.

# 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:

1543 State Street - Auto Repair Use

Project Location (describe, and attach a location map):

1543 State Street, Watertown NY, 13601

Brief Description of Proposed Action:

Purchased property. One vacant unit (Unit 2) Unit 1 is BKLM LLC Glass Doctor. Glass Repair and Replacement

Name of Applicant or Sponsor:

Telephone

E-Mail:

Address:

City/PO:

State:

Zip Code:

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?

NO

YES

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.

☒

☐

2. Does the proposed action require a permit, approval or funding from any other government Agency?

NO

YES

If Yes, list agency(s) name and permit or approval:

☒

☐

3. a. Total acreage of the site of the proposed action?

0.6 acres

b. Total acreage to be physically disturbed?

0 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?

0.6 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

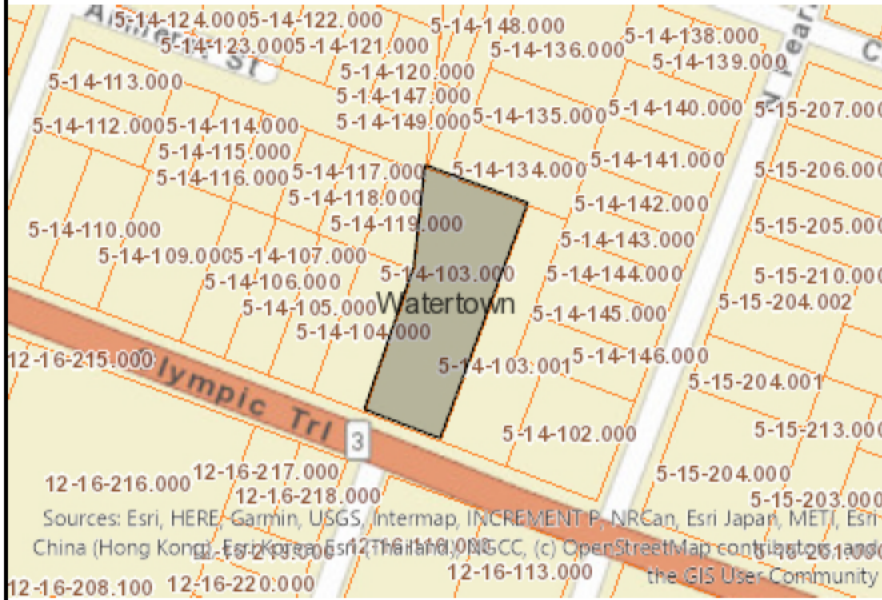
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):

☐ Parkland

|                                                                                                                                                                                                                                                                                                                                                                                      |                                     |                                     |                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action,                                                                                                                                                                                                                                                                                                                                                           | NO                                  | YES                                 | N/A                      |
| a. A permitted use under the zoning regulations?                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan?                                                                                                                                                                                                                                                                                                                                   | <input 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 type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 11. Will the proposed action connect to existing wastewater utilities?                                                                                                                                                                                                                                                                                                               | NO                                  | YES                                 |                          |
| If No, describe method for providing wastewater treatment: _____                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 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/>                                                                                                                                                                                                                                                                                                                                                                                |                                     |                                     |                          |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                 |                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:<br><input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional<br><input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban                                                                |                                                                                                                                 |                                                                                                 |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?<br><b>Northern Long-eared Bat</b>                                                                                                                                                                                                                                                                                    | NO<br><input type="checkbox"/>                                                                                                  | YES<br><input checked="" type="checkbox"/>                                                      |
| 16. Is the project site located in the 100-year or 500-year flood plain?<br><input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                             | NO<br><input checked="" type="checkbox"/>                                                                                       | YES<br><input type="checkbox"/>                                                                 |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,<br>a. Will storm water discharges flow to adjacent properties?<br>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?<br>If Yes, briefly describe:<br><br>                                                                                                                                                                   | NO<br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><br> | YES<br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><br> |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?<br>If Yes, explain the purpose and size of the impoundment:                                                                                                                                                                                                                                                 | NO<br><input checked="" type="checkbox"/>                                                                                       | YES<br><input type="checkbox"/>                                                                 |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe:                                                                                                                                                                                                                                                                                                                             | NO<br><input checked="" type="checkbox"/>                                                                                       | YES<br><input type="checkbox"/>                                                                 |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe: <u>The property has not been the subject of remediation for hazardous waste but the NYS DEC environmental site database includes parcels in the general vicinity that have been the subject of remediation for hazardous waste, which is why this box is checked.</u>                                                     | NO<br><input type="checkbox"/>                                                                                                  | YES<br><input checked="" type="checkbox"/>                                                      |
| 21. Is the project located within, or within ½ mile of, a disadvantaged community?<br>If No, could impacts from the project affect a disadvantaged community?<br>If Yes to either question in 21, answer the following question.<br>a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management): | NO<br><input checked="" type="checkbox"/><br><input type="checkbox"/><br><br>                                                   | YES<br><input type="checkbox"/><br><input type="checkbox"/><br><br>                             |
| <b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b><br>Applicant/sponsor/name: _____ Date: 10/27/2026<br>Signature: _____ Title: Sole memeber                                                                                                                                                                                                                                                                                             |                                                                                                                                 |                                                                                                 |



**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]                                 | 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]                                                | No                                                                               |

ST STREET  
(map reference)

Patsy V. Doldo, Surviving Spouse,  
by his Attorney in Fact,  
Todd J. Doldo  
to  
Todd J. Doldo  
Patsy V. Doldo Jr., As Tenants in Common  
Instrument No. 2018-00009765  
Recorded July 09, 2018  
Tax Map Parcel No. 5-14-134.000

DEED REFERENCE:

Kunzico, LLC  
to  
Gala Farms LLC  
Instrument No. 2025-00003736  
Recorded March 17, 2025

Area = 0.573 Acres±

Brian L. Beltz  
to  
Damion Cloe  
Instrument No. 2020-00005729  
Recorded May 27, 2020  
Tax Map Parcel No. 5-14-119.000

Brian L. Beltz  
to  
Damion Cloe  
Instrument No. 2020-00005729  
Recorded May 27, 2020  
Tax Map Parcel No. 5-14-104.000

Tax Map Parcel No.  
5-14-144.000

Tax Map Parcel No.  
5-14-145.000

Tax Map Parcel No.  
5-14-146.000

#1547  
Building

Stone  
Parking Lot

Asphalt  
Parking Lot

#1543  
Building

Larry Campany  
to  
J.T. Properties  
Liber 1571 of Deeds, Page 258  
Recorded June 16, 1997  
Tax Map Parcel No. 5-14-103.001

Asphalt  
Driveway

Conc.  
Steps

Conc.  
Slab & Sign

POINT OF  
BEGINNING  
Concrete Curb

Concrete Apron  
Concrete Sidewalk

6" Maple

STATE STREET  
(66.0' WIDTH)

GRAPHIC SCALE





Prepared by  
City of Watertown GIS  
For  
City of Watertown  
Assessment Department

For Tax Purposes Only  
Not to be Used for Conveyance

NAD 83 STATE PLANE  
CENTRAL ZONE, US FEET

| Parcel       | Date       |
|--------------|------------|
| 5-14-132.000 | 02/25/2021 |
| 5-14-130.000 | 02/14/2020 |

Property Line

Historic Property Line

Building Outline

Railroad

City Boundary

School District Boundary

123

(124.000)

955000  
1448500

1004000  
1447000

Parcel ID  
Assessment ID  
(indicates  
informally  
combined parcels)

1 inch = 50 feet\*

0

50

100

200

Feet

\* when printed on 24" x 36" paper

North Arrow

City of Watertown

Tax Map

Jefferson County, NY

Section 05 Block 14

Printed Date: 6/3/2024