

November 27, 2013

The Honorable Mayor and City Council
245 Washington St.
Watertown, NY 13601

Re: Change of Zoning Request for Parcel 14-26-102.100

Dear Honorable Mayor and City Council,

We are in the early stages of developing land located at VL-10 Washington St. in the City of Watertown. This parcel is situated on the edge of the city limits. We also own the land that is to the south of this parcel that is located in the Town of Watertown.

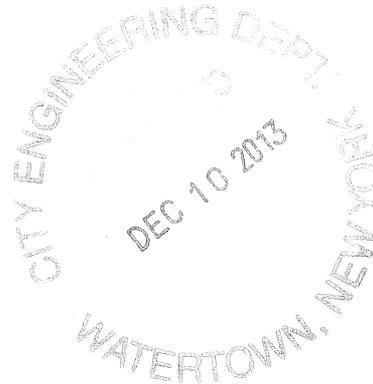
We would like to have the zoning of this parcel changed from Residential C/Neighborhood Business to Commercial. Our intentions are to create a new business park development on this land with approximately ten to twelve individual buildings. We may have a retail or restaurant business located on this parcel.

The land is bordered by Hudson Lane to the north, Washington St. to the east, and Howell Drive to the west.

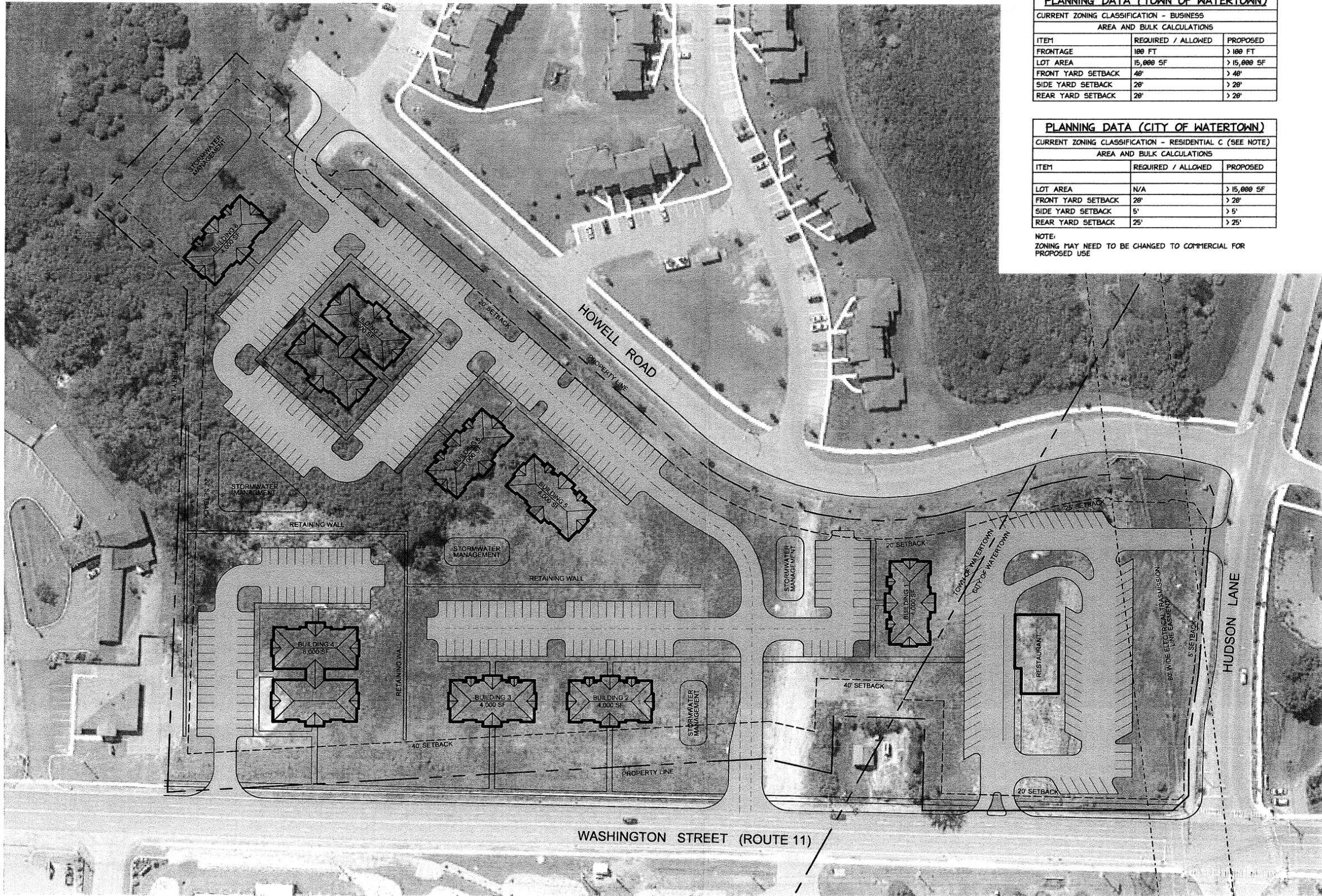
Please feel free to contact us at 315-782-1050 if you have any questions.



Mark S. Purcell
President
Purcell Construction Corp.



PlotLead: 11:44:35 AM on Tuesday, October 29, 2013
 By: kdt
 Filename: F:\projects\14004\DRAWINGS\14004.plt-1.dgn
 Model Name: D Drawing
 Plot Driver: pdf.plt.ctb



PLANNING DATA (TOWN OF WATERTOWN)

CURRENT ZONING CLASSIFICATION - BUSINESS
 AREA AND BULK CALCULATIONS

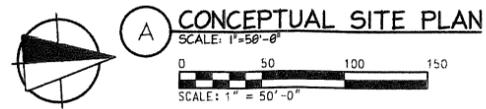
ITEM	REQUIRED / ALLOWED	PROPOSED
FRONTAGE	100 FT	> 100 FT
LOT AREA	15,000 SF	> 15,000 SF
FRONT YARD SETBACK	40'	> 40'
SIDE YARD SETBACK	20'	> 20'
REAR YARD SETBACK	20'	> 20'

PLANNING DATA (CITY OF WATERTOWN)

CURRENT ZONING CLASSIFICATION - RESIDENTIAL C (SEE NOTE)
 AREA AND BULK CALCULATIONS

ITEM	REQUIRED / ALLOWED	PROPOSED
LOT AREA	N/A	> 15,000 SF
FRONT YARD SETBACK	20'	> 20'
SIDE YARD SETBACK	5'	> 5'
REAR YARD SETBACK	25'	> 25'

NOTE:
 ZONING MAY NEED TO BE CHANGED TO COMMERCIAL FOR PROPOSED USE



CONCEPTUAL SITE PLAN
 SCALE: 1" = 50'-0"

BDA BEARDSLEY DESIGN ASSOCIATES
 Architecture, Engineering, Landscape Architecture, D.P.C.
 Ph 315.253.7301
 Fax 315.253.7306
 E-mail BDA@beardsley.com
 64 South Street
 Auburn, New York 13021

NO.	REVISION DESCRIPTION	BY	DATE
0	ISSUED TO BIDDERS		

WASHINGTON STREET OFFICE PARK
 TOWN/CITY OF WATERTOWN, NEW YORK
 MSP REALTY
 WATERTOWN, NEW YORK

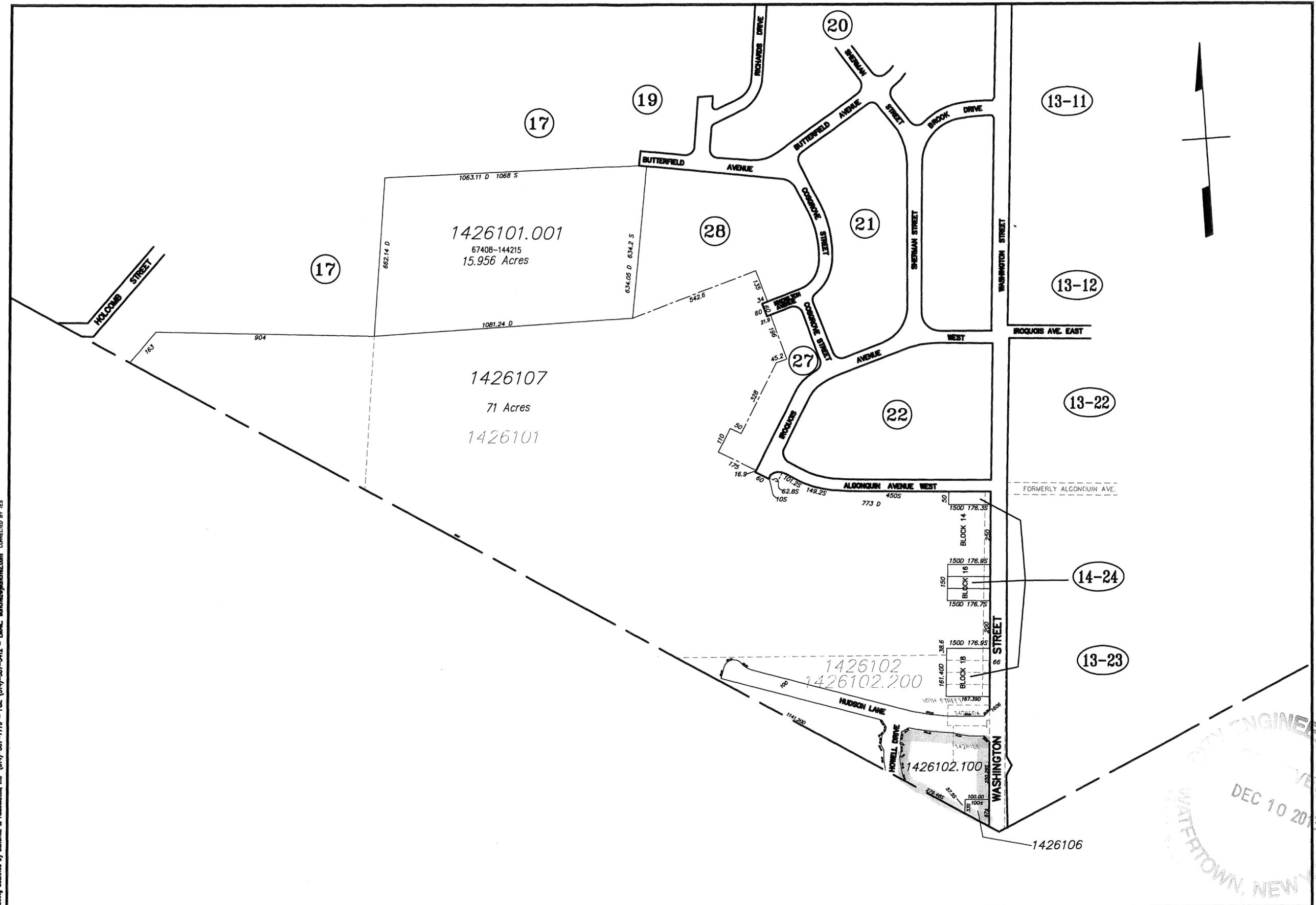
DEC 10 2013
 Key Plan

CIVIL
CONCEPTUAL SITE PLAN

Project Number: 14004
 Designed By: AJI
 Drawn By: KDT
 Reviewed By:
 Date: OCTOBER 29, 2013
 Drawing Number

SD-1
 of

WARNING:
 ANY ALTERATIONS TO THIS DOCUMENT NOT CONFORMING TO SECTION 202, NEW YORK STATE EDUCATION LAW ARE STRICTLY PROHIBITED.



Drawing Scanned by Sanchez & Associates, Inc (314)-587-7779 - Fax (314)-587-3412 - EMAIL: sanchez@sanchez.com CORRECTED BY TES

SCALE: 1 INCH = 200 FEET FOR TAX PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

DISTRICT 14 MAP 26

REVISED 3/25/2010

CITY ENGINEERING DEPT.
DEC 10 2013
WATERTOWN, NEW YORK

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Watertown and Town of Watertown, County of Jefferson, State of New York and being further described as follows:

BEGINNING at an iron pipe set at the intersection of the westerly street margin of Washington Street (U.S. Route 11) and the northerly line of a strip of land referred to as Tenth Street, said iron pipe is situate a direct tie of N.15°-00'-36"E., 559.35 feet from a monument and brass cap found near the easterly street margin of Washington Street and located on the southerly limits of the City of Watertown:

THENCE S.21°-22'-37"W., along the westerly street margin of Washington Street (U.S. Route 11), a distance of 66.12 feet to an iron pipe set;

THENCE N.68°-37'-23"W., a distance of 167.69 feet to an iron pipe set;

THENCE S.21°-25'-10"W., a distance of 84.84 feet to an iron pipe set;

THENCE S.68°-43'-55"E., a distance of 17.63 feet to an iron pipe found;

THENCE S.21°-19'-59"W., a distance of 149.59 feet to an iron pipe found;

THENCE S.68°-37'-34"E., a distance of 150.00 feet to an iron pipe found in the westerly street margin of Washington Street (U.S. Route 11);

THENCE S.21°-22'-26"W., along the westerly street margin of Washington Street (U.S. Route 11), a distance of 139.14 feet to an iron pipe set;

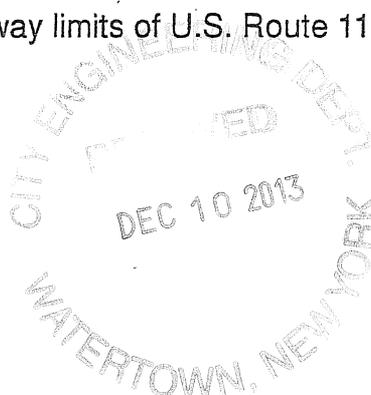
THENCE N.68°-37'-36"W., a distance of 100.00 feet to an iron pipe found;

THENCE S.21°-22'-26"W., a distance of 100.00 feet to an iron pipe found;

THENCE S.68°-37'-32"E., a distance of 62.18 feet to an iron pipe found in the westerly highway limits of U.S. Route 11;

THENCE S.32°-22'-19"W., along the westerly highway limits of U.S. Route 11, a distance of 72.81 feet to a concrete monument found;

THENCE S.16°-19'-10"W., along the westerly highway limits of U.S. Route 11, distance of 391.78 feet to a concrete monument found;



THENCE N.68°-55'-04"W., a distance of 251.00 feet to an iron pipe set;

THENCE S.21°-28'-12" W., a distance of 250.00 feet to an iron pipe set;

THENCE N.68°-36'-59"W., a distance of 269.93 feet to an iron pipe found;

THENCE S.62°-35'-22"W., a distance of 982.65 feet to an iron pipe found;

THENCE S.75°-29'-36"W., a distance of 141.16 feet to an iron pipe found;

THENCE S.70°-07'-09"E., a distance of 715.91 feet to an iron pipe found;

THENCE S.21°-49'-33"W., a distance of 238.24 feet to an iron pipe set;

THENCE S.02°-25'-16"E., a distance of 236.73 feet to an iron pipe found;

THENCE S.72°-43'-16"E., a distance of 176.70 feet to an iron pipe set in the westerly highway limits of U.S. Route 11;

THENCE in a generally southwesterly direction along the westerly highway limits of U.S. Route 11 as it curves to the right at a radius of 1962.40 feet, a distance of 42.83 feet to a railroad spike found, said railroad spike is situate S.53°-14'-52"W., 42.83 feet from the last mentioned iron pipe set;

THENCE N.72°-21'-28"W., a distance of 387.30 feet to an iron pipe found;

THENCE N.18°-44'-00"E., a distance of 37.96 feet to an iron pipe set;

THENCE N.71°-14'-56"W., a distance of 103.89 feet to an iron pipe set;

THENCE N.12°-16'-00"W., a distance of 84.91 feet to an iron pipe set;

THENCE N.78°-34'-00"W., a distance of 99.05 feet to an iron pipe found;

THENCE N.24°-17'-00"W., a distance of 36.06 feet to an iron pipe found;

THENCE N.77°-33'-00"W., a distance of 62.82 feet to an iron pipe found;

THENCE S.22°-50'-00"W., a distance of 75.70 feet to an iron pipe found;

THENCE N.71°-51'-00"W., a distance of 155.59 feet to an iron pipe found;

THENCE N.77°-19'-00"W., a distance of 317.04 feet to an iron pipe found;

SCHEDULE A
(Page 3 of 3)

THENCE S.12°-41'-00"W., a distance of 19.73 feet to an iron pipe found;
 THENCE N.70°-43'-10"W., a distance of 204.45 feet to an iron pipe set;
 THENCE N.72°-07'-29"W., a distance of 1181.00 feet to an iron pipe set;
 THENCE S.24°-12'-58"W., a distance of 62.00 feet to an iron pipe set;
 THENCE N.75°-05'-33"W., a distance of 165.66 feet to an iron pipe set;
 THENCE N.65°-18'-14"W., a distance of 2064.12 to a point;
 THENCE N.22°-11'-16"E., a distance of 1813.89 feet to an iron pipe set;
 THENCE N.25°-45'-39"E., a distance of 385.57 feet to an iron pipe set;
 THENCE S.67°-07'-18"E., a distance of 2562.95 feet to an iron pipe set;
 THENCE N.24°-57'-26"E., a distance of 228.84 feet to an iron pipe set;
 THENCE S.79°-06'-55"E., a distance of 204.08 feet to an iron pipe set;
 THENCE N.22°-27'-56"E., a distance of 457.62 feet to an iron pipe set;
 THENCE S.67°-26'-21"E., a distance of 2133.00 feet to an iron pipe found;
 THENCE S.21°-25'-10"W., a distance of 161.40 feet to an iron pipe set;
 THENCE S.69°-07'-26"E., a distance of 167.65 feet to the point of beginning.

BEING AND INTENDING to describe the premises conveyed to KDM Alliance, LLC by deed dated March 1, 2000 from Mark S. Purcell, Karl McGrann and Donald Holmes and intended to be recorded in the Jefferson County Clerk's Office simultaneously herewith.

John M. Walker
CLERK

00 MAR - 1 PM 1:58

JEFFERSON COUNTY CLERK
ENTERED/FILED/
RECEIVED/RECORDED

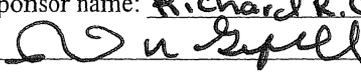
617.20
Appendix B
Short Environmental Assessment Form

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 which 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: Washington St. Business Park							
Project Location (describe, and attach a location map): VL-10 Washington St., Watertown, NY 13601							
Brief Description of Proposed Action: We propose to develop a business park on this land.							
Name of Applicant or Sponsor: Purcell Construction Corp.		Telephone: 315-782-1650					
Address: 566 Coffeen St.		E-Mail: rick@purcellconstruction.com					
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<u> 2 </u> acres					
b. Total acreage to be physically disturbed?		<u> 2 </u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u> 20 </u> acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: <u>Storm water management ponds are likely.</u>	NO <input type="checkbox"/>	YES <input checked="" 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? If Yes, describe: _____	NO <input checked="" type="checkbox"/>	YES <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? If Yes, describe: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Richard R. Goffell/Purcell Construction</u> Date: <u>12/9/13</u>		
Signature: <u></u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT