



MEMORANDUM

CITY OF WATERTOWN PLANNING OFFICE

245 WASHINGTON STREET, ROOM 304

WATERTOWN, NEW YORK 13601

PHONE: 315-785-7730 – FAX: 315-782-9014

TO: Planning Board Members

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

SUBJECT: Waiver of Site Plan Approval – 200 Willow Street

DATE: December 28, 2012

Request: Waiver of Site Plan Approval for the construction of a 2,000 square foot loading garage and associated silos at 200 Willow Street, parcel 9-43-103.

Applicant: John Merrifield, Mill Technology Inc.

Proposed Use: Grain storage and loading

Property Owner: Afgritech Properties LLC

Submitted:

Property Survey: No	Preliminary Architectural Drawings: Yes
Site Plan: Yes	Preliminary Site Engineering Plans: No
Vehicle and Pedestrian Circulation Plan: No	Construction Time Schedule: No
Landscaping and Grading Plan: No	Description of Uses, Hours & Traffic Volume: Yes

SEQRA: Type II Action	County Review Required: Yes (Unless waived)
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Zoning Information:

District: Heavy Industrial	Maximum Lot Coverage: N/A
Setback Requirements: N/A	Buffer Zone Required: None

Project Overview: The applicant proposes to construct a 2,000 square foot garage to shelter trucks as they load outgoing feed shipments. An existing shed of approximately 1,400 square feet will be demolished and replaced with six new feed storage silos. No utilities (except presumably indoor lighting) are proposed for the new garage.

Parking: The parking configuration will not be affected. The traffic patterns on site will be mostly unchanged. Most of the area surrounding the building is already paved or graveled—the applicant does not depict any additional paving.

Landscaping: A grove of trees along the southern property line is shown to remain. The applicant should protect these trees during construction with fencing that extends at least as far as the canopy drip line.

Other Comments: Although the garage and silos combine to a total of 3,296 square feet, due to demolition the net building coverage is only increasing by approximately 1,876 square feet.

The Planning Board may waive site plan approval if it determines that this proposal meets the criteria for a waiver listed in Section 310-55 of the Zoning Ordinance:

- 1) Does not involve a change in the boundaries of the property, and
- 2) Does not represent the initial building on the property, and
- 3) Is minor and incidental in size to the existing building pattern, size and coverage on the property, but in no event shall exceed 2,500 square feet, and
- 4) Does not effectively change or impair the overall grading, circulation, drainage, utility services, and appearance and visual effect of the property and is also otherwise consistent with all purposes of this chapter.

Since the proposed construction and expansion of the facility involves less than 4,000 square feet of gross floor area and the action does not involve a change in zoning or a use variance and is consistent with local land use controls, the project is considered a Type II Action as defined by SEQR. Type II Actions do not require SEQR review, and the Short Environmental Assessment Form does not need to be completed by the Planning Board for this project.

Any proposed signage for the project will be handled as a separate matter through the Bureau of Code Enforcement.

cc: Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
John Merrifield