



MEMORANDUM

CITY OF WATERTOWN PLANNING OFFICE

245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601

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

TO: Planning Board Members

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

SUBJECT: Request for Subdivision Approval – 301 Pearl Street

DATE: January 31, 2012

Request: Subdivision Approval of Parcel Number 4-01-101, 301 Pearl Street

Applicant: Gregory Ashley, GYMO

Proposed Use: Metals recycling facility

Property Owner: Railstar Corp

Comments: This proposal is being submitted for Planning Board review under Chapter A322 (Subdivision Regulations) of the City Code. The Planning Board has the option of not requiring a preliminary plat submission. Since this is a minor subdivision, Staff is processing this application as a final plat. A public hearing is required and notice has been published for it to be held at 4:05 p.m. during the Planning Board meeting. After the public hearing and completion of Part II of the Environmental Assessment Form, the Planning Board will be free to make a decision on the proposal.

The applicant proposes to subdivide parcel 4-01-101 into two lots so that the northeast portion of the lot can be conveyed to Empire Recycling of Utica. Empire plans to open a metals recycling facility in the existing building on the lot, as you know from their recent Special Use Permit application.

The proposed parcel has 163 feet of frontage on Pearl Street, and there is a 30' right-of-way along its southern and western lines for access to the adjoining property.

After approval, the applicant must submit two (2) reproducible mylars of the plat for signature by the clerk of the Planning Board. One of the mylar copies will be returned, and must be filed in the County Clerk's Office within 62 days of signing.

cc: Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
Gregory Ashley, GYMO