



MEMORANDUM

CITY OF WATERTOWN, NEW YORK – PLANNING OFFICE
245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601
PHONE: 315-785-7730 – FAX: 315-782-9014

TO: Planning Board Members

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

SUBJECT: Zone Change – 1552 State Street

DATE: April 28, 2016

Request: To change the approved zoning classification of the south section of 1552 State Street, Parcel Number 12-16-113.000, from Residence B to Neighborhood Business.

Applicant: Edward G. Olley, AIA, of GYMO, DPC on behalf of James Petersen of Fast Lube of Watertown

Owner: James Petersen

SEQRA: Unlisted

County review: Not required

Comments: The applicant is requesting a zone change for the subject parcel to allow him to use the rear portion of the parcel for parking. The parcel, which is at the corner of State Street and Pearl Avenue South, is currently split-zoned. The northern two-thirds of the parcel, fronting on State Street is already zoned Neighborhood Business. The southern third of the parcel is currently zoned Residence B, as are all of the other parcels on Pearl Avenue South.

The applicant wishes to change the zoning of the south section of the parcel so that the entire parcel would be zoned Neighborhood Business. The applicant would like to make this change so that Fast Lube of Watertown could utilize the southern third of the parcel for customer parking, which is not an allowed use in a Residence B District.

Much of the southern third of the parcel currently consists of crushed stone. An existing landscape buffer divides the Residence B section of the parcel from the Commercial section.

If the City Council approves the zone change request, the applicant proposes to remove the existing crushed stone, pave approximately 3,515 square feet of asphalt, and stripe 10 parking spaces. The applicant also proposes to remove the landscape buffer and install a new 15-foot wide buffer and a six-foot high wood stockade fence at the southern edge of the parcel. The proposed parking lot and related construction would require Site Plan Approval.

The applicant has indicated his intent to apply for Site Plan Approval at a future Planning Board meeting, pending approval of the zone change request.

SEQR: The applicant indicates in his response to Question 8b of Part 1 of the SEQR Short Environmental Assessment Form (EAF) that there is no public transportation service on or near the site of the proposed action. This is inaccurate, as the A-1 bus passes directly in front of the site on State Street. The applicant should change the answer to Question 8b to “yes” to reflect the presence of this bus route.

The applicant indicates in his response to Question 8c that there are no pedestrian accommodations on or near the site of the proposed action. This is inaccurate, as there are sidewalks on both sides of State Street and Pearl Avenue South. The applicant should change the answer to Question 8c to “yes” to reflect the presence of these facilities.

The applicant indicates in his response to Question 12b that the proposed action is located in an archeological sensitive area. The applicant should provide a letter from the New York State Historic Preservation Office (SHPO) that determines whether the proposed project has the potential to affect any archeological resources.

The applicant indicates in his response to Question 15 that the site may contain endangered or threatened species or their associated habitats. This issue should also be investigated further and additional information should be provided to address this issue. The applicant shall contact the New York State Department of Environmental Conservation (DEC), and provide copies of all correspondence between the applicant and DEC and a letter indicating DEC’s opinion on the matter.

Land Use Plan: The City’s adopted Land Use Plan designates the use of the entire parcel as Neighborhood Business. Therefore, the proposed zone change for the rear portion of the parcel would be consistent with the Land Use Plan.

cc: City Council Members
Brian Drake, Civil Engineer II
Edward G. Olley, Jr., AIA, GYMO, DPC, 220 Sterling Street, Watertown, NY 13601
James Petersen, Fast Lube of Watertown, 1552 State Street, Watertown, NY 13601