

May 18, 2015

Mr. Justin Wood, PE  
City Engineer  
245 Washington Street  
Watertown, NY 13601  
Attn: Mr. Brian Drake

Re: Application for Waiver of Site Plan Approval  
Al's Siding Storage Building, Marble Street

Dear Mr. Wood:

This proposal is to request permission for a Waiver of Site Plan Approval to construct a one-story, wood frame storage building on the vacant site. This site is entirely gravel, directly over bedrock and lacking any suitable planting area capable of supporting any landscape plantings.

No curb-cuts exits and the entire site is accessible by vehicle along the entire property boundary bordering Eagle Avenue and Marble Street. All vehicle and materials will be stored in the proposed bid. No dumpster will be required.

I have attached a property survey indicating the configurations of the boundaries with adjoining parcels, and grading of the gravel surface.

My intention is to construct the building which will not contain any water or sewer utilities this spring if approved by you.

Thank you for your consideration.

Sincerely,  
Ron England  
*Al's Siding*





**CITY OF WATERTOWN  
SITE PLAN WAIVER**

1869

\*\* Provide responses for all sections. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. Failure to submit required information by the submittal deadline will result in **not** making the agenda for the upcoming Planning Board meeting.

**PROPERTY LOCATION**

Proposed Project Name: AL'S SIDING STORAGE BUILDING  
Tax Parcel Number: 4-27-402.100  
Property Address: VL 3 MARBLE STREET  
Existing Zoning Classification: HI : HEAVY INDUSTRY

**OWNER OF PROPERTY**

Name: AL'S SIDING (RON FENGLAND)  
Address: 21277 Fox Ridge Rd  
Watertown NY 13601  
Telephone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_

**APPLICANT**

Name: RON FENGLAND  
Address: 21277 Fox Ridge Rd  
Watertown NY 13601  
Telephone Number: 315 767 5698  
Fax Number: \_\_\_\_\_  
Email Address: ron-alsiding@yahoo.com

**ENGINEER / ARCHITECT / LAND SURVEYOR**

Name: GYMO ARCHITECTS ENGINEERS / STORAGE GEOMETRICS  
Address: 220 STERLINGS / 179 CONEY AVE.  
Telephone Number: 315 788 3900 / 788 0287  
Fax Number: 315 788 0668 / 788 0287  
Email Address: ed@gymopc.com

## REQUIRED DRAWINGS:

\*\* The following drawings with the listed information ARE REQUIRED, NOT OPTIONAL. If the required information is not included and/or addressed, the Site Plan Application will **not** be processed.

- ELECTRONIC COPY OF ENTIRE SUBMISSION** (PDF preferred)
- COMPLETED PART I OF ENVIRONMENTAL ASSESSMENT FORM**
- SITE PLAN SKETCH**
  - Pertinent existing above ground features are shown and labeled including, but not limited to, buildings, parking spaces, driveways, sidewalks, streets etc.
  - All proposed above ground features are shown and clearly labeled "proposed".
  - Land use, zoning, & tax parcel number are shown.
  - The Plan is adequately dimensioned including radii.
  - All vehicular & pedestrian traffic circulation is shown.
  - Proposed parking & loading spaces including ADA accessible spaces are shown and labeled.
  - Refuse Enclosure Area (Dumpster), if applicable, is shown. Section 161-19.1 of the Zoning Ordinance states, "No refuse vehicle or refuse container shall be parked or placed within 15 feet of a party line without the written consent of the adjoining owner, if the owner occupies any part of the adjoining property".
  - The north arrow & graphic scale are shown.
- GENERAL INFORMATION**
  - Signage will not be approved as part of this submission. It requires a sign permit from the Codes Department. See Section 310-52.2 of the Zoning Ordinance.
  - Plans have been collated and properly folded.
  - Explanation for any item not checked in the Site Plan Waiver Checklist. (Attach separate sheet with explanation and comments)

## SIGNATURE

I certify that the information provided above is true to the best of my knowledge.

Applicant (please print) Ron England

Applicant Signature [Signature] Date: 5-21-15

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: <b>AL'S SIDING STORAGE BUILDING</b>			
Project Location (describe, and attach a location map): <b>3 MARBLE STREET, WATERTOWN, N.Y.</b>			
Brief Description of Proposed Action: <b>PROPOSED CONSTRUCTION OF A 1664 SF WOOD FRAME, SINGLE STOREY STORAGE BUILDING FOR STORAGE OF BUILDING MATERIALS REQUIRED BY THE SIDING BUSINESS. ALL STORAGE OF LOOSE MATERIALS WILL BE INSIDE THE BUILDING.</b>			
Name of Applicant or Sponsor: <b>RON ENGLAND</b>		Telephone: <b>315 767 5698</b>	
Address: <b>21277 FOX RIDGE RD, <del>NY</del></b>			
City/PO: <b>WATERTOWN, N.Y.</b>		State: <b>N.Y.</b>	Zip Code: <b>13601</b>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? <b>SITE PLAN REVIEW, CODE REVIEW</b>			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.			<input type="checkbox"/> <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? <b>CITY OF WATERTOWN BUILDING / ZONING PERMIT ELECTRICAL INSPECTION</b>			NO YES
If Yes, list agency(s) name and permit or approval:			<input type="checkbox"/> <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>0.038</u> acres	
b. Total acreage to be physically disturbed?		<u>0.05</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.43</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 checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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? If Yes, identify: _____	NO	YES	
	<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 service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <i>BUILDING WILL BE UN-HEATED STORAGE ONLY</i>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<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? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <i>VACANT PARCEL, ENTIRELY GRAVEL AND BED ROCK</i>			
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <i>SITE SLOPES TO EXISTING CITY STORM DRAIN AT MARBLE STREET</i>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<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? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<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: <u>(UNKNOWN; FORMER CITY PROPERTY)</u> _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Ron England</u>		Date: <u>5-18-15</u>
Signature: <u>[Signature]</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?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<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**



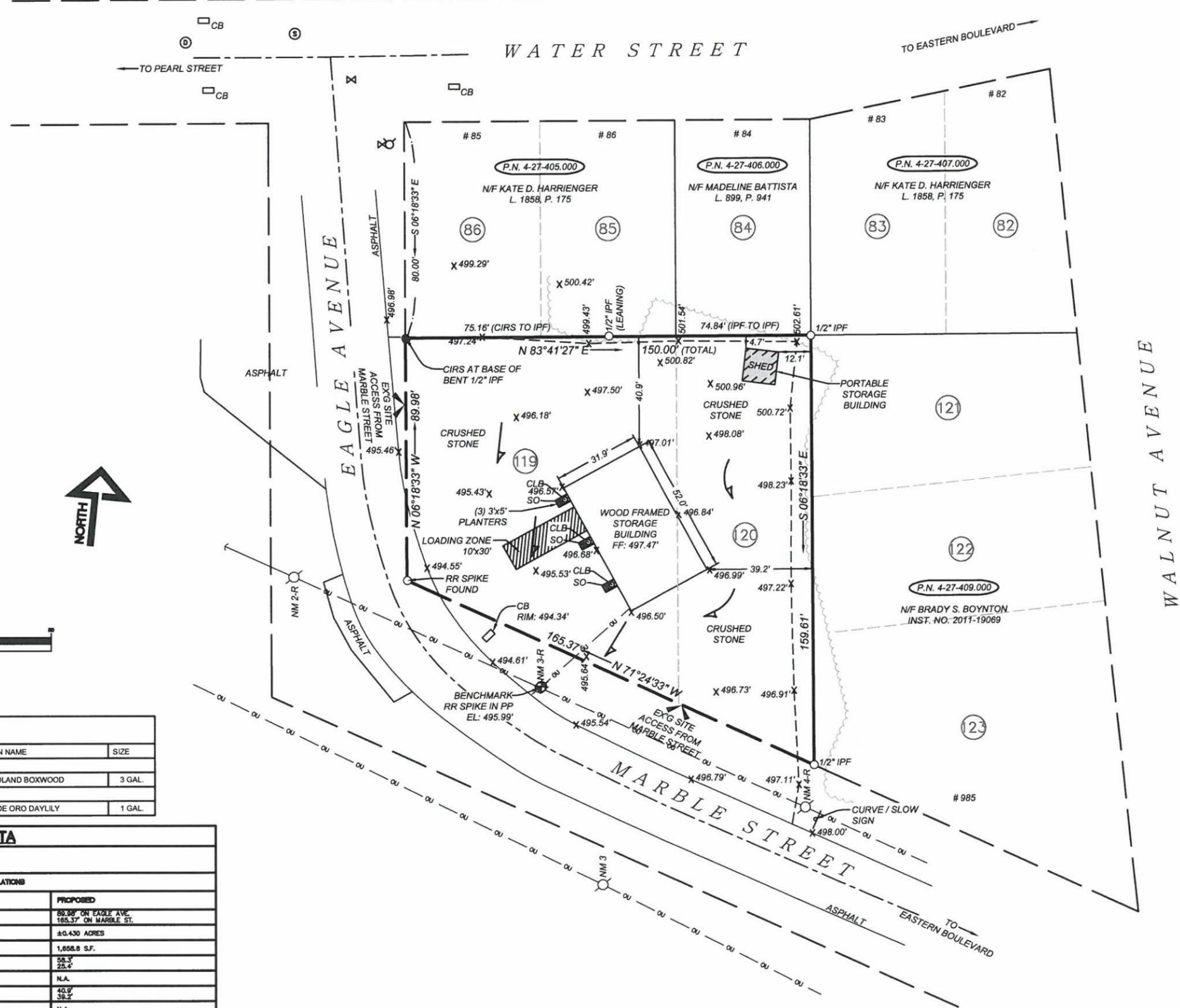
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THIS IS A PRELIMINARY PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF GYMOPC. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN ANY PART OF THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND A SUFFICIENT DESCRIPTION OF ALL UTILITIES.

**SITE CONCEPT PLAN**

AL'S SIDING LLC  
MARBLE STREET  
WATERTOWN, NY 13601

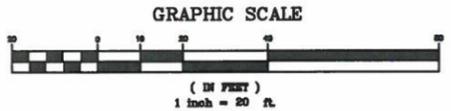
Project No: 2015-  
Scale: AS NOTED  
Date: 5-20-15  
Drawn By: MHL  
Designed By: MHL  
Checked By: EGO  
Date Issued: 5-21-15  
Draw. No.

**C-101**



- LEGEND:**
- STREET MARGIN
  - CENTERLINE OF STREET
  - PROPERTY LINE
  - FORMER PROPERTY LINE
  - LOT NO. (PER MAP REF. 1)
  - IRON FOUND (AS NOTED)
  - CAPPED IRON REBAR SET (CIRS)
  - UTILITY POLE
  - GUY WIRE
  - OVERHEAD UTILITY LINE
  - SANITARY MANHOLE
  - STORM MANHOLE
  - CATCH BASIN
  - WATER VALVE
  - HYDRANT
  - SIGN (AS NOTED)
  - EDGE OF TREES / BRUSH
  - SPOT ELEVATION

- NOTES:**
- REFER TO SURVEY BY STORINO GEOMATICS FILE NO. 15-014-COWSPOT.
  - SITE DRAINAGE TO EXISTING CB RIM ELEVATION 494.34 IN STREET MARGIN.



**PLANT MATERIAL SCHEDULE**

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
<b>SHRUBS</b>				
3	CLB	BUXUS GLENCOE 'CHICAGOLAND'	CHICAGOLAND BOXWOOD	3 GAL.
<b>GROUND COVER</b>				
6	SO	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL.

**PLANNING DATA**

CURRENT ZONING CLASSIFICATION - HEAVY INDUSTRY-H  
PROPOSED ZONING - SAME  
PARCEL #4-27-402.100 ±0.430 ACRES

**AREA AND BULK CALCULATIONS**

ITEM	REQUIRED/ALLOWED	PROPOSED
LOT FRONTAGE	N.A.	88.98' ON EAGLE AVE. 165.37' ON MARBLE ST.
MIN. LOT AREA	N.A.	±0.430 ACRES
BUILDING AREA	N.A.	1,858.8 S.F.
FRONT YARD BLDG. SETBACK	0	58.3' 25.4'
SIDE YARD BLDG. SETBACK	N.A.	N.A.
REAR YARD BLDG. SETBACK	0	40.9' 38.2'
MAXIMUM LOT COVERAGE	N.A.	N.A.
PARKING 200 SF FOR EA 1,500 SF OF FLOOR SPACE. 1 HD SPACE REQUIRED.	400 SF	200 SF NON-DESIGNATED PARKING. NON-HABITABLE, UNOCCUPIED STORAGE REQUIRING NO ACCESSIBILITY.
LOADING AREA (1) 10'x30' LOADING SPACE PER 15,000 S.F. OF FLOOR SPACE	1	1