



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 – 363 Eastern Blvd

DATE: May 28, 2013

Request: Waiver of Site Plan Approval for the construction of a 1,256 square foot storage building at 363 Eastern Boulevard, parcel 5-17-301.001

Applicant: Dan Sturge, Stebbins Engineering and Manufacturing

Proposed Use: Storage

Property Owner: Alfred Calligaris

Submitted:

Property Survey: No	Preliminary Architectural Drawings: No
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: No
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Zoning Information:

District: Light Industry	Maximum Lot Coverage: N/A
Setback Requirements: None	Buffer Zone Required: None

Project Overview: The applicant proposes to construct a circular storage building approximately 1,256 square feet in size. The building will be located in a vacant area just south of an existing industrial building.

Parking: Because the structure is for storage, it does not affect the applicant's parking requirement, per § 310-50.

Landscaping: No additional landscaping is proposed. The site is buffered from adjacent properties by woods.

Other Comments: The applicant has shown the proposed building above a private sewer line. The applicant must shift either the building or the sewer pipe so that no permanent structure covers the sewer line. The applicant has indicated that the plan may not show the accurate location of the sewer line. The applicant must verify the location and submit revised plans.

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.

Summary:

1. The applicant shall ensure that the proposed building is not constructed over top a sewer line.

cc: Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
Dan Sturge, 363 Eastern Blvd