

# I-Site Realty, LLC

PO Box 669

Alexandria Bay, New York 13607

May 20, 2016

City of Watertown Municipal Office  
Honorable Mayor and City Council  
Engineering Department, Room 30  
245 Washington Street  
Watertown, New York 13601



Re: Request for Zone Change

Dear Honorable Mayor and City Council:

I-Site Realty LLC (I-Site) hereby respectfully requests a Zone Change pertaining to property located on Bellew Avenue South in the City of Watertown designated as tax parcel 9-11-133.110. The subject property is owned by I-Site and is presently vacant.

Submitted herewith please find a copy of a survey map titled "Final Subdivision Plat prepared for I-Site Realty, LLC" dated March 17, 2014. This survey map was prepared to accompany a 2014 subdivision application that was approved on September 9, 2014. The survey map was recorded in the Jefferson County Clerk's Office on September 16, 2014 at Map File 6114. This map shows a 0.50 acre parcel of land that was acquired by I-Site in 2015 and merged with a 0.47 acre parcel acquired by I-Site in 2013 that fronts on Bellew Avenue South.

The 0.47 acre parcel acquired by I-Site in 2013 that fronts on Bellew Avenue South is located in the Neighborhood Business Zoning District. The 0.50 acre parcel acquired by I-Site in 2015 is located in the Commercial Zoning District. In order to extinguish dual zoning I-Site Realty LLC requests that the 0.47 acre portion of tax parcel 9-11-133.110 be added to the adjoining Commercial Zoning District.

Along with a check in the amount of \$100.00, enclosed please find 15 copies of the following:

- Legal description of portion to be re-zoned;
- Short Environmental Assessment Form;
- Aerial Photograph;
- Zoning Map;
- Survey map;
- Tax map.

Please let me know when the planning board will be able to review this Zoning Change Request and I will attend the meeting to answer questions.

**Bryan J. Donegan**

(315) 286 - 9358

bryan.james.donegan@gmail.com



LaFave, White & McGivern, L.S., P.C.  
LAND SURVEYORS & PHOTOGRAMMETRISTS

THERESA - BOONVILLE - ROME

I-Site Realty, LLC  
0.47 Acre Parcel

All that parcel of land located in the City of Watertown, County of Jefferson and State of New York, bounded and described as follows:

Beginning at a point in the west street boundary of Bellew Avenue South at the southeast corner of lands conveyed to Cole WG Watertown NY, LLC (Instrument 2011-00010881); and runs thence from the point of beginning in a southwesterly direction along the west street boundary of Bellew Avenue South on a curve to the right with a radius of 883.73 feet an arc distance of 137.08 feet to an existing iron pipe at the northeast corner of lands conveyed to Mike Ostrow Real Estate, LLC (Instrument 2007-00008431), said iron pipe being South 31 degrees 02 minutes West, 136.88 feet from the point of beginning; thence North 71 degrees 57 minutes 30 seconds West, 134.30 feet along the north line of said lands of Mike Ostrow Real Estate, LLC to an existing iron pipe at the southeast corner of lands conveyed to Flagship Limited Partnership (Liber 1377, Page 307); thence North 15 degrees 22 minutes 04 seconds East, 131.94 feet along the east line of lands of Flagship Limited Partnership to an existing iron pipe at the southwest corner of the aforementioned lands of Cole WG Watertown NY, LLC; thence South 72 degrees 29 minutes 17 seconds East, 171.23 feet along the south line of said lands of Cole WG Watertown NY, LLC to the point of beginning, containing 0.47 acre of land.

Intending to better describe and being the same as lands conveyed by Arbell, LLC to I-Site Realty, LLC by deed dated November 6, 2013 and recorded in the Jefferson County Clerk's Office on November 25, 2013 at Instrument 2013-00017753.

The above described parcel is subject to rights, covenants, easements, restrictions and rights of way of record.



File 2014I-02  
March 18, 2014

## Short Environmental Assessment Form

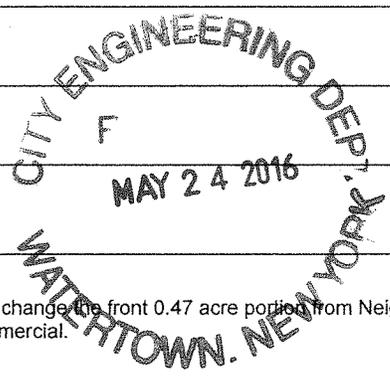
### Part 1 - Project Information

#### 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.

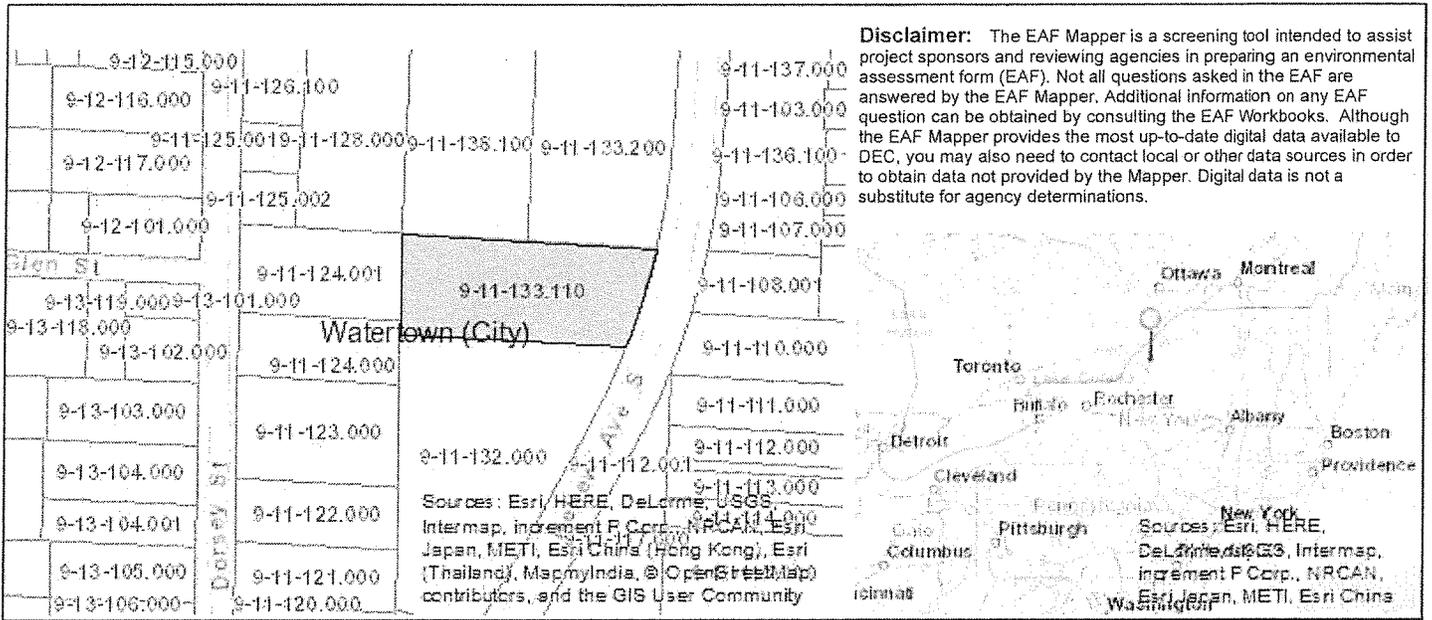
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information				
Name of Action or Project: I-Site Realty LLC Zone Change				
Project Location (describe, and attach a location map): West side of Bellew Avenue South, City of Watertown, Jefferson County				
Brief Description of Proposed Action: Proposed Zone Change pertaining to tax parcel 9-11-133.110 with the intent to change the front 0.47 acre portion from Neighborhood Business to Commercial, which will result in the entire parcel being zoned Commercial.				
Name of Applicant or Sponsor: I-Site Realty LLC; c/o Bryan Donegan		Telephone: 286-9358 E-Mail: bryan.james.donegan@gmail.com		
Address: POB 669				
City/PO: Alexandria Bay		State: NY	Zip Code: 13607	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.47 acres		
b. Total acreage to be physically disturbed?		0 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.97 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 type="checkbox"/> Industrial <input checked="" 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				





<p>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: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>I-Site Realty LLC; Bryan Donegan</u> Date: _____</p> <p>Signature: _____</p>		

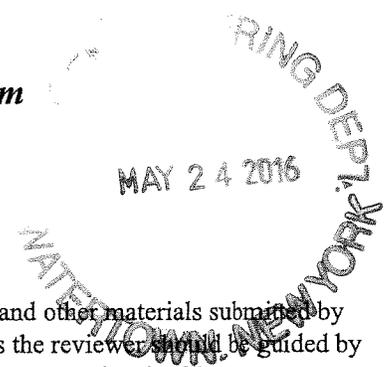


Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

Project:

Date:

**Short Environmental Assessment Form**  
**Part 2 - Impact Assessment**



**Part 2 is to be completed by the Lead Agency.**

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? b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
	<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"/>
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"/>

Project: \_\_\_\_\_

Date: \_\_\_\_\_

### *Short Environmental Assessment Form Part 3 Determination of Significance*

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.

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.

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

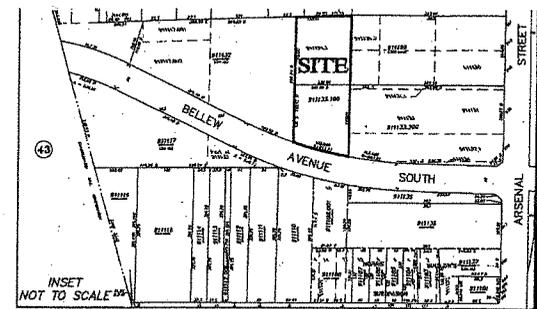
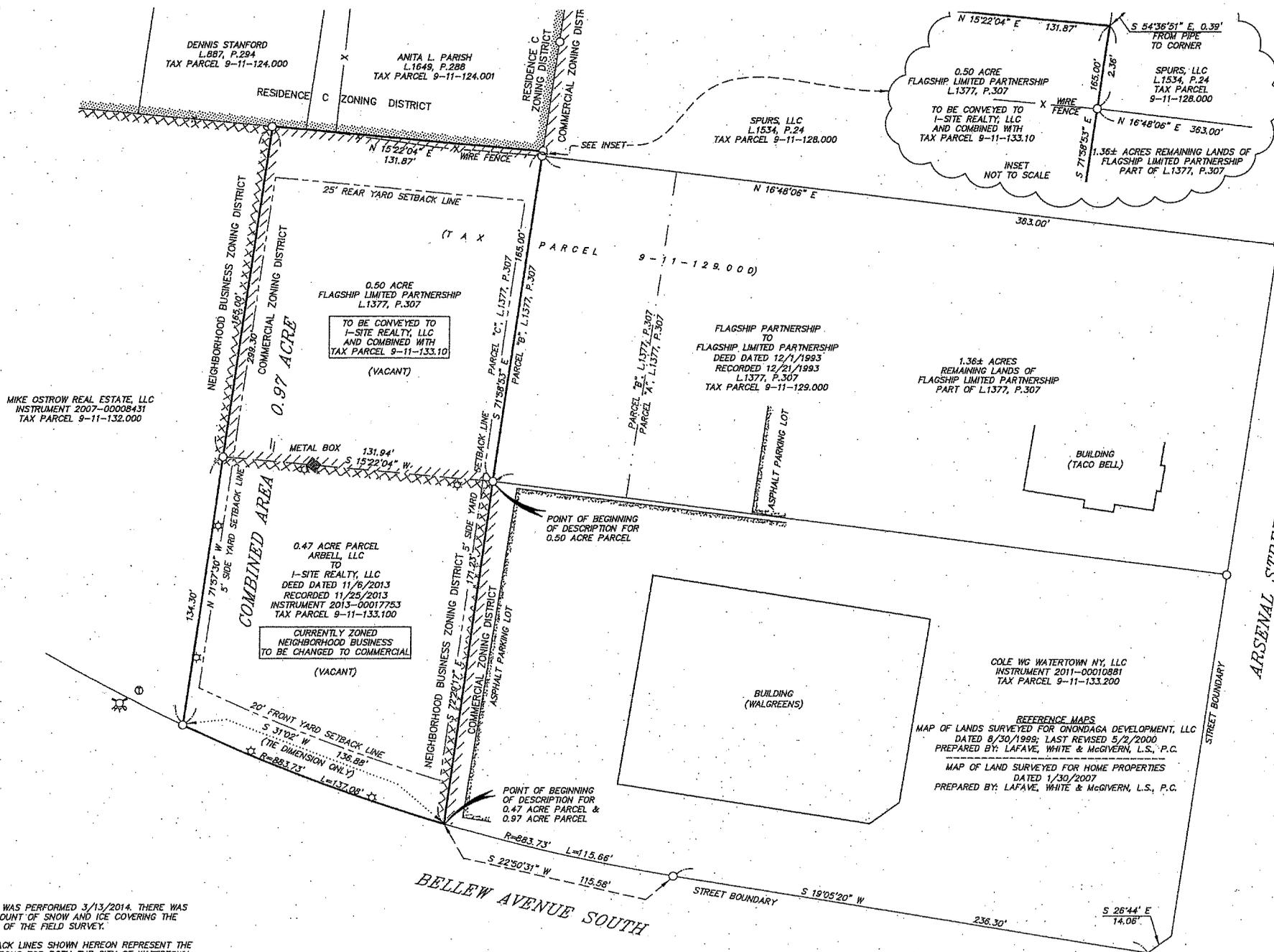
\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)

REFERENCE MAP



NEW YORK CITY ENGINEERING DEPT. OF CITY PLANNING  
 MAY 24 2014 9:02 AM  
 WATER TOWN - NEW YORK

LEGEND

- - EXISTING IRON PIPE
- ⊙ - TELEPHONE PEDESTAL
- ⊛ - LAMP POST
- ⊞ - FIRE HYDRANT
- - - ZONING SETBACK LINE

2014015146



6114  
 09/06/2014 10:41:49 AM  
 SUBDIVISION MAPS

Gizelle J Meeks, Jefferson County Clerk

Clerk:AK

IT IS HEREBY CERTIFIED THAT THIS SUBDIVISION FINAL PLAT WAS APPROVED BY THE PLANNING BOARD OF THE CITY OF WATER TOWN, NEW YORK ON 12/14 PURSUANT TO SECTIONS 32, 33 & 34 OF THE GENERAL CITY LAW.

Kenneth A. Mix  
 9/9/14  
 PLANNING AND COMMUNITY DEVELOPMENT COORDINATOR  
 CLERK OF THE CITY OF WATER TOWN PLANNING BOARD

NOTES

1. THE FIELD SURVEY WAS PERFORMED 3/13/2014. THERE WAS A SIGNIFICANT AMOUNT OF SNOW AND ICE COVERING THE SITE AT THE TIME OF THE FIELD SURVEY.
2. THE ZONING SETBACK LINES SHOWN HEREON REPRESENT THE CURRENT REGULATIONS FOR BOTH THE CITY OF WATER TOWN NEIGHBORHOOD BUSINESS DISTRICT AND THE COMMERCIAL DISTRICT.

WARNING - It is a violation of Section 7209, Subdivision 2 of the New York State Education Law for any person other than a licensed land surveyor, to alter this map.

Only boundary survey maps with the surveyor's embossed seal or red ink seal are genuine true and correct copies of the surveyor's original work and opinion.

Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The

GRAPHIC SCALE



FINAL SUBDIVISION PLAT PREPARED FOR

I-SITE REALTY, LLC

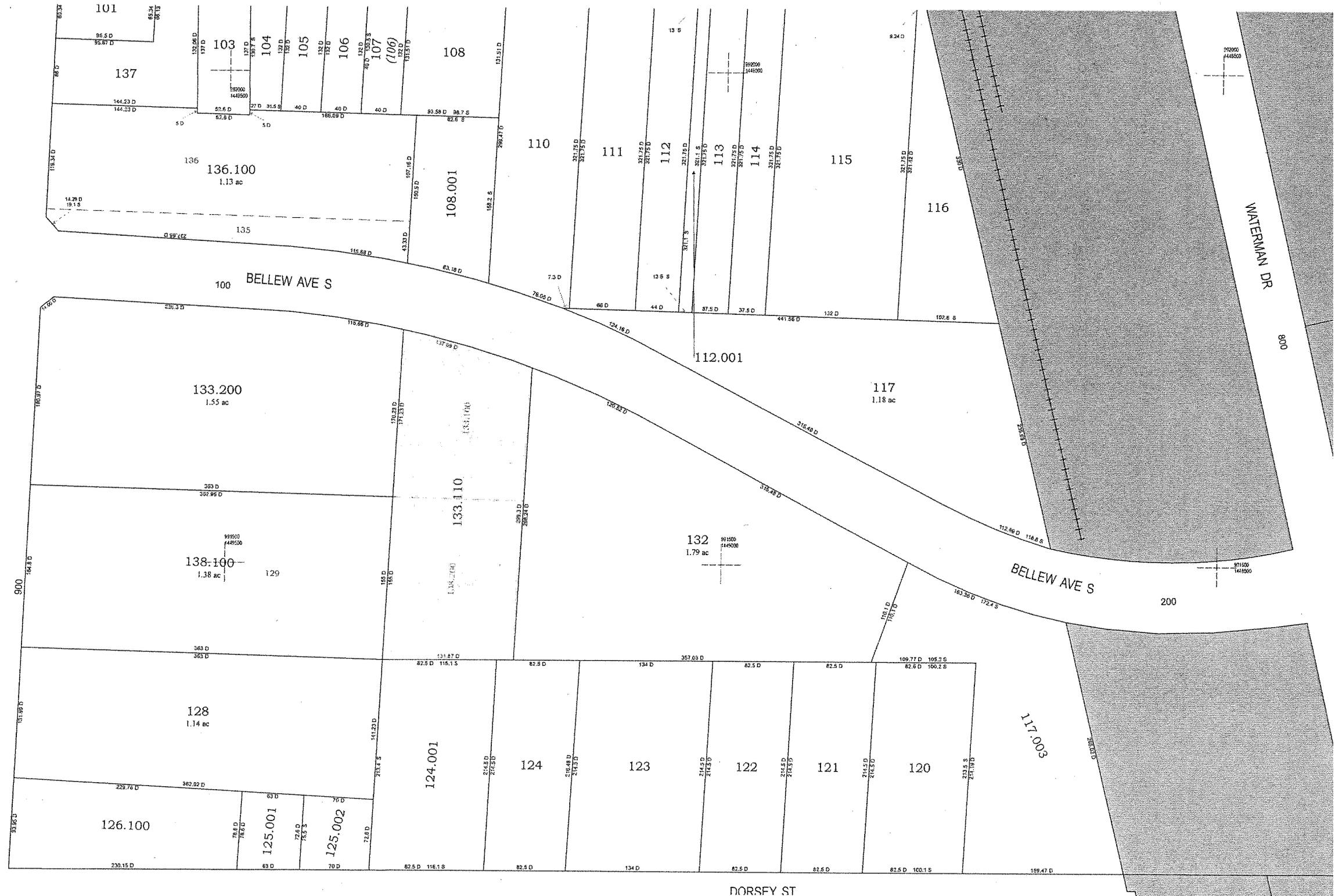
CITY OF WATER TOWN, JEFFERSON COUNTY, NEW YORK

LAFAVE, WHITE & MCGIVERN, L.S., P.C.

8-02

BELLEW AVE  
100

ARSENAL ST



WATERMAN DR

800

BELLEW AVE S

200

DORSEY ST





ARSENAL ST 1000

CASEY ST 100

100 DUFFEY ST

1000

DORSEY ST 100

COMMERCIAL

9-11-133.119

RESIDENCE B

NEIGHBORHOOD BUSINESS

CHANGE TO COMMERCIAL

SMITH ST 100

700

WILLOW ST

200

900

800

700

400