

November 14, 2011

City Hall
245 Washington Street
Room 305
Watertown, New York 13601
Attn: Justin Wood

Re: Sunoco A-Plus
1222 Washington Street
Rezoning Application

Dear Justin:

Attached are the following materials in support of our Rezoning application for the Sunoco redevelopment project at 1222 Washington Street.

- Rezoning Application
- Short Form EAF
- \$100 Application Fee
- 15 Copies of the Rezoning Plan
- 15 Copies of Figure 1
- 15 Copies of Figure 2
- 15 Copies of the Tax Map
- 15 Copies of the Tax Map (with area highlighted)

We are proposing to demolish the existing building and remove the existing dispensers. A new 3540 +/- square foot building will be constructed, new dispensers will be installed, storefront parking will be added, and landscaped areas will be incorporated.

As you are aware, the zoning district boundary line bisects this parcel, such that the eastern half is zoned NB and the western half is zoned Residential A. Our application is to rezone a portion of the currently zoned Residential A, such that it will encompass the redevelopment project.

If all is in order, kindly place our application on the December 6, 2011 Planning Board agenda to be heard for recommendation to City Council.

Should you need additional copies of anything please feel free to contact me. Thanks Justin.

Sincerely,

BERGMANN ASSOCIATES



Brian J. Burri
Project Manager

xc: Tom Boje – Sunoco
Jeff Bauer – Sunoco
Clayton McCane - Sunoco



November 14, 2011

Re: Sunoco A-Plus
1222 Washington Street
Watertown, NY
Rezoning Application

The Sunoco property located at 1222 Washington Street comprises of two different zoning districts. The east portion of the property is developed and is zoned NB - Neighborhood Business and the western half is zoned Residence A. A majority of the current development is within the NB district.

We are proposing to redevelop the site with a new 3,540 square foot building. Included in this square footage is a partial basement which will be used for storage. In addition, the redevelopment will provide delineated storefront parking spaces for customer safety, new fueling dispensers, as well as significant landscaping enhancements to the property.

As part of the redevelopment, we are also proposing to expand the NB district limits towards the west, such that the new building and all other proposed improvements associated with the redevelopment will be completely within the NB district. The area we are seeking to rezone comprises of 0.26 +/- acre, thus leaving approximately 0.38 +/- acre of the 1.14 acre property, zoned Residence A and addresses the abutting neighbor's concerns with having the entire parcel zoned NB as we were requesting in our previous application.

Sunoco contact person is:

Tom Boje
1840 Lyell Avenue
Rochester, NY 14606
585-245-8626

Sincerely,

BERGMANN ASSOCIATES



Brian J. Burri
Project Manager
585-232-5135







CITY OF WATERTOWN APPLICATION PROCESS FOR A CHANGE OF ZONING

READ ENTIRE GUIDELINE BEFORE APPLYING

In the interest of expediting proposed changes of zoning, the following procedures are to be followed:

All applications are to be submitted to the City Engineer's Office, 245 Washington Street, Room 305, Watertown, New York 13601, but shall be addressed to the Honorable Mayor and City Council. The applications will be reviewed and, if all the information requested herein has been provided, then copies will be distributed as necessary.

The number of sets of the application to be submitted is 15 (fifteen). In a case where Jefferson County review is also needed, 16 (sixteen) sets would be required.

A set is to be comprised of the following:

1. A detailed letter or statement of what the petitioner seeks to establish, (i.e. the proposed change of zone itself, the proposed future use of the property, and any other information that will aid the Planning Board and the City Council in comprehending the petition. This narrative can also be accompanied by written consent of the adjoining property owners if possible as well as any additional data the petitioner wishes to include. Also, a telephone number must be included so the applicant can be contacted if necessary, for questions or updates on meeting information.
2. A drawing, if applicable, illustrating possible future concepts. The petitioner may forego this step if he/she wishes since full illustration will be necessary if and when the property is developed.
3. A copy of the metes and bounds description (property deed) of the property or properties for which the change of zone is requested.
4. A copy of the appropriate tax map of the proposed area that is requested to be changed, on which the applicant is to highlight the boundaries of the subject property in colored pencil or marker.
5. A completed State Environmental Quality Review (SEQR) form - example attached. This two-sided short form is the one usually needed and only "Side 1" is to be completed by the applicant. If it is decided that the longer form is needed to further assist the Board or Council, one will be supplied by this office.
6. A non-refundable \$100.00 check, made payable to the City of Watertown, New York. This is to cover the cost of stenographic work, transcripts and other administrative handling.

CITY OF WATERTOWN
APPLICATION PROCESS FOR A
CHANGE OF ZONING

**** An Electronic Copy** (pdf preferred) of the entire submission is required to be included in your Change of Zoning Application.

Petitions for changes of zone will be heard by the Planning Board and the City Council. A change of zone requires approval of the City Council after a public hearing. Under the rules, the public hearing must be delayed to 2 (two) weeks after the first meeting that the City Council receives the application.

The Planning Board normally meets the first Tuesday of the month at 1:30 P.M. All referrals must be submitted 2 (two) weeks before the scheduled meeting and only those referrals included on the prepared meeting agenda will be considered.

In the case of a petition for a Planned Development District, the petition shall contain all the additional data stipulated in Section 310-12 of the Zoning Ordinance.

It should be pointed out that a change of zone by the City Council will not be considered complete and established until; copies of the resolution affecting the change have been filed with the City Clerk and the City Engineer, the official zoning map is marked to show the approved change, and the City Council is notified by the City Engineer that such change has been made.

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART 1 – PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR

Sunoco, Inc.

2. PROJECT NAME

Sunoco - 1222 Washington Street

3. PROJECT LOCATION:

Municipality City of WatertownCounty Jefferson

4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)

1222 Washington Street at the intersection with Elm Street

5. IS PROPOSED ACTION:

New

Expansion

Modification/alteration

6. DESCRIBE PROJECT BRIEFLY:

Remove existing convenience store and construct new 3540 SF convenience store. Replace existing fueling dispensers with new and install new UST for diesel fuel.

7. AMOUNT OF LAND AFFECTED:

Initially 0.5

acres

Ultimately 0.5

acres

8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?

Yes

No

If no, describe briefly

9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?

Residential

Industrial

Commercial

Agriculture

Park/Forest/Open Space

Other

Describe:

10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?

Yes

No

If yes, list agency(s) and permit/approvals

11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?

Yes

No

If yes, list agency(s) and permit/approvals

12. AS A RESULT OF PROPOSED ACTION, WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?

Yes

No

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: _____

Date: _____

Signature: _____

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?

If yes, coordinate the review process and use the FULL EAF.

Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If NO, a negative declaration may be superseded by another involved agency.

Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEA?

Yes No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

Yes No If yes, explain briefly

PART III – DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

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 AND provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

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)

Date