

# MEMORANDUM

CITY OF WATERTOWN, NEW YORK

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

245 WASHINGTON STREET, ROOM 305, WATERTOWN, NY 13601

PHONE: 315-785-7741 – FAX: 315-782-9014

TO: Planning Board Members

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

PRIMARY REVIEWER: Joseph Albinus, Planner

SUBJECT: Special Use Permit – 1222 Arsenal Street, Suite 12

DATE: November 26, 2025

**Request:** Special Use Permit to allow a Retail Marijuana Dispensary in a Commercial District

**Applicant:** Preet Chohan of Dream Bridge LLC

**Proposed Use:** Marijuana Dispensary, Retail

**Property Owner:** Stateway Plaza Shopping Center

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**Submitted:**

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Application Form: Yes

8 ½" x 11" Copy of Tax Map: Yes

Cover Letter: Yes

County Planning Board Review Required: Yes

A Sketch of the Site to Scale: No

SEQRA: Unlisted Action

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**Overview:** The applicant proposes to open a Retail Marijuana Dispensary in one of the storefronts in the existing multi-tenant structure on the subject parcel, known as Stateway Plaza. The proposed storefront is the former Thrifty Shopper. Interior renovations will be needed to comply with New York State regulations enforced by the NYS Office of Cannabis Management. The Zoning Ordinance defines a Marijuana Dispensary, Retail use as follows:

*“A business that is registered to operate in the State of New York that engages in the Retail Sale of Cannabis Products.”*

Section 310-18 of the Zoning Ordinance, which contains the use table for all districts, requires a Special Use Permit for a Retail Marijuana Dispensary in a Commercial District.

**Site Plan Approval:** This proposal will not require Site Plan Approval. Section 310-104 of the Zoning Ordinance identifies the following as exempt from Site Plan Review:

- “A. Where the space proposed for occupancy is within an existing building or structure that will not undergo exterior alterations unless the new use is going to require additional parking.”*

The proposed renovations to the structure meet the criteria for the exemption listed above.

**Special Use Permit Standards:** Article XI of the Zoning Ordinance empowers the Planning Commission to issue Special Use Permits after holding a Public Hearing and reviewing the application against the Special Use Permit Review Criteria.

Section 310-116 of the Zoning Ordinance contains the Special Use Permit Review Criteria that the Planning Commission is tasked with considering. Below is a list of all nine criteria and Staff’s conclusions for each criterion. The following represent Staff’s professional comments only and do not necessarily represent the final position of the Planning Commission, which must reach its own determinations.

- A. The proposed use will be consistent with the purposes of this Chapter and the requirements of the zoning district in which it is located.*

The stated purpose of the Commercial District, per the Zoning Ordinance is as follows:

*“This district facilitates the highest intensity of commercial uses that serve the entire region beyond adjacent neighborhoods. Development character typically is larger lots with franchise architecture, on-site parking and signage. While the desire is to maintain this land use, a higher standard of design to create a uniform/uncluttered look is desired. While the Commercial Corridor is by nature auto-oriented, design standards should still integrate sidewalks, bike lanes, and transit stops into the streetscape.”*

The proposed use is consistent with this purpose, as the existing property is a shopping plaza. The proposed business would occupy an existing storefront within the primary building. The built environment would remain unchanged.

- B. The proposed use’s compatibility and consistency with the goals and recommendations of the City of Watertown Comprehensive Plan, Complete Streets Ordinance and other approved City plans and programs.*

The subject property is in the Interstate Commercial future land use character area. The City’s adopted Comprehensive Plan defines this future land use character area as follows:

*“The land area located just east and along Interstate 81 contains large lots with most of Watertown’s big box retailers, hotels, and chain restaurants that are typically found along Interstates. As a key stop along I-81, the desire is to continue these types of uses to cater to the regional population, travelers, and the local population. As this area continues to be built-out, pedestrian and bicycle infrastructure should be integrated as both an amenity to the traveler staying in Watertown and to connect to the adjacent high-density residential apartment buildings. While franchise architecture will be allowed, site design and sign standards will combine to create an orderly pattern.”*

The proposed use is compatible with other commercial uses and will not create a nuisance to the adjacent businesses or affect the properties surrounding it. The exterior architecture and built environment will not change. This proposal is in harmony with the Comprehensive Plan.

*C. The impact on the nature and character of the surrounding neighborhood, natural environment, historic district, or corridor in which it is located.*

The proposed use will have a minimal impact on the surrounding corridor. There are numerous nearby retail stores and other commercial businesses within the plaza. The existing shopping plaza is not in a historic district and the only nearby environmental features are stormwater retention ponds.

*D. The overall impact on the site and its surroundings, considering environmental, social, and economic impacts of traffic, noise, dust, odors, release of harmful substances, solid waste disposal, glare, or any other nuisances.*

The proposed use would have minimal impact on the surrounding environment and will not create any negative impacts per the items listed above. Staff recommends that the Planning Commission request details on how the applicant will meet New York State security standards.

*E. Restrictions and/or conditions on design of structures or operation of the use (including hours of operation) necessary either to ensure compatibility with the surrounding uses or to protect the natural resources of the City.*

While the applicant has not proposed any hours of operation, a Retail Marijuana Dispensary can be open in the City of Watertown from 8:00 am to 9:00 pm. The allowed hours are during normal business hours of other nearby commercial uses, such as the following examples:

1. B-Hat’s Curry House: 11:00 a.m. – 9:00 p.m. Thursday, Friday, Saturday.  
12:00 p.m. – 8:00 p.m. Sunday.  
11:00 a.m. – 8 p.m. Tuesday and Wednesday.  
Closed Mondays.
2. Dollar General: 8:00 a.m. – 8:00 p.m. Daily.

Adjacent uses on the surrounding parcels consist of vacant land, a Department of Transportation retention pond and other commercial uses.

To the east, directly behind the subject storefront, the subject parcel abuts the Hampton Inn and the Travelodge By Wyndham, both hotel properties that are in the same Commercial Zoning District as the subject property.

Farther north, the subject parcel also abuts the site of the DePaul Pine Camp Apartments, a 120-unit apartment building that is currently under construction. Which is approximately 500 feet from the proposed Retail Marijuana Dispensary use. The DePaul parcel is also Commercially zoned.

This review did not identify any significant detrimental effects to any of the surrounding properties.

*F. The adequacy and accessibility of essential public facilities and services, such as streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools.*

The existing amount of parking spaces is adequate for the proposed Retail Marijuana Dispensary use. As the primary building on the parcel is considered a Shopping Center, there are a large amount of parking spaces shared by all businesses in the parcel. A sidewalk leads to the parcel and a sidewalk exists along the primary building and continues to a crosswalk near the traffic circle at Gaffney Drive.

*G. The proposed use's impact on traffic congestion, impairment of pedestrian safety, or capacity challenges to Level of Service on existing streets, considering their current width, surfacing, and condition, and any improvements proposed to be made to them by the applicant.*

A new retail business occupying a previously vacant storefront will increase trip generation. However, it is exceedingly unlikely to have an adverse effect on the vehicular Level of Service on Western Boulevard.

*H. The impact on adjacent historic resources as formally recognized by the New York State and Federal Registers of Historic Places.*

The subject property is not adjacent to any formally recognized historic resources. The nearest historic resource is Taylor Flats, which is over 5,000 feet away at 550 Coffeen Street.

*I. In reviewing the adequacy of the Supplemental or General Regulations as they may relate, the Planning Commission may impose more restrictive conditions.*

This standard allows the Planning Commission to impose more restrictive conditions after review of this application. Any comments or additional conditions should be stated at the Planning Commission meeting.

**Parking and Vehicular Circulation:** The applicant is not proposing any additional parking or change to vehicle circulation. All customers and some employees will access the parcel using the entrance facing Western Boulevard and there is an additional entrance that can be used by employees and/or contractors at the rear facing the delivery drive aisle behind the building.

**Landscaping and Buffers:** Since the proposal does not require Site Plan Approval, it would be impractical to require the applicant to bring the site into full compliance with landscaping and buffer requirements of the Zoning Ordinance. The only proposed exterior renovation on the building is adding a new sign.

The site currently contains an 11' +/- wide buffer zone along the east property line, and a large greenspace and courtyard area to the south of the proposed storefront..

**SEQRA:** The project is considered an Unlisted Action under the State Environmental Quality Review Act (SEQRA). The applicant has completed Part 1 of the Short Environmental Assessment Form. The Planning Commission will be required to complete Part 2 prior to making a decision on the requested Special Use Permit.

**Other:** If the Special Use Permit is granted by the Planning Commission, the applicant must obtain the following permits, at a minimum, from the Bureau of Code Enforcement: a Building Permit for any interior renovations or alterations and a Sign Permit for the replacement of the existing sign.

The applicant must also obtain a license from the Office of Cannabis Management in order to operate the marijuana dispensary.

The granting of this Special Use Permit does not give either of the proposed businesses priority in regards to the New York State's Office of Cannabis Management.

**Summary:** The following should be discussed by the Planning Commission and possibly included as contingencies in the motion for approval of the Special Use Permit:

1. The applicant should provide details on how security will be implemented on site.
2. The applicant shall obtain a Building Permit and a prior to any construction from the Bureau of Code Enforcement.

**Planning Commission Action:** As noted above, the Planning Commission is required to hold a public hearing on the proposed Special Use Permit application within 62 days of Planning Staff deeming it complete. Planning Staff has deemed the application complete and has scheduled, a public hearing for Tuesday, December 2, 2025, at 5:20 p.m. during the Planning Commission meeting to hear public comment on the proposed Special Use Permit.

cc: Planning Commission Members  
Dana Aikins, Code Enforcement Supervisor  
Preet Chohan, Dream Bridge LLC, 4465 E Genesee St, DeWitt, NY, 13214, Unit 162



**Above:** A satellite view of the subject parcels highlighted in blue and their surroundings.



**Site Photos:**



**Above:** Picture of the proposed store front from the front, from the west looking east.



**Above:** Picture of the proposed storefront from the rear, from the east looking west.



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Dream Bridge LLC

DBA: Green Leaf Cannabis Company

4465 E Genesee St, Unit 162

De Witt, NY 13214

Email: [info@dreambridgellc.com](mailto:info@dreambridgellc.com)

Phone: (315) 663-4189

November 6, 2025

To Whom It May Concern,

On behalf of Dream Bridge LLC, I am proud to present our vision for Green Leaf Cannabis Company, a locally owned and operated retail cannabis store that will be located at Stateway Plaza, 1222 Arsenal St, Watertown, NY 13601. Our mission is to create a safe, professional, and community-oriented environment where adults can responsibly access cannabis while contributing to the economic growth and positive development of the area.

Green Leaf Cannabis Company will operate with a strong emphasis on compliance, safety, and education, offering only state-regulated and lab-tested products to ensure the highest standards of quality and transparency. Our goal is to provide customers with a trustworthy, affordable, and welcoming retail experience while promoting responsible participation in New York's regulated cannabis market.

Beyond retail operations, our presence at Stateway Plaza will help revitalize and attract new attention to the surrounding area, increasing local foot traffic and supporting neighboring businesses. We are committed to hiring locally, building relationships with community partners, and maintaining a modern, inviting storefront that reflects professionalism, integrity, and respect for the community we serve.

At its core, Green Leaf Cannabis Company represents a bridge between the community and the growing cannabis industry—a safe and accessible space that promotes education, inclusion, and economic opportunity. Our team is dedicated to operating in full alignment with New York State regulations while setting a positive example of what a responsible and community-minded cannabis business can be.

Community Benefit Summary:

- **Job Creation:** We plan to hire from within the local community, offering fair wages, training, and opportunities for long-term career growth.
- **Economic Impact:** By locating in Stateway Plaza, we will increase local foot traffic, support nearby businesses, and contribute to the city's tax base.
- **Public Safety & Compliance:** Our store will strictly adhere to all state regulations, sell only state-tested products, and maintain a secure environment with advanced safety protocols.
- **Community Engagement:** We aim to partner with local organizations and participate in community improvement efforts to ensure our presence benefits Watertown as a whole.
- **Education & Accessibility:** We will provide customers with resources and guidance to encourage safe, informed, and responsible cannabis use.

Thank you for your time and consideration. We look forward to working with the City of Watertown to ensure that Green Leaf Cannabis Company becomes a proud and beneficial addition to the community.

Respectfully,

Gurpreet Chohan

Owner | Dream Bridge LLC

DBA: Green Leaf Cannabis Company

info@dreambridgellc.com | (315) 663-4189

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**City of Watertown**  
**SPECIAL USE PERMIT APPLICATION FORM**

*City of Watertown, Planning and Community Development Dept.*  
*245 Washington Street, Room 305, Watertown, NY 13601*  
*Phone: 315-785-7741 Email: [planning@watertown-ny.gov](mailto:planning@watertown-ny.gov)*

Received:

**PROPERTY INFORMATION:**

PROPERTY ADDRESS: 1222 Arsenal St, Watertown, NY 13601

TAX PARCEL NUMBER: 8-53-121.000

PROPOSED USE (describe fully; attach additional sheets if necessary): Adult use Cannabis dispensary

**APPLICANT INFORMATION:**

APPLICANT NAME: Dream Bridge LLC

APPLICANT MAILING ADDRESS: 4465 E Genesee St, De Witt, NY 13214, Unit 162

PHONE NUMBER: 3156634189

E-MAIL: Info@dreambridgellc.com , dreambridge315@gmail.com

**PROPERTY OWNER INFORMATION (if different from applicant):**

PROPERTY OWNER NAME: StateWay Plaza Shopping Center

PROPERTY OWNER MAILING ADDRESS (if different from subject parcel): 550 De Maisonneuve West

#920 Montreal, QC, Canada H3G1N2

PHONE NUMBER: 3156716330

E-MAIL: mike@granitrgrouplic.com

**CHECKLIST (please include all of the following in addition to this application form):**

- ☐ Cover Letter\*
- ☐ Site Drawing\*
- ☐ \$125 application fee \*

- ☐ Tax Map with subject parcel highlighted\*
- ☐ State Environmental Quality Review (SEQR) form\*
- ☐ Electronic Copy of Entire Submission (PDF Preferred)

\*See appendices for further information

**Applicant Signature:** \_\_\_\_\_

**Date:** 11/06/2025

**Property Owner Signature (if different)** \_\_\_\_\_

**Date:** 11/6/2025

7/31/2020

## **Appendix A: Checklist Instructions**

- Cover Letter:** The applicant must submit a detailed cover letter describing what the applicant seeks to establish with the proposed Special Use Permit (e.g. the intended future use of the property). Include details such as proposed site alterations, hours of operation, compatibility with the surrounding neighborhood, etc. The applicant should refer to Section 310-52.3 of the Zoning Ordinance, which contains all Special Use Permit standards, and is accessible at the following website: <https://www.ecode360.com/10498983>.
- Tax Map:** A copy of the City Tax Map, with the subject parcel highlighted. Tax maps are accessible using the following website: <https://www.watertown-ny.gov/imo/search.aspx>. Upon entering the required information, the search engine will direct the user to the Parcel Data page for their property. A link to the appropriate tax map will appear on the right hand side of the Parcel Data page.
- Drawing:** The sketch/site drawing must accurately depict what the applicant seeks to establish and include any information necessary to help the Planning Board comprehend the request. Examples of features to show on the drawing include:
- Site Plan showing existing and proposed building locations, including all property line setbacks
  - Vehicular and pedestrian circulation, parking and loading spaces
  - Landscaping plans, including site grading (if applicable).
- To assist with the drawing, applicants may wish to use the City's public GIS mapping tool, available at: <https://www.watertown-ny.gov/index.asp?NID=168>. However, measurements obtained using the GIS tool are NOT an acceptable substitute for actual measurements taken on site.
- SEQR:** The applicant must submit a completed SEQR Short Environmental Assessment Form (EAF). The New York State Department of Environmental Conservation (DEC) offers an online mapping tool that assists in completing the SEQR form. It is available at the following website: <https://giservices.dec.ny.gov/eafmapper/>.
- Property Notice/ Affidavit:** The applicant must post a sign on the premises of the proposed permit for at least two (2) weeks prior to the Public Hearing that the City Council will hold on the matter. The applicant must submit an affidavit to the City Council affirming that they have fulfilled this requirement. Planning Staff will provide the applicant with the required sign and affidavit, and will identify the timeline and all relevant dates at the time of distribution.
- Required Sets:** The items in the checklist (other than the application fee) collectively make up a "set." The applicant is responsible for submitting 10 complete collated "sets" to the City Planning Department. If the application requires Jefferson County Planning Board review, then the applicant must submit 11 "sets." Planning Staff will inform the applicant if this is necessary.
- Submittal Instructions:** Submit all required materials to:
- Michael A. Lumbis, Planning and Community Development Director  
City of Watertown  
245 Washington Street  
Watertown, NY 13601
- Meeting Information:** The Planning Board normally meets at 6:00 p.m. on the first Tuesday of every month in Council Chambers at City Hall, 245 Washington Street. The application deadline is 14 days prior to the scheduled meeting date. Planning Board action does not represent final approval, as the Planning Board only votes to make a recommendation to City Council, which holds the sole authority to grant a Special Use Permit. Special Use Permit Requests carry a legal requirement for the City Council to hold a Public Hearing prior to voting on the Ordinance. The Special Use Permit application process will typically take six-to-eight weeks.

Occasionally, due to holidays or other reasons, meetings may occur on other dates and/or times. The City will announce any changes to meeting dates in advance on its website at [www.watertown-ny.gov](http://www.watertown-ny.gov).

**Additional Information regarding Special Use Permits:** Upon applying for a Special Use Permit, please note the following:

- A Special Use Permit is a special authorization by City Council to allow a particular land use in a Zoning District that specifically requires additional oversight of said land use. The Zoning Ordinance identifies acceptable special uses under the district descriptions for each Zoning District. The Special Use Permit process ensures that the proposed use will not adversely affect the neighborhood.
- The City Council may impose reasonable conditions and restrictions that directly relate to the proposed special use. The applicant is responsible meeting all such conditions prior to any City official issuing any permits, and continuing to meet any such conditions for the duration of the approved special use.
- A Special Use Permit shall expire one year from the date of City Council approval if the applicant has not begun using the subject property for the approved special use. A Special Use Permit shall also expire immediately upon cessation of the approved special use. Council may approve more stringent expiry conditions at their discretion.



# *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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			YES
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input 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,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input 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 type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input 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	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

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		
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 <input type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input type="checkbox"/>	YES <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO <input type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <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:	NO <input type="checkbox"/>	YES <input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: _____ Date: _____  Signature: _____ Title: _____		



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:	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
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.

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 Name of Lead Agency

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 Date

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 Print or Type Name of Responsible Officer in Lead Agency

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 Title of Responsible Officer

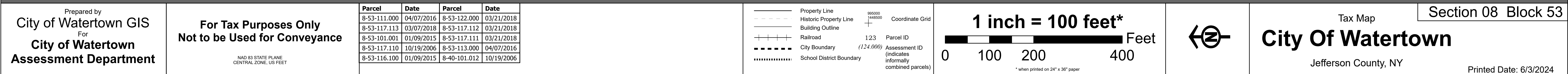
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 Signature of Responsible Officer in Lead Agency

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 Signature of Preparer (if different from Responsible Officer)







# City of Watertown Zoning Compliance Certificate APPLICATION FORM

City of Watertown, Planning and Community Development Dept.  
245 Washington Street, Room 305, Watertown, NY 13601  
Phone: 315-785-7741 Email: [planning@watertown-ny.gov](mailto:planning@watertown-ny.gov)

Application #: 2025-095

Received: PLANNING AND COMMUNITY  
DEVELOPMENT DEPARTMENT

NOV 04 2025

RECEIVED  
CITY OF WATERTOWN, NY

**Please Note:** Staff will make every effort to process this application in a timely manner. However, some applications may require significant site related and zoning ordinance research. Please allow up to seven (7) business days for review and processing.

**PROPERTY INFORMATION** (for lookup assistance, visit: <https://www.watertown-ny.gov/imo/search.aspx>):

PROPERTY ADDRESS: 1222 Arsenal St, Watertown, NY 13601

TAX PARCEL NUMBER: 8-53-121.000 ZONING DISTRICT: Commercial

**APPLICANT INFORMATION:**

APPLICANT NAME: Dream Bridge LLC

APPLICANT MAILING ADDRESS: 4465 E Genesee St, De Witt, NY 13214, Unit 162

PHONE NUMBER: 315-663-4189 E-MAIL: [info@dreambridgellc.com](mailto:info@dreambridgellc.com)

**PROPERTY OWNER INFORMATION** (if different from applicant):

PROPERTY OWNER NAME: StateWay Plaza Shopping Center

PROPERTY OWNER MAILING ADDRESS (if different from subject parcel): 1550 De Maisonneuve West  
#920 Montreal, QC, Canada H3G1N2

PHONE NUMBER: (315) 671-6330 E-MAIL: [mike@granitrgrupllc.com](mailto:mike@granitrgrupllc.com)

**PROPOSED USE INFORMATION:**

Please check the box that most accurately describes the proposal:

- |                                       |   |                                      |
|---------------------------------------|---|--------------------------------------|
| <input type="checkbox"/> New Building | <input type="checkbox"/> Addition                       | <input type="checkbox"/> Alteration  |
| <input type="checkbox"/> Parking Lot  | <input checked="" type="checkbox"/> New Use or Occupant | <input type="checkbox"/> Other _____ |

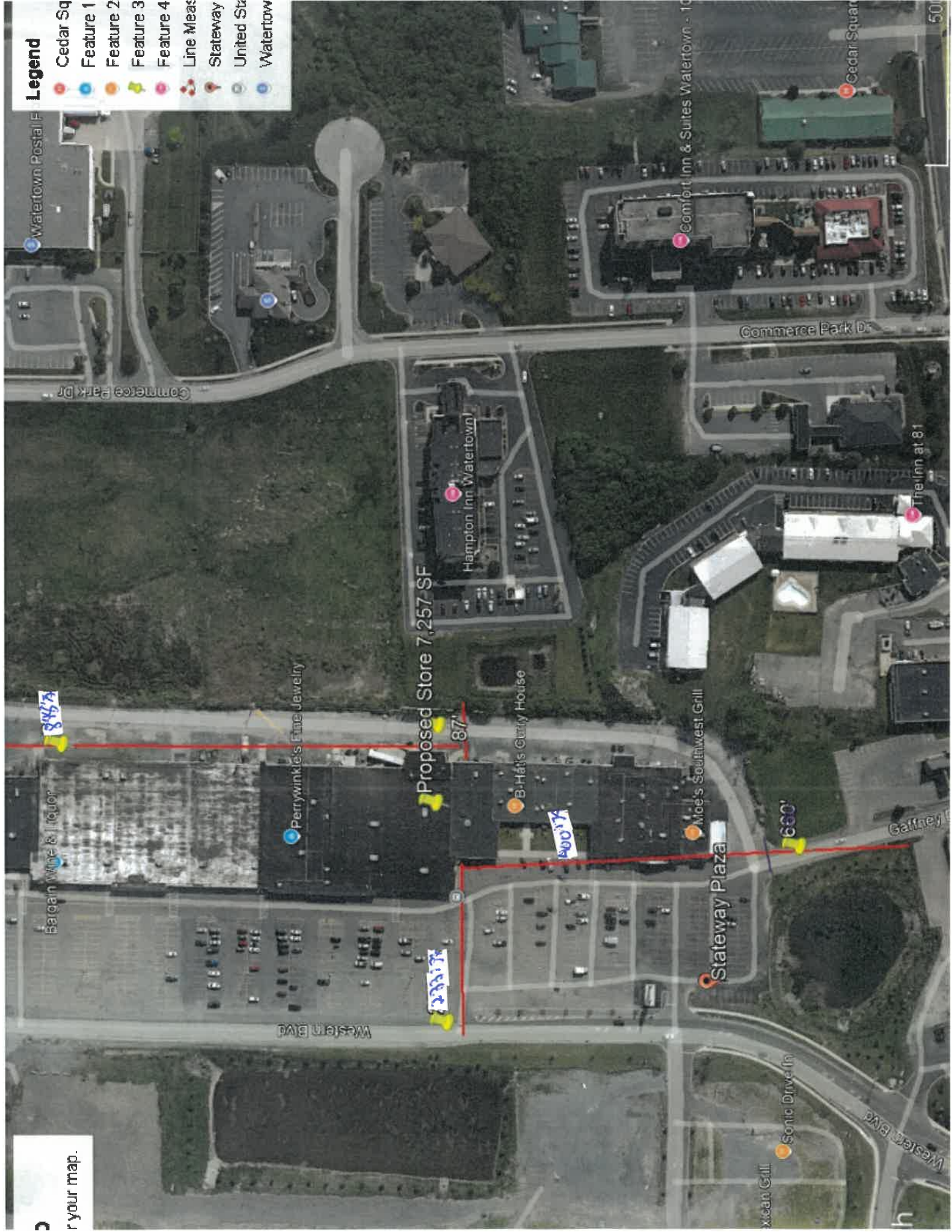
**Proposed Use (describe fully):**

The space within the plaza will be used as a state-licensed Adult-Use Cannabis Dispensary, fully compliant with all New York State regulations  
featuring secure access, and professional design to ensure safety and community compatibility.

60' x 121'

FT. X FT. = TOTAL (SQ. FT.) 7,257  
100' REAR: 514' LEFT: 211' RIGHT: 87'







# City of Watertown Zoning Compliance Certificate

City of Watertown, Planning and Community Development Dept.  
245 Washington Street, Room 305, Watertown, NY 13601  
Phone: 315-785-7740 Email: [planning@watertown-ny.gov](mailto:planning@watertown-ny.gov)

Accela Application #:

Received:

## For Planning and Community Development Department Use Only:

PROPERTY ADDRESS: 1222 Arsenal Street

TAX PARCEL NUMBER: 8-53-121.000

ZONING DISTRICT: Commercial

PROPOSED USE: Marijuana Dispensary, Retail

In accordance with the Zoning Ordinance of the City of Watertown, New York, the proposed use is:

☒ CONFORMING      ☐ NONCONFORMING

**Please Note:** If this review determines the proposal to be nonconforming, the applicant has the right to seek a Variance from the Zoning Board of Appeals (ZBA) granting relief from the Zoning Ordinance. The ZBA is an independent board and all Variance applications carry a burden of proof on the part of the applicant. Submitting an application does not guarantee that the ZBA will grant a Variance.

This certificate alone does not constitute permission to undertake construction, nor does it take the place of any and all other potential required permits. The proposed action would require, minimally, approval for each of the following:

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> None             | <input checked="" type="checkbox"/> Building Permit   | <input type="checkbox"/> Demolition Permit             |
| <input type="checkbox"/> Use Variance     | <input type="checkbox"/> Area Variance                | <input checked="" type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Waiver of Site Plan Approval | <input checked="" type="checkbox"/> Other              |

### Notes:

The proposed Marijuana Dispensary Retail use at 1222 Arsenal Street is permitted in a Commercial District through a Special Use Permit. Prior to any construction the applicant will also need to obtain a Building Permit from the City Code Enforcement Bureau. Additionally, the applicant will need to obtain a license from New York State's Office of Cannabis Management.

Application / Permit #: 2025-095

Reviewed by: Joseph Albinus

Signature: [Signature]

Approved/Denied by: [Signature]

Date: 11/5/2025



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

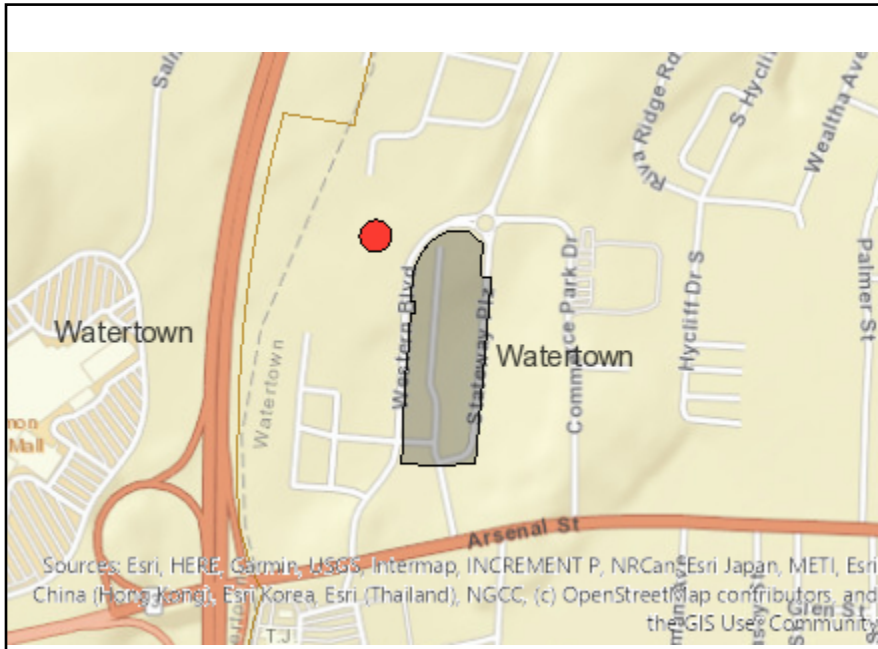
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 – Project and Sponsor Information</b>			
<i>Dream Bridge LLC, DBA Green Leaf Cannabis Company</i>			
Name of Action or Project: <i>Dream Bridge LLC, DBA Green Leaf Cannabis Company</i>			
Project Location (describe, and attach a location map): <i>1222 Arsenal St, Watertown, NY 13601</i>			
Brief Description of Proposed Action:  <i>Cannabis Dispensary, Fully Licensed NYS Adult use retail location, storefront</i>			
Name of Applicant or Sponsor:  <i>Dream Bridge LLC, DBA Green Leaf Cannabis Company</i>		Telephone: <i>315-663-4189</i>	
		E-Mail: <i>info@dreambridgellc.com</i>	
Address: <i>4465 E Genesee ST, unit 162</i>			
City/PO: <i>Dewitt</i>		State: <i>NY</i>	Zip Code: <i>13214</i>
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u>		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 type="checkbox"/>
2. <u>Does the proposed action require a permit, approval or funding from any other government Agency?</u>		NO	YES
If Yes, list agency(s) name and permit or approval: <i>Office of Cannabis Management &amp; Jefferson County Planning Board</i>		<input type="checkbox"/>	<input type="checkbox"/>
3. a. <u>Total acreage of the site of the proposed action?</u>		_____ acres	
b. <u>Total acreage to be physically disturbed?</u>		<i>7200 sqft</i> acres	
c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u>		_____ acres	
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u>			
<div style="display: flex; justify-content: space-between;"> <span>5. Urban</span> <span>Rural (non-agriculture)</span> <span>Industrial</span> <span>Commercial</span> <span>Residential (suburban)</span> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <span><input type="checkbox"/> Forest</span> <span>Agriculture</span> <span>Aquatic</span> <span>Other(Specify):</span> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <span><input type="checkbox"/> Parkland</span> </div>			

5. Is the proposed action,	NO	YES	N/A
a. <u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. <u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u>	NO	YES	
If Yes, identify: _____	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u>	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
10. <u>Will the proposed action connect to an existing public/private water supply?</u>	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
11. <u>Will the proposed action connect to existing wastewater utilities?</u>	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. <u>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?</u>	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. <u>Identify the typical habitat types that occur on, or are likely to be found on the project site</u> Check all that apply:		
<div style="display: flex; justify-content: space-between;"> <span><input type="checkbox"/> Shoreline</span> <span><input type="checkbox"/> Forest</span> <span>Agricultural/grasslands</span> <span>Early mid-successional</span> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <span>Wetland</span> <span><input type="checkbox"/> Urban</span> <span>Suburban</span> </div>		
15. <u>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?</u>	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. <u>Is the project site located in the 100-year flood plan?</u>	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. <u>Will the proposed action create storm water discharge, either from point or non-point sources?</u> If Yes,	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. <u>Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?</u> If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
19. <u>Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</u> If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
20. <u>Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</u> If Yes, describe: _____ <i>The property has not been the subject of remediation for hazardous waste but the NYS DEC environmental site database includes parcels in the general vicinity that have been the subject of remediation for hazardous waste. which is why this box is checked</i>	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>Dream Bridge LLC DBA Green Leaf Cannabis Company</u> Date: <u>11/07/2025</u>  <div style="display: flex; justify-content: space-between;"> <span><u>Signature</u> </span> <span>Title: <u>Owner</u></span> </div>		



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat, Northern Long-eared Bat
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]	Yes

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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		



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.

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Name of Lead Agency

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Date

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Print or Type Name of Responsible Officer in Lead Agency

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Title of Responsible Officer

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Signature of Responsible Officer in Lead Agency

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Signature of Preparer (if different from Responsible Officer)