



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 13

DATE: November 26, 2025

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

Applicant: Laura Chesser of Chessworth Farms

Proposed Use: Marijuana Dispensary, Retail

Property Owner: Stateway Plaza Shopping Center

Submitted:

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

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 Rickys Exotic Snacks. 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
Laura Chesser, Chessworth Farms, P.O. Box 271, Watertown, NY, 13601



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.

November 11, 2025

Michael Lumbis
Planning and Community Development Director
City of Watertown
245 Washington St., Rm 305
Watertown, NY 13601

RE: Special Use Permit Application – Chessworth Farms, LLC

Dear Mr. Lumbis,

On behalf of Chessworth Farms, LLC, I am pleased to submit this Special Use Permit Application for consideration to establish a licensed adult-use cannabis dispensary and wellness retail center at 1222 Arsenal Street, Watertown, NY 13601. This proposal is fully consistent with New York State's Office of Cannabis Management (OCM) regulations and the municipality's zoning provisions governing cannabis retail use.

Project Overview

Chessworth Farms, LLC is a woman-veteran owned business, operating out of Jefferson County since 2018. The owner has resided in the Watertown area for the past 17 years.

Chessworth Farms, LLC seeks to create a refined, wellness-oriented retail dispensary that integrates cannabis education, community health, and responsible adult use. Our vision is to provide a safe, professional, and inviting environment that contributes to local economic development while promoting well-being and social responsibility.

Proposed Site and Alterations

The proposed site is an existing 2,400 square foot retail space located at 1222 Arsenal Street. Planned site improvements include:

- **Exterior renovations** designed to complement the architectural character of the area, incorporating natural finishes, subtle color palettes.
- **Updated signage** consistent with local zoning requirements, maintaining tasteful, low-impact aesthetics.
- **Energy-efficient lighting upgrades** to improve safety while reducing glare and preserving neighborhood ambiance.
- **Security system enhancements** in accordance with OCM standards, including discreet surveillance, access control, and secure storage.

Hours of Operation

Proposed operating hours are **Monday through Saturday, 10:00 a.m. to 8:00 p.m., and Sunday, 11:00 a.m. to 6:00 p.m.** These hours are designed to align with surrounding commercial activity and minimize disruption to residential neighbors.

Neighborhood Compatibility

The proposed dispensary location is situated within a commercially zoned district and surrounded by compatible retail and service-oriented businesses. The proposed design, operations, and site improvements will ensure the dispensary remains discreet, safe, and harmonious with the surrounding environment. Key commitments include:

- **Community engagement and education** on responsible cannabis use and wellness.
- **Local hiring initiatives**, prioritizing workforce development and equitable employment.
- **Property beautification** to enhance curb appeal and contribute to the area's revitalization.

Public Safety and Community Partnership

Chessworth Farms, LLC is fully committed to maintaining the highest standards of public safety, regulatory compliance, and community partnership in accordance with New York State Office of Cannabis Management (OCM) requirements and City of Watertown expectations. Our facility will implement a comprehensive security plan that includes continuous video surveillance covering all points of entry, exits, and interior areas where cannabis or currency is handled; alarm systems monitored by a licensed central station; restricted access to secure storage areas; and appropriate lighting and landscaping to ensure clear visibility and deter loitering or concealment. All cannabis products will be stored in locked safes or vaults inaccessible to the public, and all security systems will include backup power to maintain operation during outages.

In addition to adhering to these OCM-mandated measures, we will maintain open communication with the City of Watertown Police Department, Fire Department, and local officials to ensure alignment on safety protocols and rapid response procedures. We view ourselves as a long-term partner in the community and are dedicated to operating transparently, responsibly, and in a way that enhances the safety, trust, and well-being of our neighbors and the broader Watertown community.

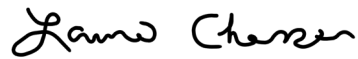
Commitment to Compliance and Community

We are fully committed to meeting all New York State OCM regulatory requirements and the City of Watertown's zoning standards. We emphasize transparency, accountability, and collaboration with local officials to ensure continued compliance. We are dedicated to being a responsible, trusted business partner that enhances the community's wellbeing and contributes to its long-term growth.

We respectfully request the Zoning Board's favorable consideration of this application. We welcome the opportunity to discuss our proposal in more detail at the next available meeting and to answer any questions the Board may have.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Laura Chessner". The signature is written in a cursive, flowing style.

Laura Chessner
Owner
Chessworth Farms, LLC

PLN-SP-USE2025-00055

Chessworth Farms Adult-Use C...
To establish a licensed adult-us...

STATUS

>

Submitted
11/12/2025

LOCATION

>

1222 Arsenal St
Watertown, NY 13601

CONTACT

>

Laura Chesser

WORKFLOW

>

18 total Task

●

 0 completed

○

 1 active

PLN-SP-USE2025-00055 - Chessworth Farms Adult-Use Cannabis Dispensary

Menu Help

File Date: 11/12/2025

Application Status: Submitted

Application Type: Special Use Permit

Application Detail: Detail

Description of Work: To establish a licensed adult-use cannabis dispensary and wellness retail center at 1222 Arsenal Street, Watertown, NY 13601. This proposal is fully consistent with New York State's Office of Cannabis Management (OCM) regulations and the municipality's zoning provisions governing cannabis retail use. We seek to create a refined, wellness-oriented retail dispensary that integrates cannabis education, community health, and responsible adult use. Our vision is to provide a safe, professional, and inviting environment that contributes to local economic development while promoting well-being and social responsibility.

Application Name: Chessworth Farms Adult-Use Cannabis Dispensary

Address: 1222 Arsenal St, Watertown, NY 13601

Owner Name: Stateway Plaza Shopping Center

Owner Address: 1550 DeMaisonneuve West Ste 920, Montreal Quebec H3G1N2

Parcel No: 8-53-121.000

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Laura Chesser	Chessworth Farms	Applicant	Business, P.O. Box 271...	Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #
Job Value:	\$0.00	Total Fee Assessed:	\$125.00	Total Fee Invoiced:	\$125.00
Balance:	\$0.00	Custom Fields: PRE APPLICATION			

Was a Sketch Plan Conference held for this case?: Yes

Sketch Plan Conference Number: -

GENERAL INFORMATION

Existing Use
Retail, General and Service
Total Disturbed Area
0.167
Include Tree Removal

Proposed Use
Adult Use
Total Building Square Footage
2400

Type of Development
Commercial
Include Demolition

PROJECT INFORMATION

Number of Lots - Existing
1
Building Floor Area - Proposed
7257
Impervious Surface - Existing
0

Number of Lots - Proposed
1
Number of Parking Spaces - Existing
28
Impervious Surface - Proposed
0

Building Floor Area - Existing
7257
Number of Parking Spaces - Proposed
28

LOCATION INFORMATION

Zoning District
Commercial
Historic Status Description
-
Roads
Public

Adjacent Land Use
Commercial
Water Provider
Public
Existing Site Conditions Description
Existing 7,257 square foot retail space with 60' of frontage road. Building dimensions of 50' x 121'. 1 story building.

Historic Status
No
Sewer Provider
Public

KEY DATES

Approved Date
-
Extension Date
-

Appeal Period End Date
-

Expiration Date
-

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Intake				
	Review Distribution				
	Building Review				
	Engineering Utilities ...				
	Planning Review				
	Fire Review				
	Arborist Review				
	Complete Streets Review				
	County Review				
	Review Consolidation				
	Staff Report				
	Supervisor Review				
	Distribute PC Agenda P...				
	PC Meeting				
	Public Notice				
	Public Hearing				
	Final Notification				
	Case Complete				

Conditions of Approval:	Group	Type	Condition Name	Short Comments	Status	Status Date	Severity
Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	Show all						

Application Comments:	View ID	Comment	Date
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Initiated by Product: ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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Required Inspections:

PROPERTY MANAGEMENT AGREEMENT

This **PROPERTY MANAGEMENT AGREEMENT** (the "Agreement") is made and effective as of this 1st day of January 2022 by and between **GRANITE REAL ESTATE GROUP, LLC**, a New York Limited Liability Corporation with an office at 6333 State Route 298, Suite 101, East Syracuse, New York 13057 ("Agent") and **STATEWAY PLAZA SHOPPING CENTER**, a Limited Partnership with an office New York, ("Owner"). All above named entities are severally referred to "Parties" and individually as a "Party."

RECITALS

- A. Owner is the owner of the commercial office buildings commonly known as Stateway Plaza, located at 1222 Arsenal St, Watertown, New York, 13601 hereafter referred to as the "Property"
- B. Owner desires to employ Agent as Owner's exclusive agent in leasing, operating, and managing the Property and Agent desires to accept such employment by Owner.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, and in consideration of the mutual covenants and promises set forth in this Agreement, Owner and Agent hereby agree as follows:

1. Appointment and Acceptance. Owner hereby appoints Agent as the exclusive agent for the management of the Property, and Agent accepts the appointment, subject to the terms and conditions set forth in this Agreement.
2. Collection of Rents and Other Receipts. Agent will use its best efforts to collect when due all rents, charges, and other amounts receivable on Owners' account in connection with the management and operation of the Property. Such receipts will be deposited in an account, separated from all other accounts and funds, with a bank whose deposits are insured by the Federal Deposit Insurance Corporation. Agent shall maintain operating accounts on behalf of the owner and render payments of debts, accounts payable and invoices. Agent shall render monthly reports to Owner showing all receipts and disbursements for the preceding calendar month. In addition, upon Owner's request, Agent shall provide to Owners such other periodic reports as may be required to satisfy the requirements of any loan or other agreement affecting the Property.
3. Enforcement of Leases. Agent will use its best efforts to secure full compliance by each tenant with the terms of his or her lease. Agent may lawfully terminate any tenancy when, in Agent's judgment, sufficient cause (including but not limited to nonpayment of rent) for such termination occurs under the terms of the tenant's lease. For this purpose, Agent is authorized to consult with legal counsel to be designated by Owner and to bring actions

provided; however, that Agent will keep Owner informed of such actions and will follow such instructions as Owner may prescribe.

4. Maintenance and Repair. Agent will maintain and repair the Property in accordance with state and local codes and in a condition at all times acceptable to Owner, including but not limited to cleaning, painting, decorating, plumbing, carpentry, grounds care, and such other maintenance and repair work as may be necessary, subject to any limitations imposed by Owner in addition to those contained herein.

Incident thereto, the following provisions will apply:

a. Special attention will be given to preventive maintenance, and to the greatest extent feasible, the services of regular maintenance employees will be used.

b. Subject to Owner's prior approval, Agent will contract with qualified independent contractors for the maintenance and repair of air-conditioning systems, elevators, sprinklers, alarm system, and for extraordinary repairs beyond the capability of regular maintenance employees. All independent contractors will carry and show proof of all appropriate and required insurance policies including but not limited to workman's compensation and liability. Liability policies will name Owner and Agent as named insureds.

c. Agent will systematically and promptly receive and investigate all service requests from tenants, take such action thereon as may be justified, and will keep records of the same. Serious complaints will be reported to Owner after investigation.

d. Agent is authorized to purchase all materials, equipment, tools, appliances, supplies and services necessary for proper maintenance and repair, subject to budget approved by managing partners.

5. Utilities and Services. Agent will make arrangements for water, electricity, sewage and trash disposal, vermin extermination, decoration, and telephone service. Subject to Owner's prior approval, Agent will make such contracts as may be necessary to secure such utilities and services.

6. Employees. Agent shall prescribe the number, qualifications, and duties of the personnel to be regularly employed in the management of the Property, including building engineers, maintenance personnel, bookkeeping, clerical, and other managerial employees. All such personnel will be employees of Agent and not Owner, and will be hired, paid, supervised, and discharged by Agent, subject to the following conditions:

a. The compensation, including fringe benefits, of the Superintendent and the maintenance employees will be as prescribed by Owner in its sole discretion provided that minimum wage standards would be met.

b. Owner will pay compensation, including fringe benefits, of the building engineers and maintenance employees, and for all local, state, and federal taxes and

IN WITNESS WHEREOF, the parties hereto have executed this Agreement effective the date first set forth above:

OWNER:

OWNER

By: Marta Mena
Name:
Title:

AGENT:

GRANITE REAL ESTATE GROUP, LLC.

By: [Signature]
Name: STEPHAN CICC
Title: MEMBER





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

Application #: 2025-094

Received: PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT

NOV 03 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.

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

APPLICANT INFORMATION:

APPLICANT NAME: Chessworth Farms (c/o Laura Chesser)

APPLICANT MAILING ADDRESS: P.O. Box 271, Watertown, NY 13601

PHONE NUMBER: 315-767-5908 E-MAIL: Laura@chessworthfarms.com

PROPERTY OWNER INFORMATION (if different from applicant):

PROPERTY OWNER NAME: Stakeway 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: Jackie@granitegroupllc.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 NYS regulations. The space will feature secure access and professional design to ensure safety and community compatibility.

PROPOSED DIMENSIONS (if built footprint will not change, list existing dimensions):

PARCEL FRONTAGE (FT.): 60' PARCEL AREA (SQ. FT.): 7,257 BUILDING DIMENSIONS: 50' FT. X 121' FT. = TOTAL (SQ. FT.) 7,257
NUMBER OF STORIES: 1 BUILDING HEIGHT (FT.): 15' SETBACKS (FT.) – FRONT: N/A REAR: N/A LEFT: N/A RIGHT: N/A

PARKING:

EXISTING NUMBER OF SPACES: 28 PROPOSED NUMBER OF SPACES: N/A

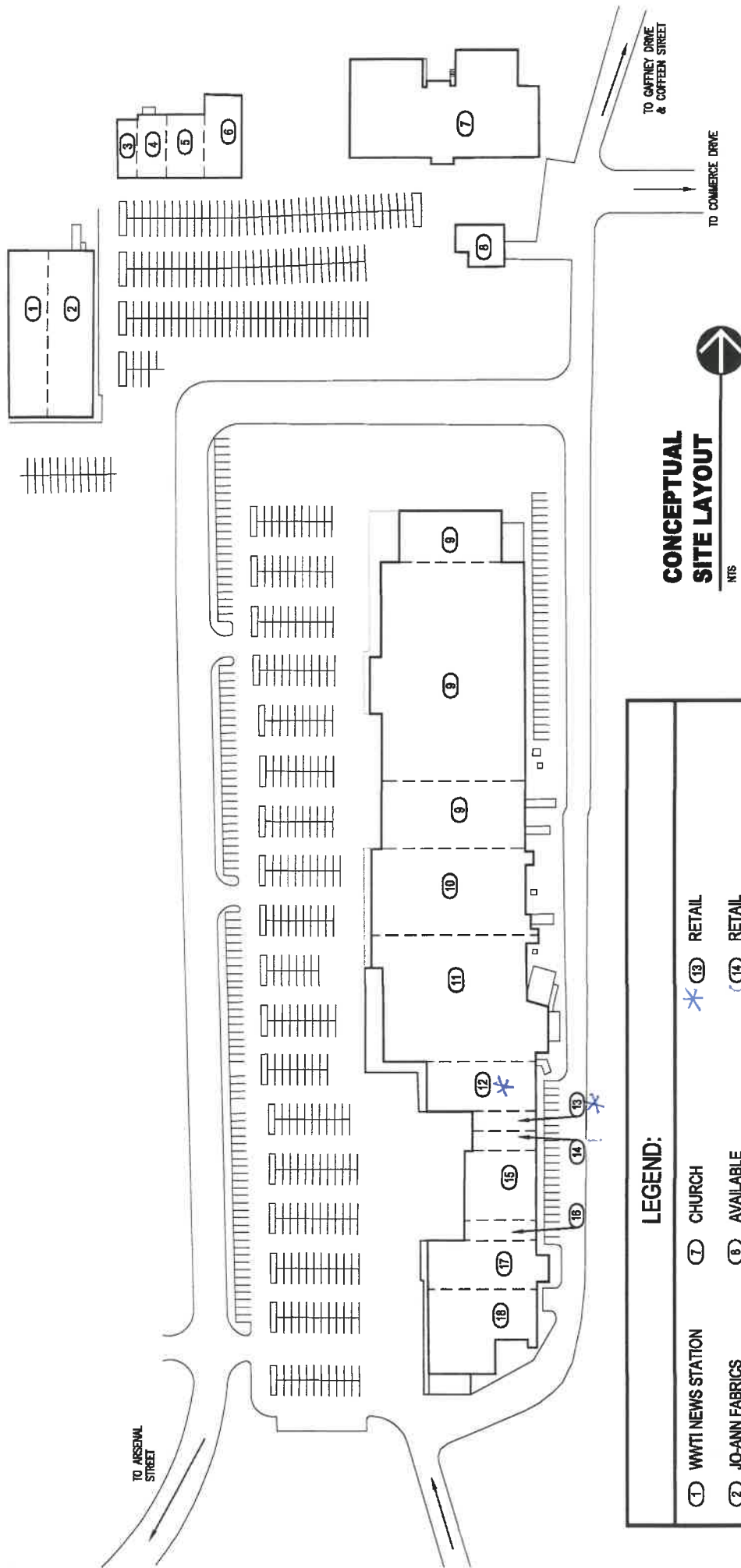
☒ Asphalt ☐ Concrete ☐ Gravel ☐ Other _____

SQ. FT OF NEW IMPERVIOUS SURFACE N/A

Application must include a proposed site diagram (to scale) that includes measurements (in feet) for all building edges and all setbacks. Surveys and site plans are acceptable as well. Please attach them to this form or use the space below to provide a plan view (aerial view) sketch that includes all measurements and dimensions. Please see attached example for guidance.

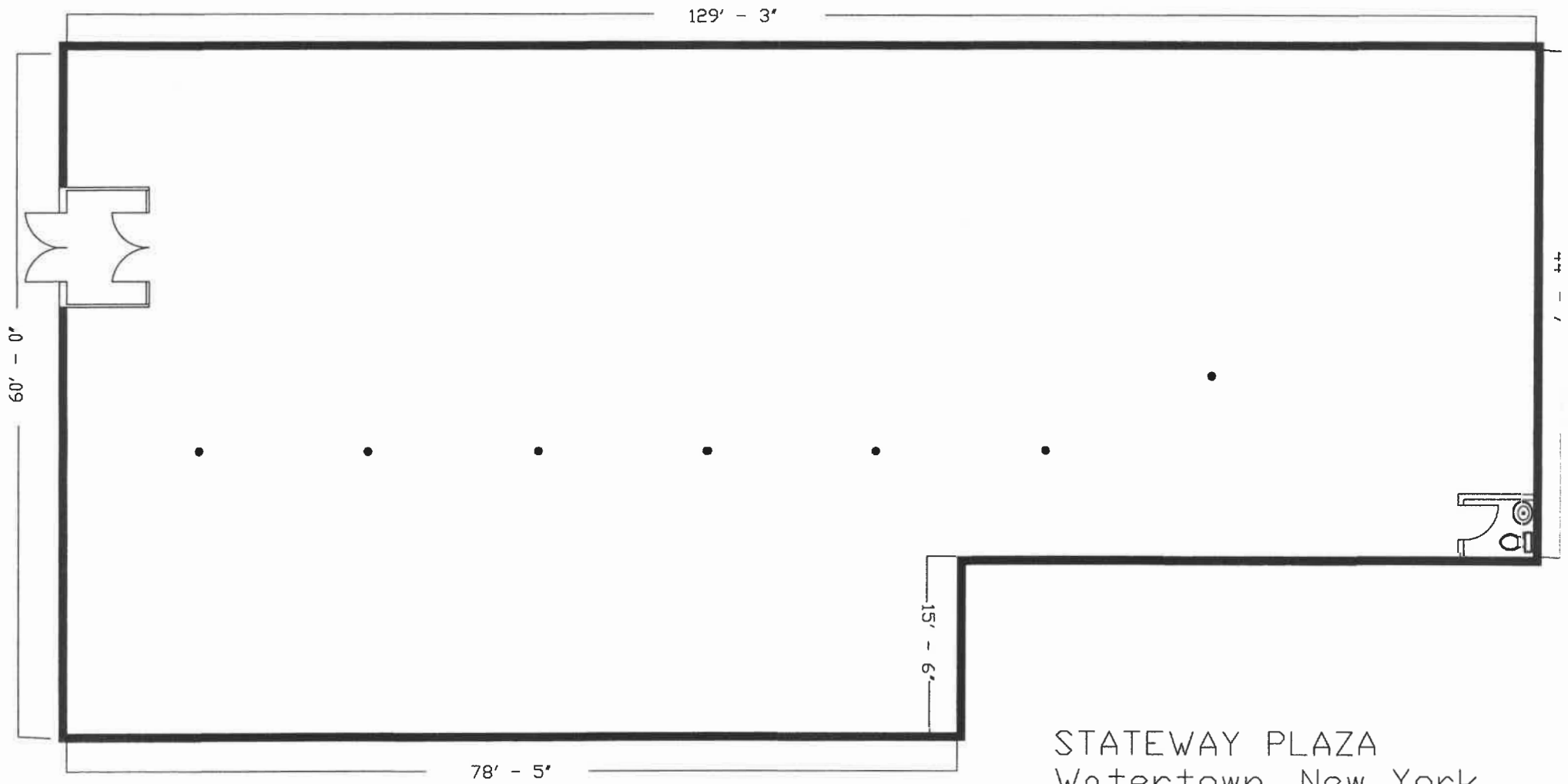
SEE ATTACHED BUILDING DIAGRAM.

Applicant Signature: Laura Chesser Date: 05 Nov 25
Property Owner Signature (if different): J. Strick Date: 11/5/25



LEGEND:

①	WWTI NEWS STATION	⑦	CHURCH	⑬	RETAIL
②	JO-ANN FABRICS	⑧	AVAILABLE	⑭	RETAIL
③	AVAILABLE	⑨	RITE AID	⑮	DOLLAR GENERAL
④	AVAILABLE	⑩	AVAILABLE	⑯	PET STORE
⑤	ARMED FORCES	⑪	OLLIE'S BARGAIN OUTLET	⑰	AARON'S
⑥	AVAILABLE	⑫	THRIFTY SHOPPER	⑱	AVAILABLE



SCALE: NTS



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

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 #: 2025-098

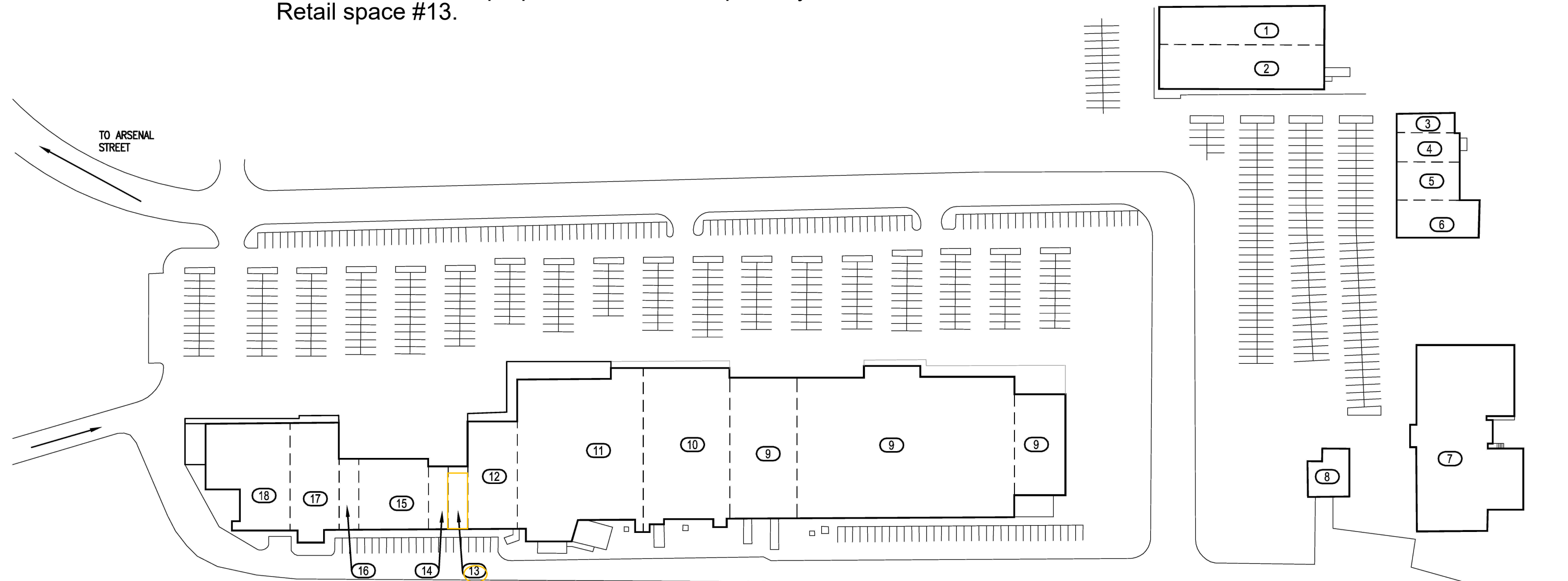
Reviewed by: Joseph Albinus

Signature: [Signature]

Approved/Denied by: [Signature]

Date: 11/7/2025

Chessworth Farms, proposed adult-use dispensary location.
Retail space #13.



LEGEND:

- | | | |
|---------------------|--------------------------|------------------|
| ① WWTI NEWS STATION | ⑦ CHURCH | ⑬ RETAIL |
| ② JO-ANN FABRICS | ⑧ AVAILABLE | ⑭ RETAIL |
| ③ AVAILABLE | ⑨ RITE AID | ⑮ DOLLAR GENERAL |
| ④ AVAILABLE | ⑩ AVAILABLE | ⑯ PET STORE |
| ⑤ ARMED FORCES | ⑪ OLLIE'S BARGAIN OUTLET | ⑰ AARON'S |
| ⑥ AVAILABLE | ⑫ THRIFTY SHOPPER | ⑱ AVAILABLE |

CONCEPTUAL
SITE LAYOUT

NTS



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			
Chessworth Farms (Laura Chesser)			
Name of Action or Project: Licensed adult-use cannabis dispensary			
Project Location (describe, and attach a location map): 1222 Arsenal Street, Watertown, NY 13601 (Stateway Plaza retail corridor)			
Brief Description of Proposed Action: To establish a licensed adult-use cannabis dispensary and wellness retail center at 1222 Arsenal Street, Watertown, NY 13601. This proposal is fully consistent with New York State's Office of Cannabis Management (OCM) regulations and the municipality's zoning provisions governing cannabis retail use. The space will feature secure access and professional design to ensure safety and community compatibility.			
Name of Applicant or Sponsor: Laura Chesser		Telephone: 315-767-5908 E-Mail: laura@chessworthfarms.com	
Address: P.O. Box 271			
City/PO: Watertown		State: NY	Zip Code: 13601
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 government Agency? If Yes, list agency(s) name and permit or approval: Office of Cannabis Management (OCM), Jefferson County, NY		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.167 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 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 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			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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?	NO	YES	
If Yes, identify: _____	<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 services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 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?	<input checked="" 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 checked="" 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? Indiana Bat, Northern Long-Ear Bat	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	X <input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" 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. 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	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>The property has not been the subject of remediation for hazardous waste but the NYS DEC environmental site database includes</u> <u>parcels in the general vicinity that have been the subject of remediation for hazardous waste which is why this box is checked.</u>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Laura Chesser</u> Date: <u>11/12/2025</u> Signature: <u>Laura Chesser</u> Title: <u>Owner</u>		

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.

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)