



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 Commission Members

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

PRIMARY REVIEWER: Joseph Albinus, Planner

SUBJECT: Zone Change – **337 State Street**, Parcel Numbers 6-02-317.000

DATE: April 2, 2026

Request: To Change the Approved Zoning Classification of 337 State Street, Parcel Number 6-02-317.000

Applicant: Carrols, LLC

Owner(s): GW 339 State Street Owner LLC

SEQRA: Unlisted

County Review: No

Comments: The applicant seeks to rezone the property at 337 State Street from Downtown to Urban Mixed Use (UMU) to facilitate installation of a second drive-through lane on the site. A Drive-Through, Accessory use is allowed in the UMU District, but not in the Downtown District. Because the Downtown District does not allow drive-throughs, the existing one-lane accessory drive-through enjoys Legal Nonconforming (“grandfathered”) status. Adding a second lane represents a physical expansion of the nonconforming use, which if the property remained zoned Downtown, would require a Use Variance from the Zoning Board of Appeals.

While the applicant identifies the property as 339 State Street, the City of Watertown’s Assessment Roll catalogs it as 337 State Street and all the tax bills mailed for the property also identifies it as 337 State Street. Therefore, all reports and agendas related to this request, including the formal Zone Change Ordinance for City Council consideration, will identify the subject parcel as 337 State Street.

Existing Conditions: The subject parcel currently contains a Burger King restaurant with an accessory drive-through. To the east of the subject parcel is 419 State Street, which contains a Wendy’s restaurant that also has an accessory drive-through. The Wendy’s parcel is zoned Urban Mixed Use so its Drive-Through, Accessory use is legal, although it predates the current Zoning Ordinance.

To the west of the subject parcel is 311 State Street. It contains two buildings, each with a different use. The northern/rear-most building is a Havens Group apartment complex. The front building is a mixed-use building with retail on the ground floor and apartments on the second. The parcel is zoned Downtown.

Directly across the street from Burger King is the T-intersection with Parker Street. On the southwest corner of the intersection is 342 State Street which is zoned Downtown and contains Napoleon's House of Style. On the southeast corner is 426 State Street which is zoned Urban Mixed Use and contains Little Caesars Pizza.

Please see the satellite map at the end of this Staff Report for an overview of the existing land uses on and in the vicinity of this Zone Change request.

Zoning and the Comprehensive Plan: The City's adopted Comprehensive Plan recommends the future land use for 337 State Street as Downtown/Central Business District. The subject parcel is near the eastern edge of the Downtown future land use character area, but still firmly within the Downtown area on the future land use map. Mechanic Street, which is on the other side of the adjacent Wendy's, represents the approximate boundary between future land use character areas, where it changes to Urban Mixed Use/Downtown Transition. The Comprehensive Plan's visions for both character areas are below.

Downtown/Central Business District: "This district has the highest density, greatest variety of uses, and includes buildings of regional and historic significance. New infill development should reinforce the urban and historic character. Buildings are taller than in other parts of the City and parking is generally off-site. On-site parking, where it exists, is behind the building to preserve the historic building pattern and reinforce the walkable nature of downtown."

Urban Mixed Use/Downtown Transition: "The Urban Mixed-Use areas are historic areas generally located between the Central Business District (CBD) and residential neighborhoods where land use transitions from intense urban business to lesser intense residential and compatible non-residential uses. These transitional areas begin to have obvious changes in building types, architectural styles, lot sizes, and pedestrian activity. Buildings are generally lower in height and parking may be onsite, preferably behind or at the side of the building to avoid a suburban look. Buildings are designed to be visually appealing with shorter setbacks to address the sidewalk and help reinforce a positive pedestrian experience."

Regarding the boundaries between the land use character areas on the future land use map, the Comprehensive Plan states:

"The land use areas depicted on the Future Land Use Map have deliberately blurred edges between the districts. This is meant to graphically reinforce the conceptual and visionary nature of future land use planning. While the map is intended to inform a future zoning map, the boundaries do not follow property lines and should not be interpreted as specific edges of new zoning districts."

In this instance, the parcel requested for rezoning is not immediately adjacent to one of the blurred edges discussed above, but approximately 150-to-200 feet from the blurred edge, and the existing character of the entire block is far more suburban than either future land use character area prescribes.

However, the modification that this Zone Change would facilitate (legalize a Drive-Through, Accessory use on the parcel) is consistent with the rest of the block, as there are existing accessory drive-through uses next door (Wendy's) and across the street (Little Ceasars). This zone change request is in harmony with the Comprehensive Plan.

Previous Site Plan Approvals: The original, approved site plan for the Burger King at 337 State Street, granted in 1985, shows the eastern driveway as the entrance and the western driveway as the exit, with one-way circulation, counterclockwise around the site. In 2012, Burger King applied for, and received, a Waiver of Site Plan Approval to install a driveway across the front of the building. A criterion for that Waiver was that it did not effectively change the overall circulation of the site, meaning that internal circulation remained limited to the originally approved one-way flow.

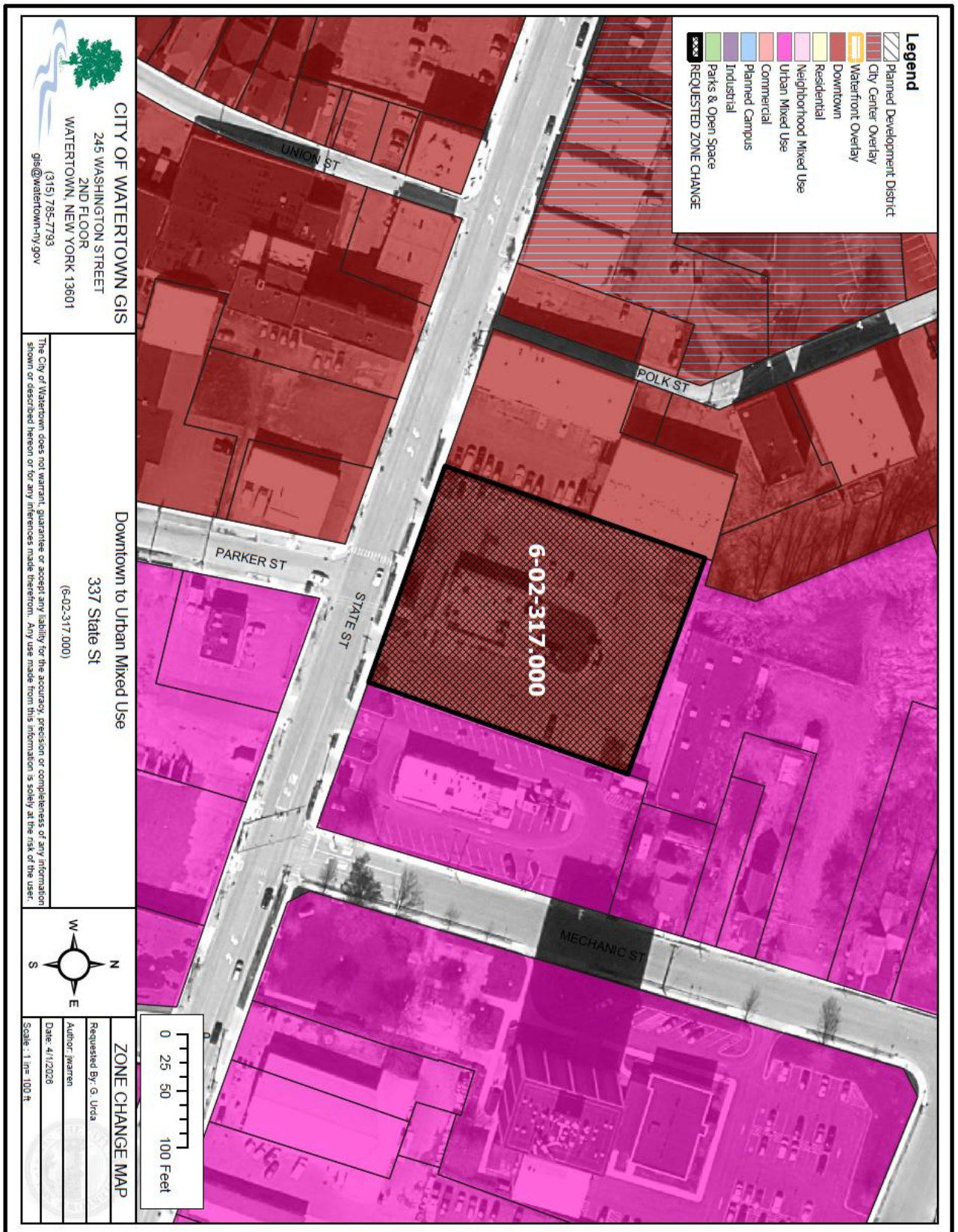
A preliminary plan submitted to the City as part of this application shows both driveways as entrances and exits with two-way traffic in the travel lanes. While the traffic flow at the site is not related to the zone change, it will be discussed with the applicant during when Staff reviews a subsequent Zoning Compliance Certificate (ZCC) application. If such a change to the approved site plan is requested, it would be significant enough of a change to require Site Plan Approval.

In addition, there appears to be a discrepancy in the survey information, specifically regarding the degrees and rear property line location depicted on the approved 1985 Site Plan and the survey information shown on the preliminary plan. Once the applicant applies for a ZCC, they will need to clarify the discrepancy and/or provide updated survey information.

SEQR: The applicant has submitted a State Environmental Quality Review (SEQR) Short Environmental Assessment Form (EAF) as part of the application for the Zone Change. The City Council, as the lead agency, will complete Part 2 of the EAF and make a determination of significance.

Planning Commission Action: For zone changes, the Planning Commission is responsible for making a recommendation to the City Council. The City Council will then vote on the Zone Change after holding a public hearing.

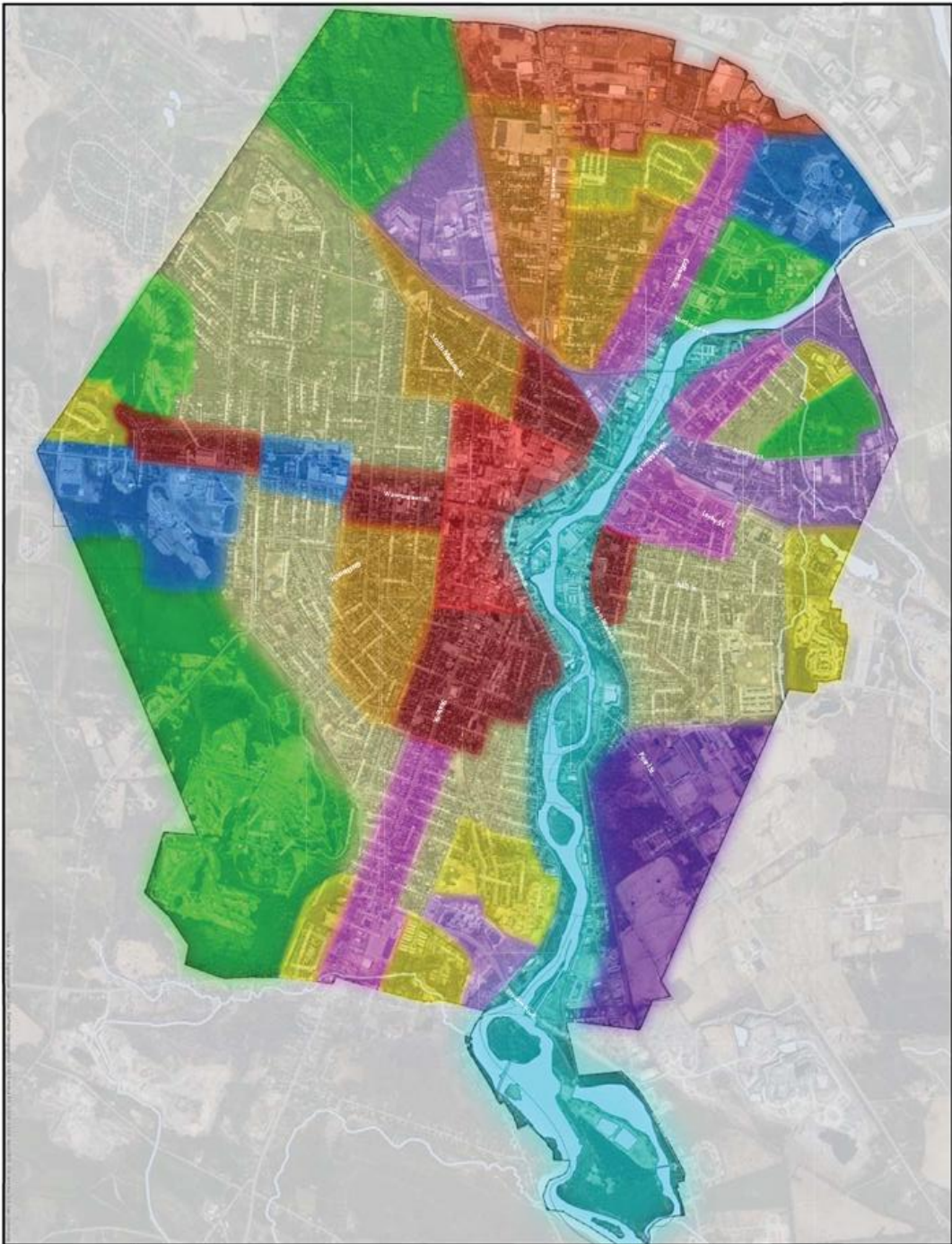
cc: City Council Members
Thomas Compo, City Engineer
Josh Bazis Carrols, LLC



Above: A map depicting the Zone Change request and the surrounding existing zoning in the area.



Above: A map depicting existing land uses on the subject parcels for the Zone Change request and the on the surrounding parcels.



City of Watertown Future Land Use

Project:
Comprehensive Plan
City of Watertown, New York
Elan Project Number:
18-010

LEGEND

- Black River Waterfront
- Downtown/Central Business District
- Urban Mixed Use
- Corridor Mixed Use
- Commercial Corridor
- Interstate Commercial
- Residential Apartments
- Residential Medium Density
- Residential Low Density
- Campus Health & Education
- Light Industry
- Heavy Industry
- Open Space



Date: 07/03/2019
Data Source: City of Watertown
NYS GIS Clearinghouse (gis.ny.gov)



ELAN
Planning | Engineering | Architecture

This map was prepared by Elan for the City of Watertown. It is not to be used for any other purpose without the written consent of Elan.

Above: The Future Land Use Map in the City’s adopted Comprehensive Plan.

March 17, 2026
Via Online Submission

City of Watertown
245 Washington Street, Room 305
Watertown, NY 13601

Attn: Michael A. Lumbis
Planning and Community Development Director

**RE: Carrols, LLC
Proposed Restaurant Remodel
Section 6, Block 02, Lot 317.000
339 State Street (NY 12)
City of Watertown
Jefferson County, NJ
DEC# 2766 25-05182**

Dear Mr. Lumbis,

As discussed, the following items have been submitted to the ACA Portal, constituting submission of a Zone Change Application for the above property:

- The application fee has been satisfied;
- Completed Zone Change Application Form;
- City of Watertown Tax Map for Section 6, Block 02 with the subject parcel outlined;
- Completed SEQR Short Environmental Assessment Form;
- ALTA/NSPS Land Title Survey prepared by Murphy Geomatics, dated February 17, 2026;
- Site Plan prepared by our office, dated March 17, 2026; and
- Architectural Plans prepared by SkyBorne Technologies, dated November 11, 2025, last revised March 1, 2026.

In accordance with our conversations at the pre-application meeting held with your office on February 17, 2026, the enclosed Site and Architectural Plans depict the proposed site and building improvements. This includes the remodel of the existing Burger King building, modification of the existing single order point drive-thru to include a second drive-thru lane, drive-thru equipment upgrades, ADA site improvements, signage updates and landscaping. Please note that the existing Burger King building is to remain in place. No exterior additions or footprint alterations are proposed. The renovations are limited to the interior of the building and exterior material upgrades.

Per review of the City's current Zoning Map, the site is located within the Downtown (D) District, where drive-thru as an accessory use is not permitted. This Zone Change Application proposes to rezone the subject parcel to the Urban Mixed Use (UMU) District where drive-thru's are a permitted accessory use. The subject site is located directly on the border of the D and UMU Districts. This includes the building directly behind the Burger King restaurant which is located

www.dynamicec.com

within the UMU District and shares the same parking lot. Additionally, it is our understanding that nearby sites, including the adjacent quick service restaurant, have recently undergone a similar change in zoning.

The proposed zone change will serve to better align the surrounding zoning districts with the present land use patterns. It will also promote various goals of the City's Comprehensive Plan including:

- Goal No 2: Foster a renewed interest and investment in Watertown's neighborhoods;
- Goal No. 5: Leverage existing community assets by connecting and improving them for residents and visitors;
- Goal No. 8: Make Watertown more attractive to developers, investors, and businesses; and
- Goal No. 9: Ensure Watertown's infrastructure is modern, clean, safe, efficient and well maintained.

The zone change and resulting site and building remodel will serve to advance these goals by improving the existing site conditions and operations to provide an enhanced customer experience. This will be accomplished by modernizing the building appearance, improving existing ADA facilities and better delineation of vehicle access and operations to improve both driver and pedestrian safety. Furthermore, the introduction of the second drive-thru lane will increase drive-thru operational efficiency and decrease customer service times by allowing vehicles to advance through the drive-thru system in less time; thereby, reducing queues behind the order board and promoting an overall better customer experience. This along with the updated branding and proposed maintenance to improve and enhance site aesthetics will result in the betterment of the site and surrounding area.

The zone change also promotes Subsection No. 5, Economic Development, of the Plan that references the need to maintain, grow and invest in existing markets and the food service industry. It will allow for a significant investment in a proposed building remodel and site upgrade that will modernize the existing restaurant to be more in line with current industry and branding standards. The second drive-thru lane will improve site circulation and operational efficiency as noted above, and the remaining external improvements will include beneficial site updates.

Considering the above, it is our professional opinion that the zone change is warranted and is consistent with the City of Watertown's adopted Comprehensive Plan.

Please review the enclosed information and should you have any questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

Dynamic Engineering Consultants, PC


Joseph C. Sparone, PE, PP


Robert J. Colucco, PE

Enclosures

Cc: Joshua Bazis – Carrols, LLC
Geoff Urda – City of Watertown



City of Watertown
ZONE CHANGE 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

Received: _____

PROPERTY INFORMATION:

PROPERTY ADDRESS: 339 State Street (NY 12)

TAX PARCEL NUMBER(S): 6-02-317.000

CURRENT ZONING DISTRICT: Downtown (D) PROPOSED ZONING DISTRICT: Urban Mixed Use (UMU)

APPLICANT INFORMATION:

APPLICANT NAME: Carrols, LLC

APPLICANT MAILING ADDRESS: [REDACTED]

PHONE NUMBER: [REDACTED] E-MAIL: [REDACTED]

PROPERTY OWNER INFORMATION (if different from applicant):

PROPERTY OWNER NAME: GW 339 State Street Owner LLC

PROPERTY OWNER MAILING ADDRESS (if different from subject parcel) [REDACTED]

PHONE NUMBER: _____ E-MAIL: _____

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

- | | |
|---|--|
| <input checked="" type="checkbox"/> Cover Letter* | <input checked="" type="checkbox"/> Tax Map with subject parcel highlighted* |
| <input checked="" type="checkbox"/> Site Drawing (if applicable)* | <input checked="" type="checkbox"/> State Environmental Quality Review (SEQR) form* |
| <input checked="" type="checkbox"/> Metes and Bounds description | <input type="checkbox"/> Written Support of Adjoining Property Owners (if applicable) |
| <input checked="" type="checkbox"/> \$125 application fee* | <input checked="" type="checkbox"/> Electronic Copy of Entire Submission (PDF Preferred) |

*See appendices for further information

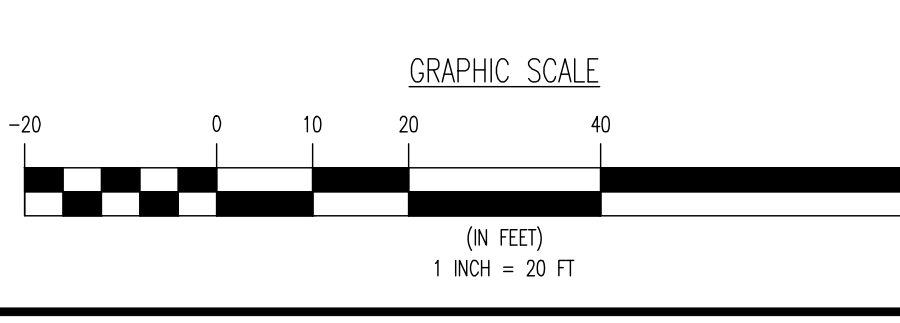
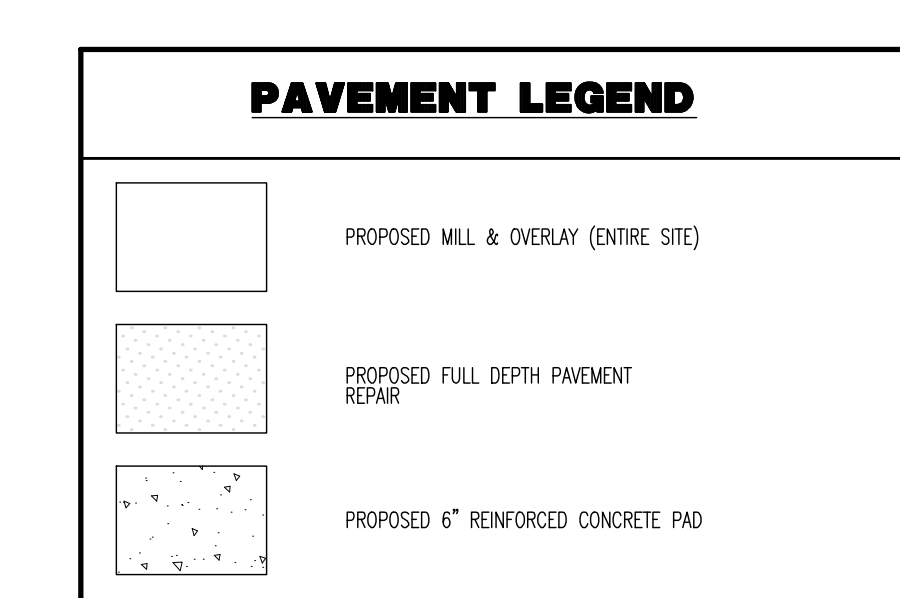
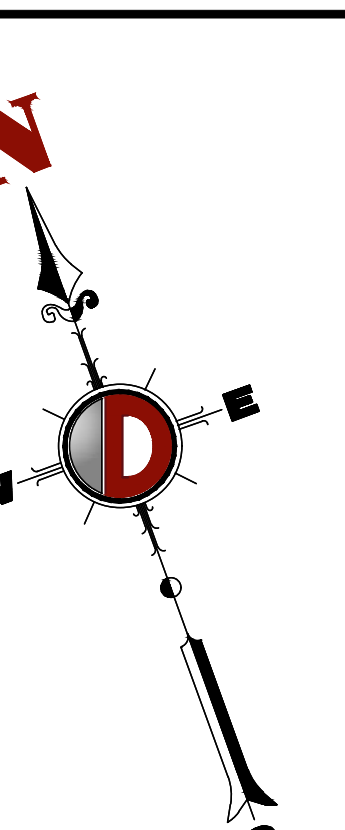
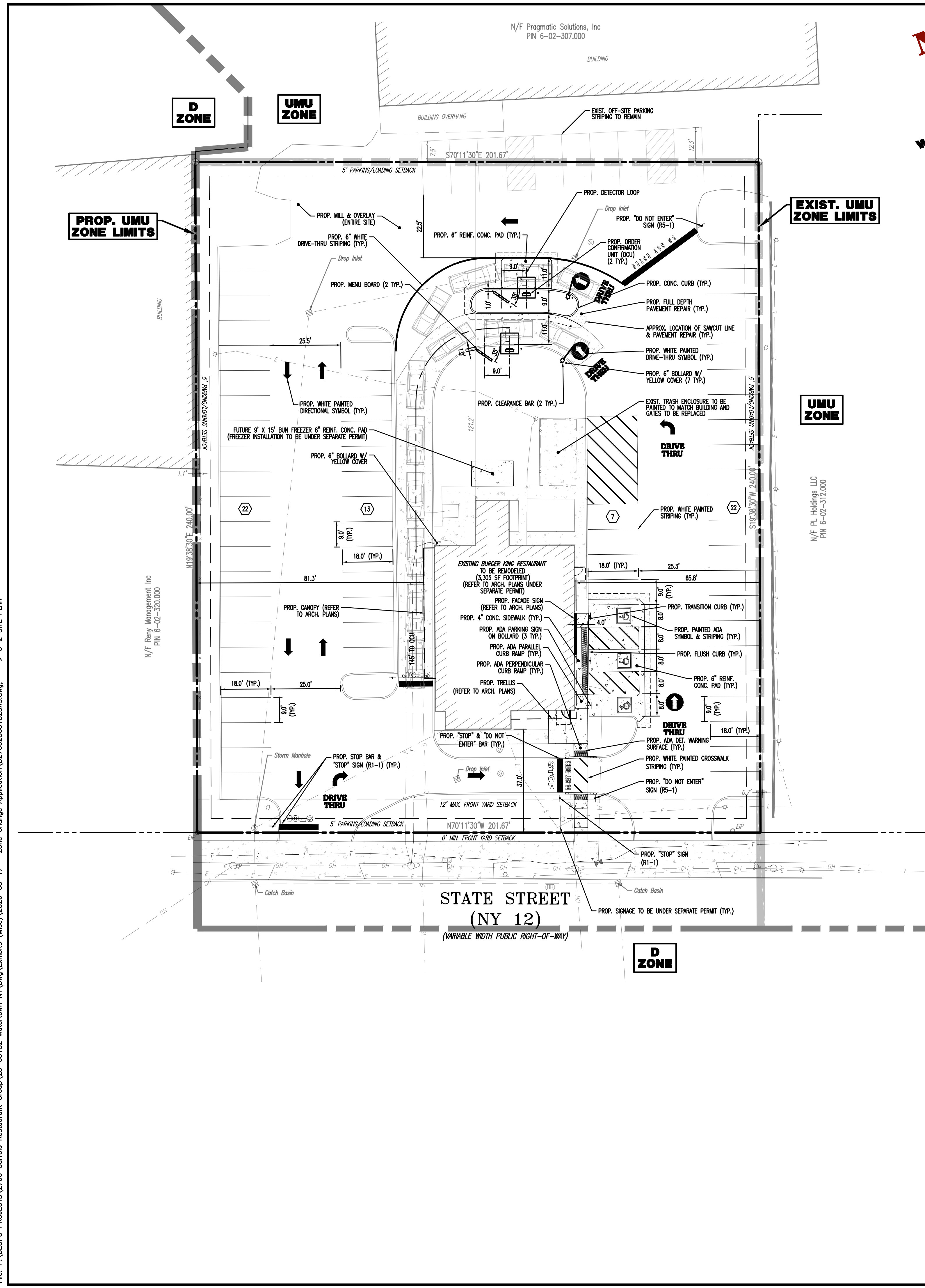
Applicant Signature: _____ **Date:** 3/13/26

Property Owner Signature (if different) _____ **Date:** _____

Appendix A: Checklist Instructions

- Cover Letter:** The applicant must submit a detailed cover letter describing what the applicant seeks to establish with the proposed Zone Change (e.g. the intended future use of the property) and should include any other information that will aid the Planning Board and City Council in comprehending the request. The cover letter should also address whether the proposed rezoning is consistent with the City of Watertown's adopted Comprehensive Plan, and if it is not, the rationale for why the Planning Board and City Council should grant the request. A digital version of the Comprehensive Plan is available at: <https://www.watertown-ny.gov/DocumentView.asp?DID=1840>
- 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:** If applicable, the applicant should submit a sketch/site plan of the proposed development or construction that is prompting the Zone Change Request.
- SEQR:** The applicant must submit a completed Part I of a 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://gisservices.dec.ny.gov/eafmapper/>.
- Description:** A legal description of the boundaries of the subject parcel, measured in angles, bearings and distances. Typically, a property deed will contain such a description.
- Written Support:** While not required, if the applicant has the support of neighboring property owners, the applicant should include their written letters of support as supplemental materials with the application.
- Info for PDDs:** If an applicant is requesting to rezone any land as part of a Planned Development District, the application must contain all the additional data stipulated in Section 310-12 of the Zoning Ordinance. This section of Code is available as part of the City's online Code Book at: <https://www.ecode360.com/10498649>.
- Required Sets:** The items in the checklist (other than the application fee) collectively make up a "set." The applicant is responsible for submitting 15 complete collated "sets" to the City Planning Department. If the application requires Jefferson County Planning Board review, then the applicant must submit 16 "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, Room 305
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 Zone Change. Zone Change Requests carry a legal requirement for the City Council to hold a Public Hearing prior to voting on the Ordinance.
- 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. The Zone Change application process typically takes six-to-eight weeks.

Plotted: 03/17/26 - 2:18 PM, By: jmeditz, Product Ver: 25.0a (LMS Tech)
 File: P:\BECPC PROJECTS\2766 Corrolls Restaurant NY.Dwg Exhibits (Misc)\2026-03-17 - Zone Change Application\2766250162505.dwg, C-2 SITE PLAN



GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 - ALTA/NSPS LAND TITLE SURVEY
 - MURPHY GEOMATICS
 - 15555 LEWISWOOD PLACE
 - RALEIGH, NORTH CAROLINA 27613
 - FILE #: BK 2008/CLS 401
 - DATED: 02/17/2026
 - ARCHITECTURAL PLANS
 - SKYBORNE TECHNOLOGIES
 - PO BOX 875
 - WESTFORD, MASSACHUSETTS 01886
 - PROJECT #: 200551
 - DATED: 11/11/2025
 - LAST REVISED: 03/01/2026
- APPLICANT: CARROLLS, LLC
968 JAMES STREET
SYRACUSE, NEW YORK 13203
- OWNER: OW 339 STATE STREET OWNER LLC
290 STATE STREET
BROOKLYN, NEW YORK 11218
- PARCEL DATA: SECTION 6, BLOCK 02, LOT 317.000
339 STATE STREET (NY 12)
CITY OF WATERTOWN, JEFFERSON COUNTY, NEW YORK
EXISTING CONDITIONS:
ZONE: D DISTRICT (DOWNTOWN DISTRICT)
USE: RESTAURANT (PERMITTED USE W/ DEPARTMENT REVIEW) (§310-18)
DRIVE-THROUGH, ACCESSORY (NOT PERMITTED) (C) (§310-18)
PROPOSED CONDITIONS:
ZONE: UMU DISTRICT (URBAN MIXED USE DISTRICT)
USE: RESTAURANT (PERMITTED USE W/ SITE PLAN REVIEW) (§310-18)
DRIVE-THROUGH, ACCESSORY (SPECIAL USE PERMIT) (§310-18)
- SCHEDULE OF ZONING REQUIREMENTS (§310-21)

ZONE REQUIREMENT	D DISTRICT (EXIST.)	UMU DISTRICT (PROP.)	EXISTING	PROPOSED
MINIMUM LOT AREA	N/A	N/A	48,400 SF (1.11 AC)	NO CHANGE
MINIMUM LOT WIDTH	15'	15'	201.7'	NO CHANGE
MINIMUM FRONT YARD SETBACK	0'	0'	35.0'	37.0'
MAXIMUM FRONT YARD SETBACK	10'	12'	35.0' (E)	37.0' (V)
MINIMUM REAR YARD SETBACK	N/A	N/A	121.2'	NO CHANGE
MINIMUM SIDE YARD SETBACK	N/A	N/A	61.3'	65.8'
MINIMUM PARKING/LOADING SETBACK	5'	5'	0'	NO CHANGE
MAXIMUM BUILDING HEIGHT	10 STORES	5 STORES	18.3' / 1 STORY	16.0' / 1 STORY
MINIMUM FIRST STORY HEIGHT	12'	12'	18.3'	16.0'
MAXIMUM LOT COVERAGE	100%	80%	84.3% (40,804 SF)	83.8% (40,544 SF)

N/A: NO STANDARD N/A: NOT APPLICABLE (E) EXISTING NON-COMFORMANCE (V) VARIANCE
- ACCESSORY DRIVE-THROUGH REQUIREMENTS (§310-50)
 - MINIMUM NUMBER OF STACKING SPACES: 6 SPACES PER WINDOW REQUIRED; 13 STACKING SPACES PROPOSED (COMPLIES)
 - MINIMUM WAITING LANE LENGTH: 20' PER VEHICLE REQUIRED; 20' PROPOSED (COMPLIES)
 - ORDER DEVICES MUST NOT BE LOCATED WITHIN 25' OF ANY LOT USED FOR DWELLING PURPOSES. >25' PROPOSED (COMPLIES)
- PARKING REQUIREMENTS (§310-36, §310-37, §310-38)
 - MINIMUM PARKING SPACE SIZE: 9' X 18' REQUIRED; 9' X 18' PROPOSED (COMPLIES)
 - MINIMUM DRIVE AISLE WIDTH:
 - ONE-WAY 90° PARKING, ONE SIDE: 18' REQUIRED; 22.5' PROPOSED (COMPLIES)
 - ONE-WAY 90° PARKING, BOTH SIDES: 22' REQUIRED; 25.3' PROPOSED (COMPLIES)
 - TWO-WAY 90° PARKING, BOTH SIDES: 24' REQUIRED; 25.0' PROPOSED (COMPLIES)
- MINIMUM NUMBER OF PARKING SPACES: NO MINIMUM REQUIRED IN URBAN MIXED USE DISTRICT
- MAXIMUM NUMBER OF PARKING SPACES:
URBAN MIXED USE DISTRICT: 20 SPACES PERMITTED
64 PARKING SPACES EXISTING; 64 PARKING SPACES PROPOSED
* FOR MINOR MODIFICATIONS OR EXPANSIONS OF EXISTING USES, PRE-EXISTING PARKING SPACES ASSOCIATED WITH THAT USE MAY BE RETAINED.
- PAVEMENT AND PARKING IS PROHIBITED IN ALL FRONT YARDS EXCEPT THE DRIVEWAY. (COMPLIES)
- BEFORE STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
- THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
- ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C., ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, CONTRACTORS WILL TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
- NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
- DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS. COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
- IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
- THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THESE AGREEMENTS.
- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
- ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
- THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.
- BURGER KING AND LANDLORD TO CONFIRM AND AGREE UPON LEASE LINE LOCATION IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR TO BE ADVISED THAT THE ENGINEER WAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN. AS A RESULT, ENTRANCE DOOR LOCATIONS AS SHOWN HEREON MAY NOT BE FINAL AND MUST BE CORRECTED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMP AND ACCESSIBLE ROUTE MUST COMPLY WITH STATE AND MOST CURRENT ADDITION OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.

DYNAMIC ENGINEERING CONSULTANTS, P.C.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

CREATED BY: _____
 CHECKED BY: _____
 DESIGNED BY: _____
 DRAWN BY: _____

CARROLLS, LLC
 PROPOSED RESTAURANT REMODEL
 SECTION 6, BLOCK 02, LOT 317.000
 339 STATE STREET (NY 12)
 CITY OF WATERTOWN, JEFFERSON COUNTY, NEW YORK

811 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREFERRING TO DESIGN THE ENERGY SURFACE ANYWHERE IN ANY STATE
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
 LAND DEVELOPMENT CONSULTING • PERMITTING
 GEOTECHNICAL • ENVIRONMENTAL
 TRAFFIC • SURVEY • PLANNING & ZONING

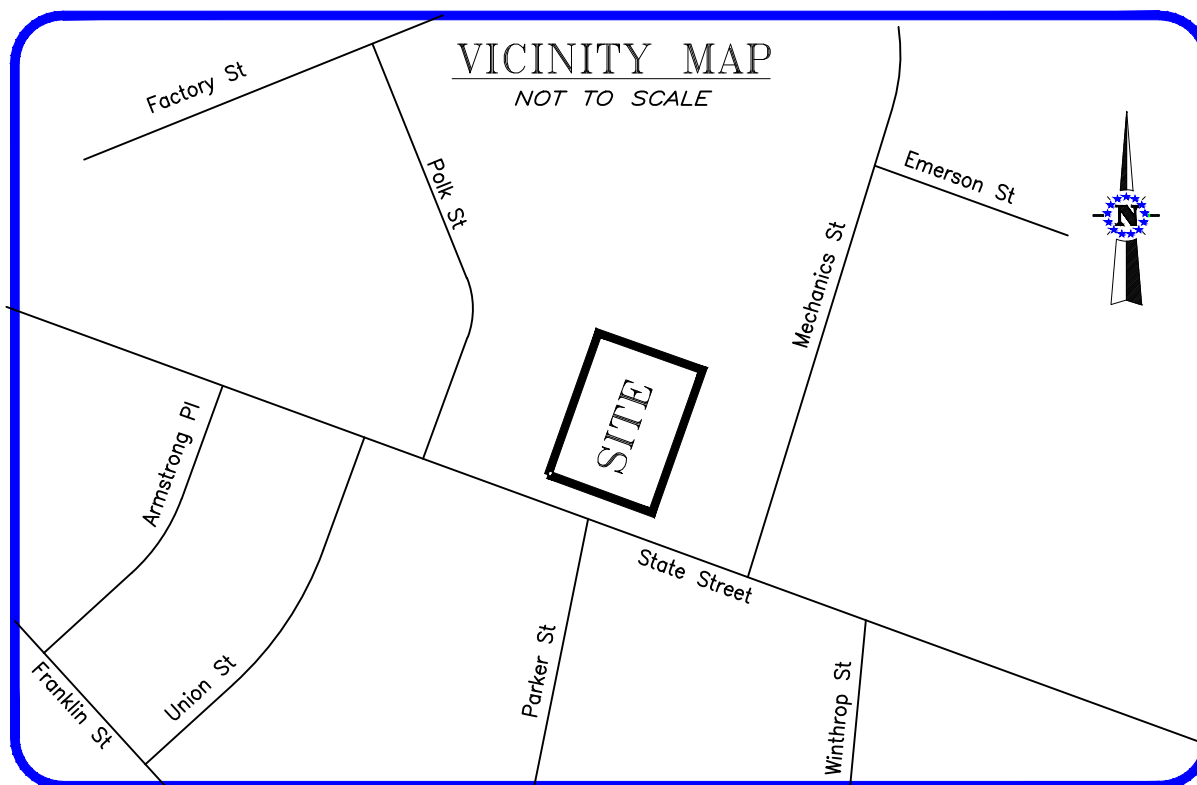
Office conveniently located throughout the United States
 New Jersey | Delaware | Florida | Maryland | Pennsylvania | Texas
www.dynamiccec.com

ROBERT J. COLUCCO III
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 55651

JOSEPH C. SPARONE
 PROFESSIONAL ENGINEER
 NEW YORK LICENSE No. 089897

TITLE: **SITE PLAN**

SCALE: (H) 1" = 20'
 (V) 1" = 20'
 DATE: 03/17/2026
 PROJECT No: 2766-25-05182
 SHEET No: **C-1** Rev. #:



SURVEY LEGEND

— SURVEYED PROP/LEASE LINE	○ EXISTING BOUNDARY MARKER	○ MANHOLE (UNIDENTIFIED)	⊕ WATER VALVE
— IRON HAND RAIL	● SET BOUNDARY MARKER	⊕ DRAINAGE MANHOLE	⊕ WATER METER
— WOOD PLANK FENCE	— CONCRETE MONUMENT	⊕ ELECTRICAL BOX	⊕ LIGHT POLE
— CHAIN LINK FENCE	○ MATHEMATICAL POINT	⊕ TELEPHONE PED	⊕ YARD POLE
— OH OVERHEAD LINE	PS REG. PARKING SPACE	⊕ GAS VALVE	⊕ CLEANOUT
— FO-FO UG FIBROPTIC PAINT	H/S HANDICAPPED SPACE	⊕ FIRE HYDRANT	⊕ DUMPSTER
— UG WATER PAINT	UG UNDERGROUND	⊕ CATCH BASIN	⊕ SPRINKLER
— UG ELECTRIC PAINT	R/W RIGHT OF WAY LINE	⊕ TRAFFIC POLE	⊕ BOLLARD
— UG GAS PAINT	C/L CENTERLINE	⊕ UTILITY POLE	⊕ MAILBOX
— UG STORM PIPE	ESMT EASEMENT	— SIGN	
— UG SANITARY SEWER PIPE			

FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.SC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 3603540001E, WHICH BEARS AN EFFECTIVE DATE OF 1/17/1990, AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ENCROACHMENT STATEMENT

Ⓐ POSSIBLE BUILDING ENCROACHMENT
 Ⓑ POSSIBLE CURB ENCROACHMENT
 Ⓒ POSSIBLE PARKING ENCROACHMENT

PARKING COUNT

70 REGULAR PARKING SPACES
 03 HANDICAP PARKING SPACES
 73 TOTAL PARKING SPACES

BASIS OF BEARINGS
 HORIZONTAL: NY SPO NAD83
 (CENTRAL ZONE)
 VERTICAL: NAVD88

PARCEL AREA
 48,400 SqFt
 1.11 Ac

LEGAL DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE CITY OF WATERTOWN, COUNTY OF JEFFERSON AND STATE OF NEW YORK AND FURTHER DESCRIBED AS FOLLOWS:
 BEGINNING AT AN IRON PIPE SET IN THE NORTHERLY STREET MARGIN OF STATE STREET, SAID IRON PIPE IS SITUATE SOUTH 59° 55' EAST, A DISTANCE OF 127.87 FEET FROM THE INTERSECTION OF THE NORTHERLY STREET MARGIN OF STATE STREET AND THE EASTERLY STREET MARGIN OF POLK STREET;
 THENCE NORTH 29° 55' EAST, A DISTANCE OF 240.00 FEET TO AN IRON PIPE SET;
 THENCE SOUTH 59° 55' EAST, A DISTANCE OF 201.67 FEET TO A DRILL HOLE SET;
 THENCE SOUTH 29° 55' WEST, A DISTANCE OF 240.00 FEET TO A DRILL HOLE SET IN THE NORTHERLY STREET MARGIN OF STATE STREET;
 THENCE NORTH 59° 55' WEST, ALONG THE NORTHERLY STREET MARGIN OF STATE STREET A DISTANCE OF 201.67 FEET TO THE POINT OF BEGINNING.
 TAX ID NO: 06-02-317.000

DERIVATION CLAUSE
 BEING THE SAME PROPERTY CONVEYED TO GW 339 STATE STREET OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY AND CW 339 STATE STREET OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, GRANTEE, FROM CARROLLS LLC, A DELAWARE LIMITED LIABILITY COMPANY, GRANTOR BY BARGAIN AND SALE DEED RECORDED 10/04/2016, AS INSTRUMENT NO: 2016-00014089 OF THE JEFFERSON COUNTY RECORDS.

TITLE REVIEW

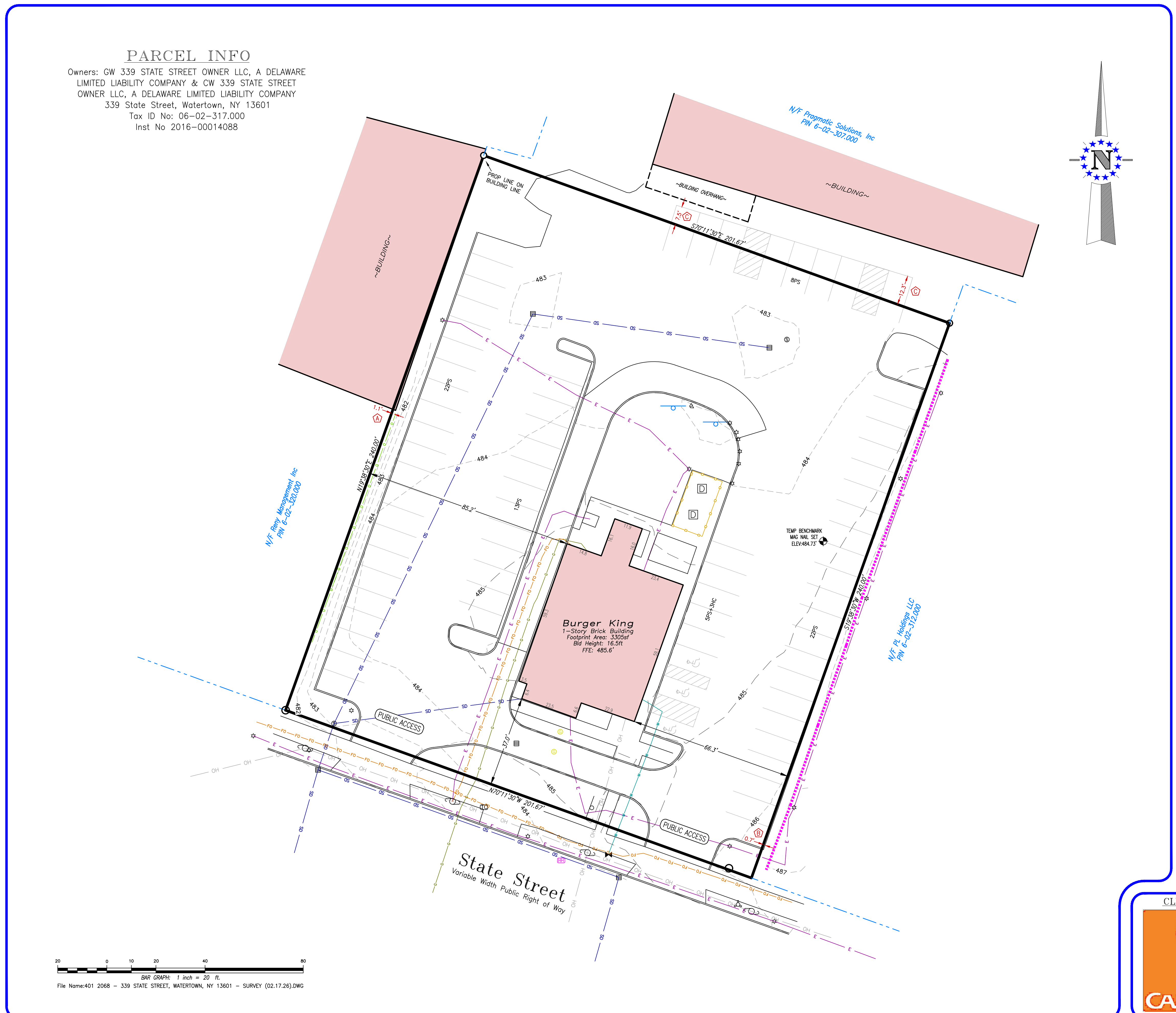
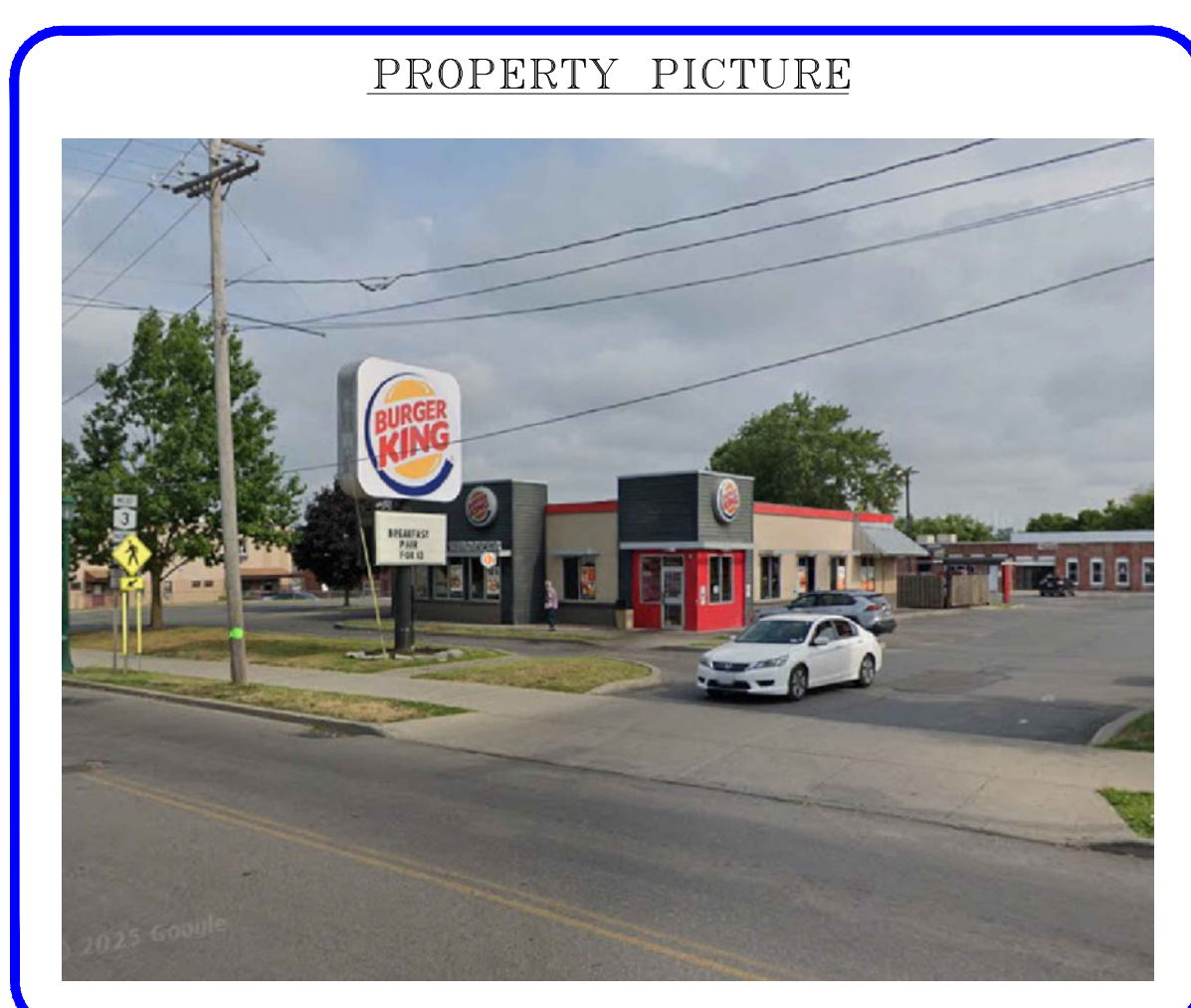
Surveyor's review of Old Republic Specialized Commercial Services Limited Title Report No 01-25089158-015, covering public records from 05/02/1985 through 01/14/2026
 Other Items of Record:

(1.) UNDERGROUND LINE EASEMENT IN FAVOR OF NIAGARA MOHAWK POWER CORPORATION, RECORDED 05/24/1977, AS BOOK 881, PAGE 1161 OF JEFFERSON COUNTY RECORDS.
 -AFFECTS APPROXIMATE LOCATION SHOWN HEREON.

(2.) MEMORANDUM OF LEASE BY AND BETWEEN CW 339 STATE STREET OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, LESSOR(S) AND CARROLLS LLC, LESSEE(S), RECORDED 10/04/2016, AS INSTRUMENT NO. 2016-00014089 OF THE JEFFERSON COUNTY RECORDS.
 -AFFECTS NOTHING TO PLOT.

GENERAL NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND IS CONTIGUOUS WITH STATE STREET BEING A DEDICATED PUBLIC STREETS OR HIGHWAYS WITH NO GAPS, CORES OR OVERLAPS, OWNED AND MAINTAINED BY NY DEPT. OF TRANSPORTATION.
- NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE, AS SHOWN.
- THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, CORES OR OVERLAPS & MATHEMATICALLY CLOSES.
- THERE ARE NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
- SURVEYOR DID NOT OBSERVE ANY WETLANDS AT TIME OF SURVEY, HOWEVER SITE WAS NOT VISITED BY ANY JURISDICTIONAL WETLAND OR ENVIRONMENTAL AGENCIES.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A NY LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- PHYSICAL ADDRESSES OBSERVED AS SHOWN ON THIS SURVEY.



DRAWN BY: KDM CHECKED BY: JFM

SURVEYED BY: **JONATHAN MURPHY**
 Professional Land Surveying

NO.	DATE	REVISION	BY
1.	---	---	---
2.	---	---	---
3.	---	---	---
4.	---	---	---
5.	---	---	---

SURVEYOR'S CERTIFICATION

To: (i) Carrolls LLC; (ii) Old Republic Specialized Commercial Services.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 minimum standard detail requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA & NSPS, and includes Table A items 1-4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18, & 19.

Date of field work: 12/10/2025
 Date of plot or map: 02/17/2026

JONATHAN FRANKLIN MURPHY
 LICENSED LAND SURVEYOR
 051022

Signature: [Handwritten Signature]
 Date: 2/17/2026

Surveyor: Jonathan Franklin Murphy
 License No: 051022
 State of New York

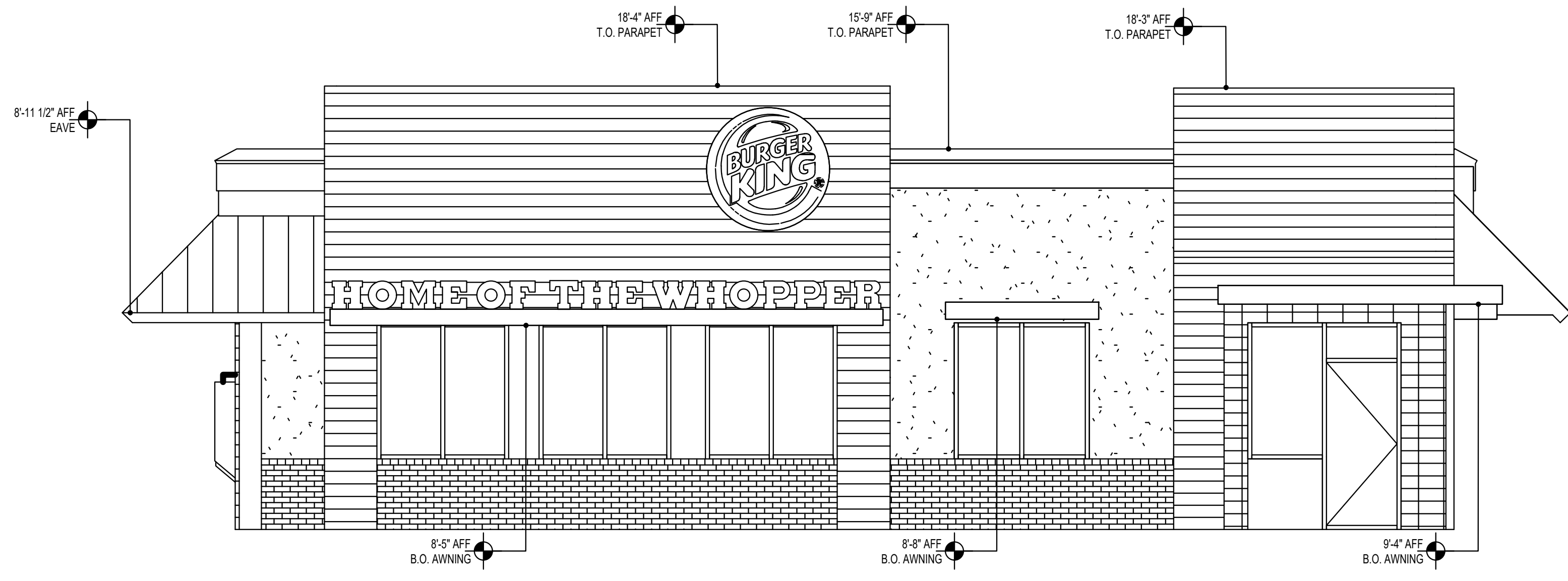
SHEET TITLE
 ALTA/NSPS LAND TITLE SURVEY

PROJECT
 BK 2068/CLS 401
 339 State Street
 Watertown, NY 13601

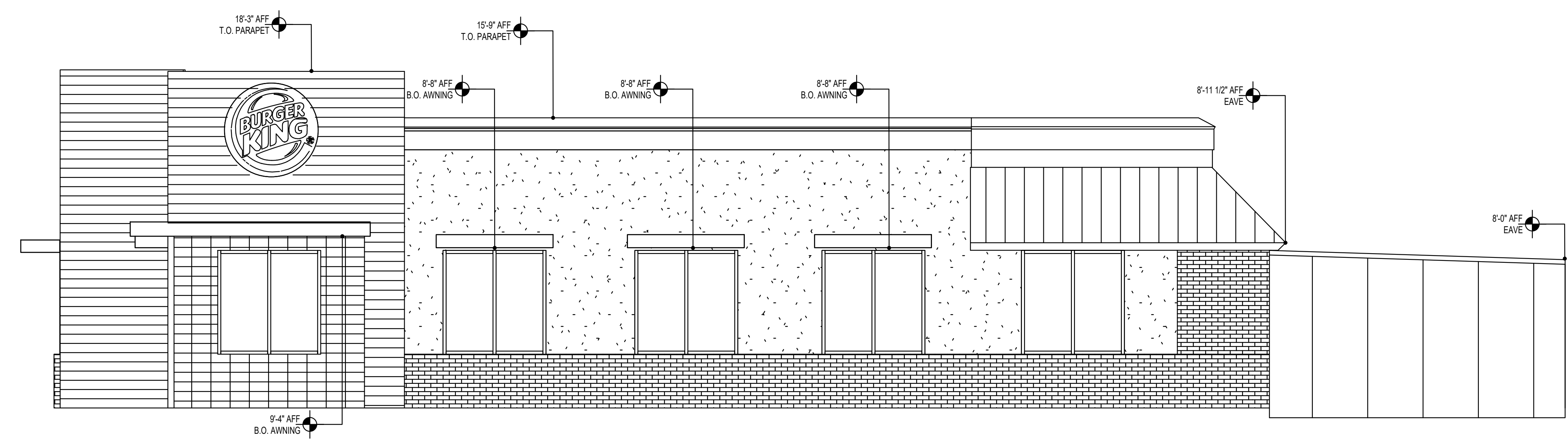


SITE NUMBERS
 BK 2068/CLS 401

SHEET NUMBER
 1 of 1



1 EXISTING FRONT ELEVATION
D2.0 1/4" = 1'-0"



2 EXISTING MAIN ENTRANCE ELEVATION
D2.0 1/4" = 1'-0"

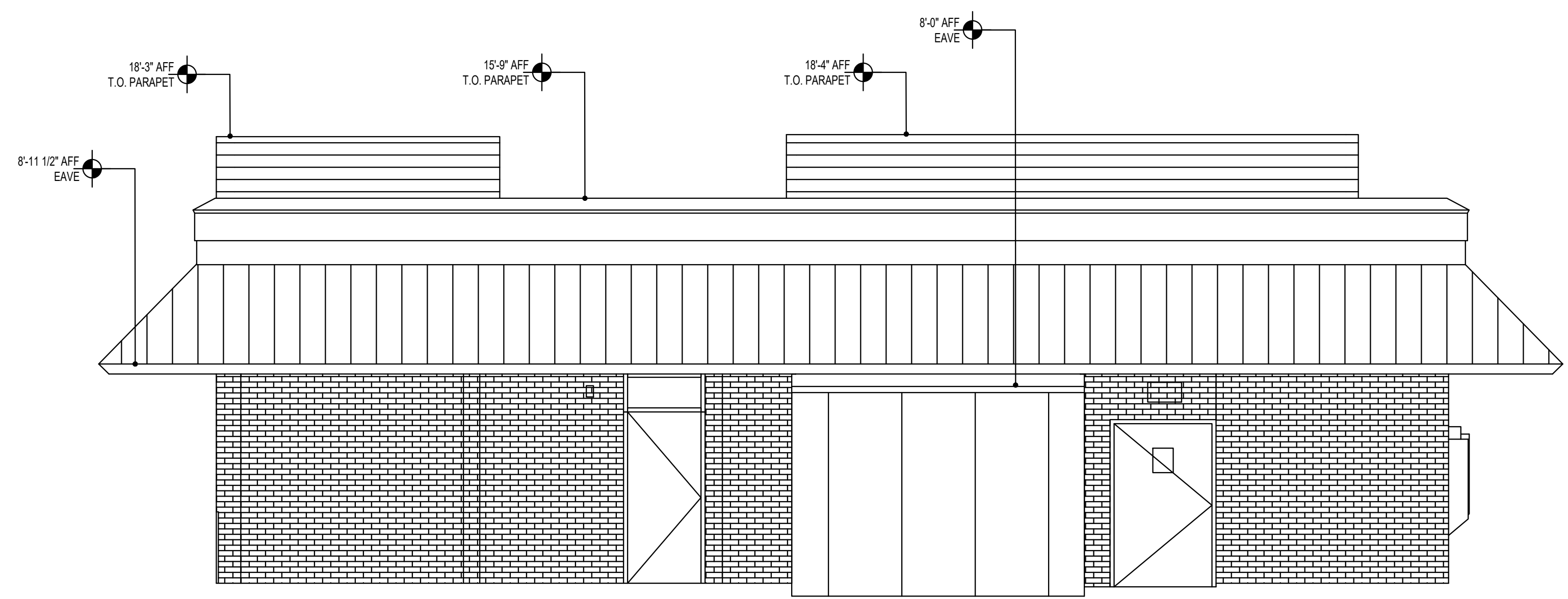
REV.	ISSUE	DATE	REVISION HISTORY	BY
2	0	03.11.26	DID FOR RESUBMISSION	CH
1	0	02.13.26	DID FOR RESUBMISSION	KH
0	0	01.09.26	DID FOR REVIEW	KH

DATE ISSUED	xx/xx/xxxx
PRF ESE	xx/xx/xxxx
PERMIT	xx/xx/xxxx
CITY CMNTS.	xx/xx/xxxx
O/O CMNTS.	xx/xx/xxxx
BRAND REVIEW	xx/xx/xxxx
KITCHEN	xx/xx/xxxx
DECOR	xx/xx/xxxx

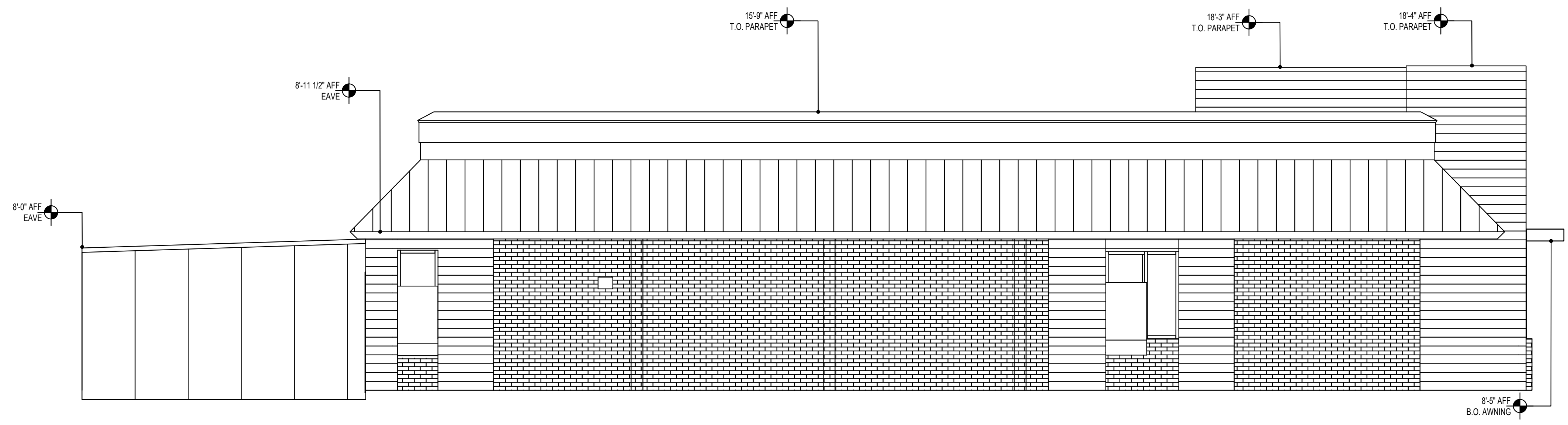
DRAWN BY	ICH
STD ISSUE DATE	NOV 2025
REVIEWED BY	IK/CH
DATE ISSUED	11/11/2025

TITLE	EXISTING ELEVATIONS
DESCRIPTION	BURGER KING RESTAURANT
SITE ADDRESS	339 STATE STREET, WATERTOWN NY, 13601
SITE #	401 2005
PROJ.#	200551
SHEET NO.	D2.0
EXISTING ELEVATIONS	

NOTES: CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FIELD MEASUREMENTS AND CONDITIONS, AND SHALL VERIFY THE SCALE OF ANY UNCORRECTED, COMPLETE, AND/OR CHANGES WHICH WOULD INTERFERE WITH THE SUBSEQUENT COMPLETION OF THE WORK. SHOULD BE FILED IN PERMITS.



1 EXISTING REAR ELEVATION
D2.1 1/4" = 1'-0"



2 EXISTING DRIVE-THRU ELEVATION
D2.1 1/4" = 1'-0"

REV.	ISSUE	DATE	REVISION HISTORY	BY
2	0	03.1.26	DID FOR RESUBMISSION	CH
1	0	02.13.26	DID FOR RESUBMISSION	KH
0	0	01.09.26	DID FOR REVIEW	KH

DATE ISSUED	xx/xx/xxxx
PRF ESE	xx/xx/xxxx
PERMIT	xx/xx/xxxx
CITY CMNTS.	xx/xx/xxxx
O/O CMNTS.	xx/xx/xxxx
BRAND REVIEW	xx/xx/xxxx
KITCHEN	xx/xx/xxxx
DECOR	xx/xx/xxxx

DRAWN BY	IKH
STD ISSUE DATE	NOV 2025
REVIEWED BY	IKH/CH
DATE ISSUED	11/11/2025

TITLE	EXISTING ELEVATIONS
DESCRIPTION	BURGER KING RESTAURANT
SITE ADDRESS	339 STATE STREET, WATERTOWN NY, 13001
SITE #	401 2005

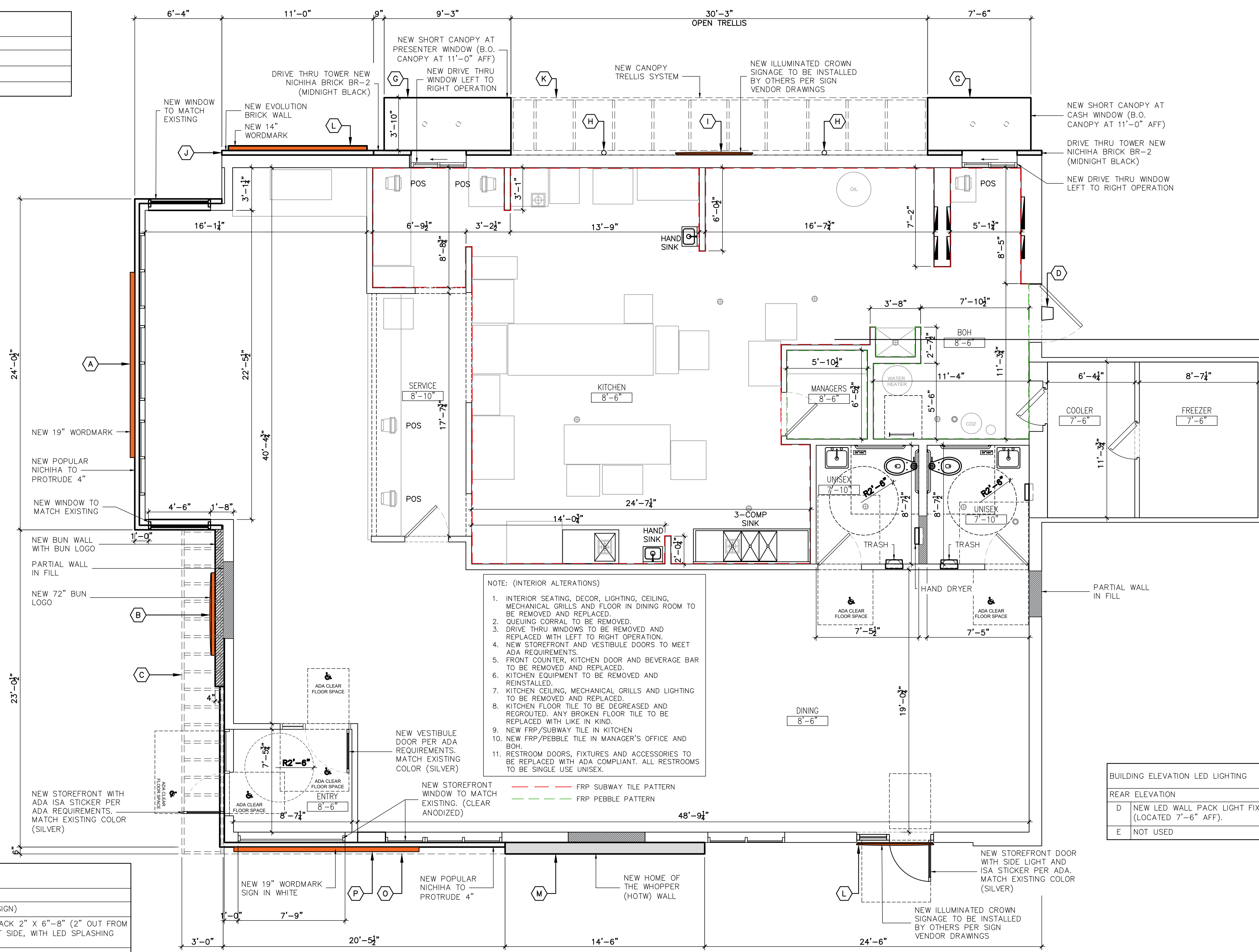
SHEET NO.	D2.1
PROJ.#	200551
EXISTING ELEVATIONS	

NOTES: CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FIELD MEASUREMENTS AND CONDITIONS, AND SHALL VERIFY THE SCALE OF ANY UNLABLELLED DIMENSIONS. CONTRACTOR SHALL VERIFY THE SCALE OF ANY UNLABLELLED DIMENSIONS. CONTRACTOR SHALL VERIFY THE SCALE OF ANY UNLABLELLED DIMENSIONS.

BUILDING ELEVATION LED LIGHTING	
DRIVE THRU SIDE ELEVATION	
G	NEW SHORT CANOPY AT DRIVE THRU WINDOW (B.O. NEW TRELLIS SET AT 11'-0") (2) CONCEALED LED LINEAR LIGHTS.
H	NEW 11" WALL MOUNTED CYLINDER BLACK LED OUTDOOR SCENCE LIGHT FIXTURE (7'-6" AFF)
I	DRIVE THRU CROWN LIGHT (NOT SIGN)
J	NEW EVOLUTION BRICK WALL
K	NEW OPEN TRELLIS
L	NEW 14" WORDMARK

BUILDING ELEVATION LED LIGHTING	
FRONT ELEVATION	
A	NEW 19" WORDMARK
B	NEW BUN WALL WITH 72" BUN LOGO.
C	ACCENT LIGHTS AT THE TOP OF WALL TRELLIS

BUILDING ELEVATION LED LIGHTING	
MAIN ENTRANCE SIDE ELEVATION	
L	NON DRIVE THRU CROWN LIGHT (NOT SIGN)
M	NEW HOME OF THE WHOPPER WALL BLACK 2" X 6"-8" (2" OUT FROM THICKEST BRICK) LEFT, TOP AND RIGHT SIDE, WITH LED SPLASHING BRICK WALL.
N	NOT USED
O	ACCENT LIGHTS AT THE TOP OF WALL TRELLIS
P	NEW 19" WORDMARK



NOTE: (INTERIOR ALTERATIONS)

- INTERIOR SEATING, DECOR, LIGHTING, CEILING, MECHANICAL GRILLS AND FLOOR IN DINING ROOM TO BE REMOVED AND REPLACED.
- QUEUING CORRAL TO BE REMOVED.
- DRIVE THRU WINDOWS TO BE REMOVED AND REPLACED WITH LEFT TO RIGHT OPERATION.
- NEW STOREFRONT AND VESTIBULE DOORS TO MEET ADA REQUIREMENTS.
- FRONT COUNTER, KITCHEN DOOR AND BEVERAGE BAR TO BE REMOVED AND REPLACED.
- KITCHEN EQUIPMENT TO BE REMOVED AND REINSTALLED.
- KITCHEN CEILING, MECHANICAL GRILLS AND LIGHTING TO BE REMOVED AND REPLACED.
- KITCHEN FLOOR TILE TO BE DEGRADED AND REGROUTED. ANY BROKEN FLOOR TILE TO BE REPLACED WITH LIKE IN KIND.
- NEW FRP/SUBWAY TILE IN KITCHEN
- NEW FRP/PEBBLE TILE IN MANAGER'S OFFICE AND BOH.
- RESTROOM DOORS, FIXTURES AND ACCESSORIES TO BE REPLACED WITH ADA COMPLIANT. ALL RESTROOMS TO BE SINGLE USE UNISEX.

BUILDING ELEVATION LED LIGHTING	
REAR ELEVATION	
D	NEW LED WALL PACK LIGHT FIXTURE CENTERED ABOVE SERVICE DOOR (LOCATED 7'-6" AFF).
E	NOT USED

REV.	ISSUE	DATE	REVISION HISTORY	BY
2	0	03.1.26	DID FOR RESUBMISSION	CH
1	0	02.13.26	DID FOR RESUBMISSION	KH
0	0	01.09.26	DID FOR REVIEW	KH

DATE ISSUED	11/11/2025
PRF ESE	11/11/2025
PERMIT	11/11/2025
CITY CMNTS.	11/11/2025
O/D CMNTS.	11/11/2025
BRAND REVIEW	11/11/2025
KITCHEN	11/11/2025
DECOR	11/11/2025

DRAWN BY	IKH
STD ISSUE DATE	NOV 2025
REVIEWED BY	IKH/CH
DATE ISSUED	11/11/2025

BURGER KING RESTAURANT
 401 2098 139 STATE STREET, WATERTOWN NY, 13001
 TITLE: PROPOSED FLOOR PLAN
 SHEET NO. A1.0
 FLOOR PLAN



Prepared by
City of Watertown GIS
 For
City of Watertown
Assessment Department

For Tax Purposes Only
Not to be Used for Conveyance

NAD 83 STATE PLANE
 CENTRAL ZONE, US FEET

Parcel	Date	Parcel	Date
6-02-212.000	04/08/2013	6-02-104.000	05/06/2014
6-02-215.000	05/08/2014	6-02-215.200	11/21/2018
6-02-401.003	04/08/2013	6-02-104.200	11/21/2018
6-02-107.200	11/21/2018	6-02-107.000	05/08/2014

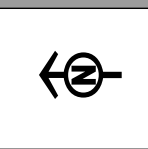
——— Property Line
 - - - - - Historic Property Line
 - - - - - Building Outline
 + + + + + Railroad
 - - - - - City Boundary (124.000)
 School District Boundary

999000 1449000 Coordinate Grid
 123 Parcel ID
 (124.000) Assessment ID (indicates informally combined parcels)

1 inch = 50 feet*

0 50 100 200 Feet

* when printed on 24" x 36" paper



Tax Map
City Of Watertown
 Jefferson County, NY

Section 06 Block 02

Printed Date: 6/3/2024

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Burger King 401 2068 - Proposed Restaurant Remodel			
Project Location (describe, and attach a location map): 339 State Street (NY 12), Watertown, NY; Section 6, Block 02, Lot 317.000			
Brief Description of Proposed Action: Interior/exterior remodel of existing restaurant, addition of a second drive-thru lane, parking lot restriping, ADA site improvements, and landscaping			
Name of Applicant or Sponsor: Carrols, LLC (Point of Contact: Josh Bazis)		Telephone: [REDACTED]	
Address: [REDACTED]		E-Mail: [REDACTED]	
City/PO: [REDACTED]		State: [REDACTED]	Zip Code: [REDACTED]
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 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:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 1.11 acres			
b. Total acreage to be physically disturbed? _____ +0.1 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.11 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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 checked="" 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 <input type="checkbox"/>	YES <input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ No change to existing service _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ No change to existing service _____	NO <input type="checkbox"/>	YES <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? 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?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ Located ±600' offsite _____ _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

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 checked="" 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? Northern Long-eared Bat	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" 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: _____ No change to existing stormwater conveyance network _____		
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: _____	NO	YES
NYSDEC Environmental Cleanup Database - State Superfund Program; Site Code 623006; Site Classification C; Site Code 623029 Located ±0.3 miles from project site	<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>Joshua Bazis</u> Date: <u>3/13/26</u> Signature: _____ Title: <u>Permit and Entitlement Manager</u>		



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]	Yes
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]	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