



MEMORANDUM

CITY OF WATERTOWN, NEW YORK
OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT
245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601
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TO: Planning Board Members

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

SUBJECT: Subdivision Final Plat Approval – 155 Clinton Street

DATE: September 2, 2021

Request: Subdivision Final Plat Approval for a two-lot subdivision of 155 Clinton Street, Parcel Number 10-07-109.000

Applicant: Zachary P. Scordo of GYMO, DPC on behalf of Clinton Center Development, LLC

Proposed Use(s): Commercial

Property Owner: Clinton Center Development, LLC

Overview: This proposal is being submitted for Planning Board review under Chapter A322 (Subdivision Regulations) of the City Code. The Planning Board has the option of not requiring a preliminary plat submission. Since this is a minor subdivision, Staff is processing this application as a final plat. A public hearing is required, and a notice has been published for it to be held at 3:05 p.m. during the Planning Board meeting. After the public hearing and completion of Part II of the Short Environmental Assessment Form, the Planning Board will be free to make a decision on the proposal.

The applicant proposes to divide the 2.68-acre lot at 155 Clinton Street, Parcel Number 10-07-109.000, into two parcels, a 2.563-acre western section and a 0.120-acre eastern section. The applicant intends a subsequent assemblage of the new 0.120-acre parcel with 145 Clinton Street, Parcel Number 10-07-110.000 and 111 Clinton Street, Parcel Number 10-07-112.000. The resultant assembled parcel will be 3.231-acres and the location for the expanded Watertown Savings Bank.

Existing Conditions: The proposed subdivision will square off the eastern parcel line of 155 Clinton Street moving the line approximately 23.45 feet to the West. The existing two-story building on the eastern side of the 155 Clinton Street parcel will be left with a side yard of approximately 24 feet.

Future Development Plans: As cited above, the applicant intends to assemble the resultant parcel with 145 Clinton Street, Parcel Number 10-07-110.000 and 111 Clinton Street, Parcel Number 10-07-112.000 to create a 3.231-acre parcel. The final assembled parcel will contain the current Watertown Savings Bank as well as the proposed Watertown Savings Bank Lending Center. The Site Plan for the Lending Center will be reviewed by the Planning Board at the September 2021 meeting as well. Additionally, this development is subject to referral to the Jefferson County Planning Board pursuant to Section 239-m of New York State General Municipal Law, as the subject property is within 500 feet of New York State owned property. The Site Plan will be reviewed by the County Planning Board at the August 31, 2021, meeting. Subdivisions do not require 239-m review.

Drawing and Descriptions: The applicant has submitted suggested metes and bounds descriptions for both proposed resultant parcels as well as the full parcel after the assemblage in addition to a Subdivision Final Plat drawing. On the submitted drawing, the line weights are all the same, making it difficult to distinguish the resultant parcel.

The applicant must amend the drawing and use a heavier line weight on the subdivided parcel only to distinguish it from the other parcels. For additional clarity, the parking, sidewalk, and landscaping information shown on the drawing should also be removed. The applicant will be required to assemble the parcels and file a new deed with the County Clerk prior to beginning any of the Site Plan work.

SEQR: Prior to approval, the Planning Board must consider Part 2 of the Short Environmental Assessment Form (EAF) and make a determination of significance relative to SEQRA.

Miscellaneous: After approval, the applicant must submit one (1) reproducible Mylar print and two (2) paper copies of the final plat for signature by the clerk of the Planning Board. The two paper copies will be returned, and one of them must be filed in the County Clerk's Office within 62 days of signing.

Summary: The following should be included as contingencies with the motion for approval:

1. The applicant must amend the drawing and use a heavier line weight on the subdivided parcel only to distinguish it from the other parcels and remove any extraneous information from the plan.
2. The applicant must assemble the subdivided 0.120-acre eastern section with 145 Clinton Street, Parcel Number 10-07-110.000 and 111 Clinton Street, Parcel Number 10-07-112.000 by way of a new metes and bounds description that is filed with the County Clerk prior to beginning any of the site plan work.

cc: Zach Scordo, GYMO, DPC, 18969 US Route 11, Watertown, NY 13601
Lundy Construction, LLC, 18841 US Route 11, Watertown, NY 13601
Michael Delaney, P.E., City Engineer