



# MEMORANDUM

CITY OF WATERTOWN, NEW YORK  
OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT  
245 WASHINGTON STREET, ROOM 305, WATERTOWN, NY 13601  
PHONE: 315-785-7741 – FAX: 315-785-7829

TO: Planning Board Members

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

SUBJECT: Subdivision Final Plat Approval – 557 Thompson Boulevard

DATE: September 2, 2021

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**Request:** Subdivision Final Plat Approval for a two-lot subdivision of 557 Thompson Boulevard, Parcel Number 12-13-136.000

**Applicant:** Patsy A. Storino

**Proposed Use:** Religious and Residential

**Property Owner:** Degel Israel Synagogue

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**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 2 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 existing 1.947-acre lot at 557 Thompson Boulevard, Parcel Number 12-13-136.000, into two parcels, a 1.892-acre primary southern section that the synagogue occupies and that will retain the Thompson Boulevard address, and a 0.055-acre northern section that the applicant proposes to assemble with the adjacent residential parcel at 1163 Temple Street.

**Required Descriptions:** The applicant has submitted a suggested metes and bounds description for the proposed 0.055-acre northern parcel (Parcel C on the submitted drawing) that the applicant proposes to convey to 1163 Temple Street and subsequently assemble. The applicant has also submitted a combined description for the eventual resultant parcel at 1163 Temple Street following the proposed assemblage (Parcel B and Parcel C on the map combined).

**Area and Yard Regulations:** Parcel C, as a standalone property, would not meet the lot width or lot area requirements of the Residence A District, as it would only be 28 feet wide and 2,395 square feet (SF) in total area. Residence A zoning requires a minimum lot width of 75 feet and a minimum lot size of 7,500 SF. Since this cannot remain as a standalone parcel due to the illegal dimensions, the Planning Board should condition any motion to grant Subdivision Approval on the applicant assembling Parcel C with 1163 Temple Street as proposed.

There are no other setback, lot size, lot area or lot coverage issues or concerns that will result from the proposed subdivision.

**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:** The applicant has provided a Request for Real Property Tax Law 932 Split form, in order to prevent the issuance of a tax certificate on a parcel that no longer exists.

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 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 assemble the subdivided 0.055-acre northern section of the subject parcel with 1163 Temple Street, Parcel Number 12-13-137.000 by way of a new metes and bounds description that is filed with the County Clerk.

cc: Patsy A. Storino, 17972 North Adams Heights, Adams, NY 13605  
Degel Israel Synagogue, 557 Thompson Blvd, Watertown, NY 13601  
Michael Delaney, City Engineer