



**INTEROFFICE MEMO  
PLANNING AND COMMUNITY  
DEVELOPMENT DEPARTMENT**

DATE: July 2, 2026

TO: James Corriveau, ZBA Chairperson

FROM: Joseph Albinus, Planner

SUBJECT: 268 Bellew Ave South  
Parcel Number 9-43-105.000  
Zoning – Industrial  
Petition for an Area Variance to increase the lot coverage maximum in an Industrial District.  
File #622

---

This petition, presented by Christopher Todd of Aubertine and Currier, PLLC on behalf of Roth Industries, is to vary the requirements of Section 310-21 (G)(4) of the Zoning Ordinance to increase the maximum lot coverage. The Form Based Dimensional Table for the Industrial District allows a maximum of 60 percent of lot coverage. The applicant is seeking relief to allow 74 percent lot coverage, which would represent 23.3 percent of the maximum.

The applicant proposes an 11,885 square-foot (SF) building expansion that is prompting the Variance request. The applicant intends to apply for Site Plan Approval at a future Planning Commission meeting and has included a conceptual site plan drawing with this application.

An adjacent parcel at 997 Waterman Drive, has a lot coverage over 60 percent. All other adjacent Parcels have a lot coverage of 60 percent or less.

The applicant is concurrently seeking an additional Use Variance from the Zoning Board of Appeals to allow for a parking lot in the front yard. Granting this Variance to increase the lot coverage maximum represents an Unlisted Action pursuant to SEQRA. However, it is part of a “whole action” that includes the other Variance request. To avoid segmenting the review, the ZBA must consider the environmental impacts of both Variances as a single “whole action” when completing Part 2 of the Short EAF.

cc: ZBA Members  
File

June 24, 2026

City of Watertown  
Michael Lumbis, Planning and Community Development Director  
245 Washington Street  
Watertown, NY 13601

Re: **Area Variance Application**  
**2026 Expansion Project**  
**Roth Industries and Roth Global Plastics (A&C Proj. #2016-033.007)**  
**268 Bellew Avenue South, Watertown, NY 13601**

Dear Mr. Lumbis:

Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC on behalf of Roth Industries and Roth Global Plastics is requesting to be included on the agenda for the July City of Watertown Zoning Board of Appeals meeting for an area variance request. The 2023 City of Watertown Zoning Section 310-21.G. allows for a maximum of 60% lot coverage in industrial zoning. The area variance is being requested to allow 68% impervious area coverage for the project site. Included with this submission are eight (8) copies of this Cover Letter, Area Variance Application, Short EAF, Property Deed, Tax Map, Record of Denial, and Conceptual Site Plan.

The project includes two (2) additions to the building, expanded asphalt parking lot, reconfigured ADA parking spaces, expanded asphalt shipping drive and connection to Rail Drive, expanded asphalt storage areas, chain link fence, relocated site light poles, and expanded infiltration basins. The infiltration basins will be expanded to water quality treatment and attenuate peak runoff to predevelopment levels in accordance with NSYDEC SPDES GP-0-25-001 requirements.

The area variance is being requested due to business expansion needs. The proposed building additions will enable adding additional machinery and additional jobs, which in turn requires additional asphalt storage area and parking spaces. The additional asphalt shipping entrance drive will allow much easier access to the SW loading dock and prevent tractor trailers from backing up on Rail Drive, increasing safety for on-coming traffic.


The following responses address the hardship tests as defined in New York State General City Law, Section 81-b.

**Hardship Test #1:** Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.

**Response #1:** The parcel is located within the City Center Industrial Park (CCIP) and neighboring commercial/industrial properties. The building additions and expanded asphalt area will be consistent with the character of the surrounding properties within the CCIP.

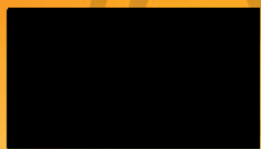
**Hardship Test #2:** Whether the benefit sought by the applicant can be achieved by some method feasible for the application to pursue, other than an area variance.

**Response #2:** The only way to avoid an area variance would be to increase the parcel size and add lot area or green space. The parcel is bounded by three (3) streets to west, south, and east, and occupied lots to the north.



NYS WBE/DBE Certified  
SBA Woman Owned  
Small Business (WOSB)

[aubertinecurrier.com](http://aubertinecurrier.com)



**Managing Partner**  
Annette M. Mason, P.E.  
Structural Engineer

**Partners**  
Brian A. Jones, AIA.,  
LEED AP BD+C  
Architect

Matthew R. Morgia, P.E.  
Civil Engineer

Jayson J. Jones, P.L.S.  
Land Surveyor

Brian M. Krueger, AIA.,  
Architect

Jonathan D. Boomhower, P.L.S.  
Land Surveyor

**Hardship Test #3:** Whether the requested area variance is substantial.

**Response #3:** The proposed area variance is requested would exceed the maximum impervious lot coverage by, only 8%. The variance requested does not seem substantial.

**Hardship Test #4:** Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

**Response #4:** The proposed area variance would allow an increase in impervious coverage for the property. To accommodate increased stormwater runoff, the pretreatment peastone diaphragms and two (2) existing infiltration basins will be expanded to provide water quality treatment and attenuate peak runoff to predevelopment levels. All additional site lighting will be provided by pole and/or building mounted downfacing cutoff LED fixtures (dark sky compliant) and located to prevent light spillage onto neighboring properties.

**Hardship Test #5:** Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area variance.

**Response #5:** The need for the area variance was not self-created. The city created the 60% impervious coverage limit in 2023 when the zoning ordinance was adopted 02/21/2023. Prior to that, there was no impervious criteria.

If there are any questions, please feel free to contact our office at your earliest convenience.

Sincerely,  
Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC



Christopher Todd  
Junior Civil Engineer

Attachments

Area Variance Application  
SEQR Short EAF  
Property Deed  
Tax Map  
Record of Denial  
Conceptual Site Plan

Cc: Dave Gerber – Roth Industries and Roth Global Plastics



**City of Watertown**  
**AREA VARIANCE APPLICATION FORM**

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

Application #:

Received:

**Please Note:** Applying for an Area Variance does not guarantee that the Zoning Board of Appeals (ZBA) will grant the request. The burden of proof is on the applicant for meeting the hardship tests and the ZBA will weigh each application on its own merits.

**PROPERTY INFORMATION:**

PROPERTY ADDRESS: 268 Bellew Avenue South

TAX PARCEL NUMBER: 9-43-105.000 ZONING DISTRICT: IND - Industrial

**APPLICANT INFORMATION:**

APPLICANT NAME: Roth Industries Inc. - Attn: Dave Gerber

APPLICANT MAILING ADDRESS: 268 Bellew Avenue South, Watertown, NY 13601

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

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

PROPERTY OWNER NAME: \_\_\_\_\_

PROPERTY OWNER MAILING ADDRESS (if different from subject parcel): \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

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

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Cover Letter (see Appendix A) | <input checked="" type="checkbox"/> Metes and bounds description (property deed)                  |
| <input checked="" type="checkbox"/> Record of denial              | <input checked="" type="checkbox"/> Tax Map with subject parcel highlighted                       |
| <input checked="" type="checkbox"/> \$200 application fee         | <input checked="" type="checkbox"/> State Environmental Quality Review (SEQR) form (if necessary) |
| <input checked="" type="checkbox"/> Site Sketch/Drawing           |   |

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

**Property Owner Signature (if different)** Joy A Brown **Date:** 6/23/2020

## Appendix A: Checklist Instructions

**Cover Letter:** The applicant must submit a detailed cover letter describing what the applicant seeks to establish. This letter should summarize the scope and intent of the project, including all proposed physical changes to the property and the proposed future use of the property. The cover letter must also address each of the hardship tests as defined in New York State Law (see Appendix B, which identifies all applicable hardship tests in **bold type**) for an Area Variance.

If there is any other information that would aid the ZBA in understanding the request, the applicant should include this in the cover letter as well.

**Metes/Bounds:** 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.

**Record of Denial:** As the ZBA is a quasi-judicial appellate board, an applicant must have standing to make an appeal. A denied Zoning Compliance Certificate will typically prompt an appeal and is sufficient to serve as the Record of Denial.

**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.

**SEQR Form:** All Variance requests must include a completed SEQR Short Environmental Assessment Form (EAF), with the exception of the following two instances, which New York State defines the following as Type 2 Actions that do not require SEQR review:

- granting of individual setback and lot line variances and adjustments
- granting of an area variance for a single-family, two-family or three-family residence

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/>

**Site Sketch:** The sketch/site drawing must accurately depict what the applicant seeks to establish and include any information necessary to help the ZBA comprehend the request. Examples of features to show on the drawing include:

- Site Plan showing existing and proposed building locations, including all property line setbacks
- Vehicular and pedestrian circulation, parking and loading spaces
- Landscaping plans, including site grading (if applicable).

To assist with the drawing, applicants may wish to use the City's public GIS mapping tool, available at: <https://www.watertown-ny.gov/index.asp?NID=168>. However, measurements obtained using the GIS tool are NOT an acceptable substitute for actual measurements taken on site.

Staff and the ZBA reserve the right to require a Property Survey prepared by a Licensed Land Surveyor if deemed necessary to clarify the Variance under consideration.

**Required Sets:** The items in the checklist (other than the application fee) collectively make up a "set." The applicant is responsible for submitting eight (8) complete collated "sets" to the City Planning Department. If the application requires Jefferson County Planning Board review, then the applicant must submit nine (9) "sets." Planning Staff will inform the applicant if this is necessary.

**Submittal Instructions:** Submit all required materials to:

Michael A. Lumbis, Planning and Community Development Director  
City of Watertown  
245 Washington Street  
Watertown, NY 13601

\*Planning Staff can assist with any of the above if the applicant is having difficulty obtaining any of the required items.

## Appendix B: Excerpts from New York State General City Law, Section 81-b.

The following language is the New York State enabling legislation that empowers the Zoning Board of Appeals (ZBA) to grant relief from the Zoning Ordinance. When reading the hardship tests identified below, the applicant should understand that State Law is instructing the ZBA members that these are the burdens of proof an applicant must meet in order for the ZBA to vote yes and grant the applicant the requested Variance.

- Definitions. As used in this section:

“Area variance” shall mean the authorization by the zoning board of appeals for the use of land in a manner which is not allowed by the dimensional or physical requirements of the applicable zoning regulations.

- Orders, requirements, decisions, interpretations, determinations.

The board of appeals may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, interpretation or determination appealed from and shall make such order, requirement, decision, interpretation or determination as in its opinion ought to have been made in the matter by the administrative official charged with the enforcement of such ordinance or local law and to that end shall have all the powers of the administrative official from whose order, requirement, decision, interpretation or determination the appeal is taken.

- Area variances.

(a) The zoning board of appeals shall have the power, upon an appeal from a decision or determination of the administrative official charged with the enforcement of such ordinance or local law, to grant area variances as defined herein.

(b) In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the board shall also consider:

- (i) **whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;**
- (ii) **whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;**
- (iii) **whether the requested area variance is substantial;**
- (iv) **whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and**
- (v) **whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.**

(c) The board of appeals, in the granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

- Imposition of conditions.

The board of appeals shall, in the granting of both use variances and area variances, have the authority to impose such reasonable conditions and restrictions as are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of the zoning ordinance or local law, and shall be imposed for the purpose of minimizing any adverse impact such variance may have on the neighborhood or community.

**Meeting Information:** The Zoning Board of Appeals normally meets at 7:00 p.m. on the third Wednesday of every month in Council Chambers at City Hall, although this is subject to change due to holidays, etc. The application deadline is 21 days prior to the scheduled meeting date. Applicants should be aware that applications may require more than one meeting to reach a decision. Resolution is at the sole discretion of the ZBA.



# City of Watertown Zoning Compliance Certificate APPLICATION FORM

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

Application #:

Received:

**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: 268 Bellew Avenue South

TAX PARCEL NUMBER: 9-43-105.000 ZONING DISTRICT: IND - Industrial

**APPLICANT INFORMATION:**

APPLICANT NAME: Roth Industries Inc. - Attn: Dave Gerber

APPLICANT MAILING ADDRESS: 268 Bellew Avenue South, Watertown, NY 13601

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

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

PROPERTY OWNER NAME: \_\_\_\_\_

PROPERTY OWNER MAILING ADDRESS (if different from subject parcel): \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

**PROPOSED USE INFORMATION:**

Please check the box that most accurately describes the proposal:

- New Building
- Addition
- Alteration
- Parking Lot
- New Use or Occupant
- Other \_\_\_\_\_

**Proposed Use (describe fully):**  
 The project includes two (2) building additions, expanded asphalt parking lot, reconfigured ADA parking spaces, asphalt entrance drive, expanded asphalt storage areas, chain link fence, relocated site light poles, and expanded infiltration basins.

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

PARCEL FRONTAGE (FT.): 648 PARCEL AREA (SQ. FT.): 386,092 BUILDING DIMENSIONS: N/A FT. X N/A FT. = TOTAL (SQ. FT.) 103,317  
NUMBER OF STORIES: 4 BUILDING HEIGHT (FT.): 46 SETBACKS (FT.) - FRONT: 31 REAR: 173 LEFT: N/A RIGHT: N/A

**PARKING:**

EXISTING NUMBER OF SPACES: 20 PROPOSED NUMBER OF SPACES: 30

Asphalt  Concrete  Gravel  Other           

SQ. FT OF NEW IMPERVIOUS SURFACE 53,390

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.

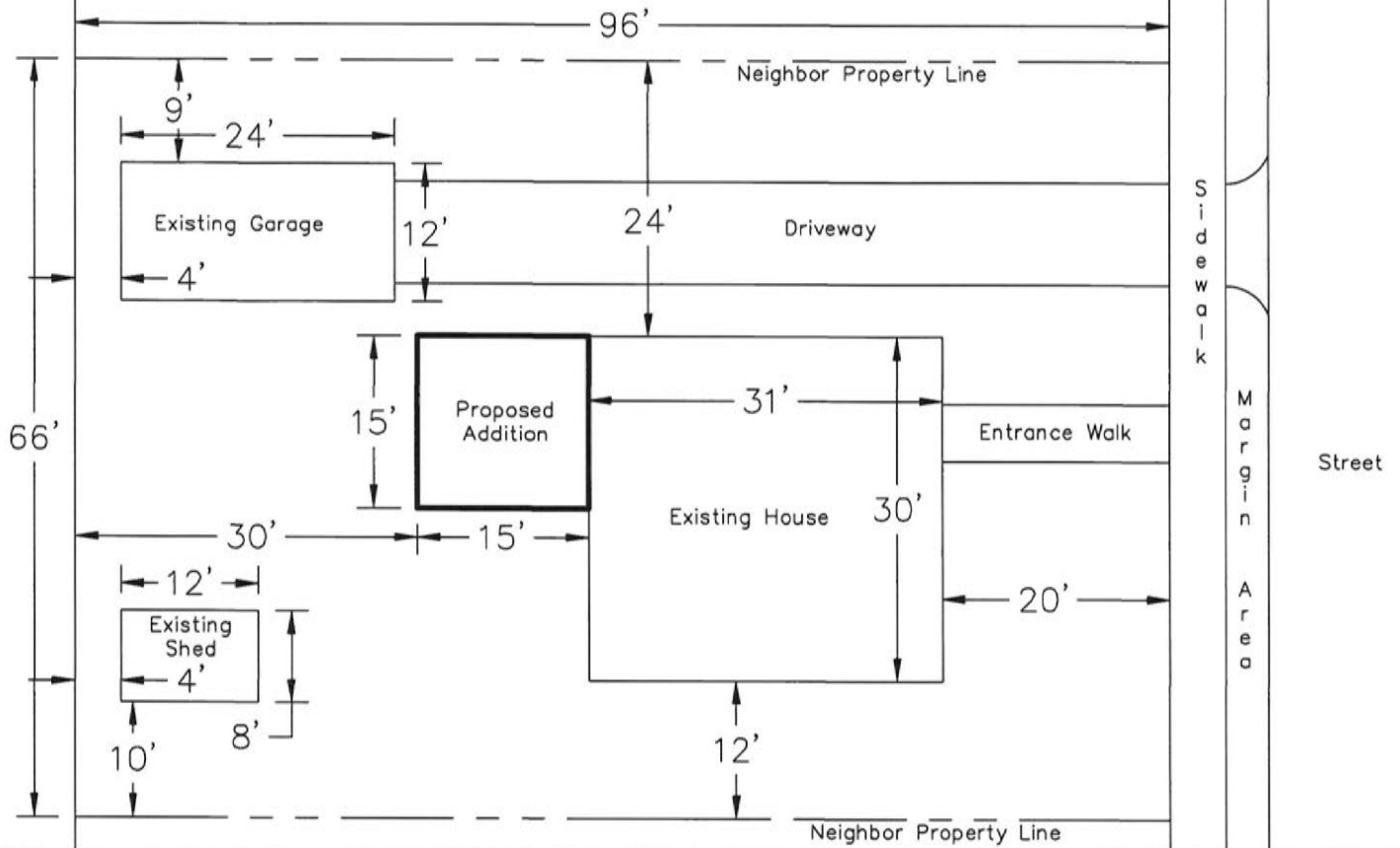
See attached conceptual design plan.

Applicant Signature:  Date: 6/23/26

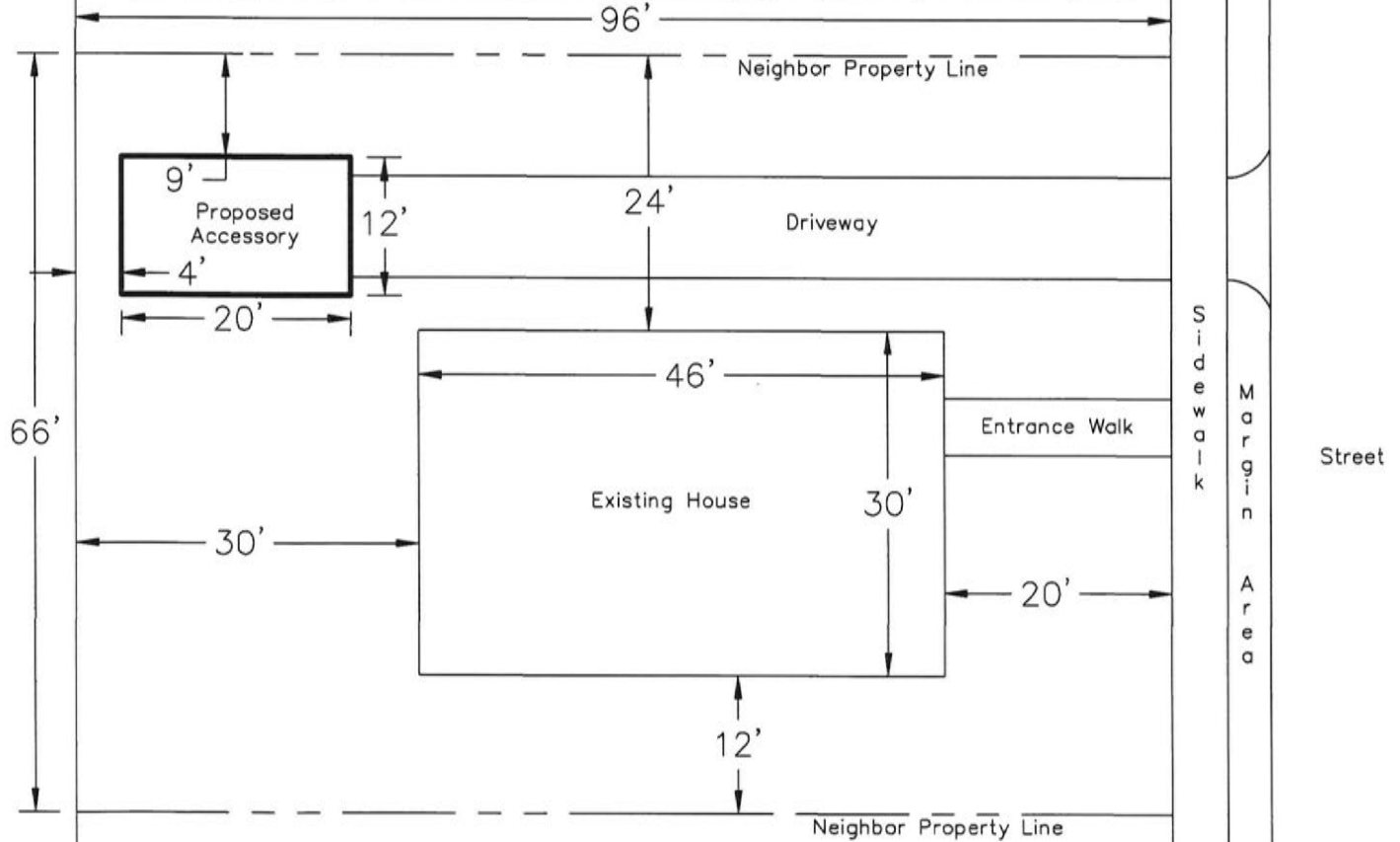
Property Owner Signature (if different)  Date: 6/23/26

# Example Sheet

## House Addition Example



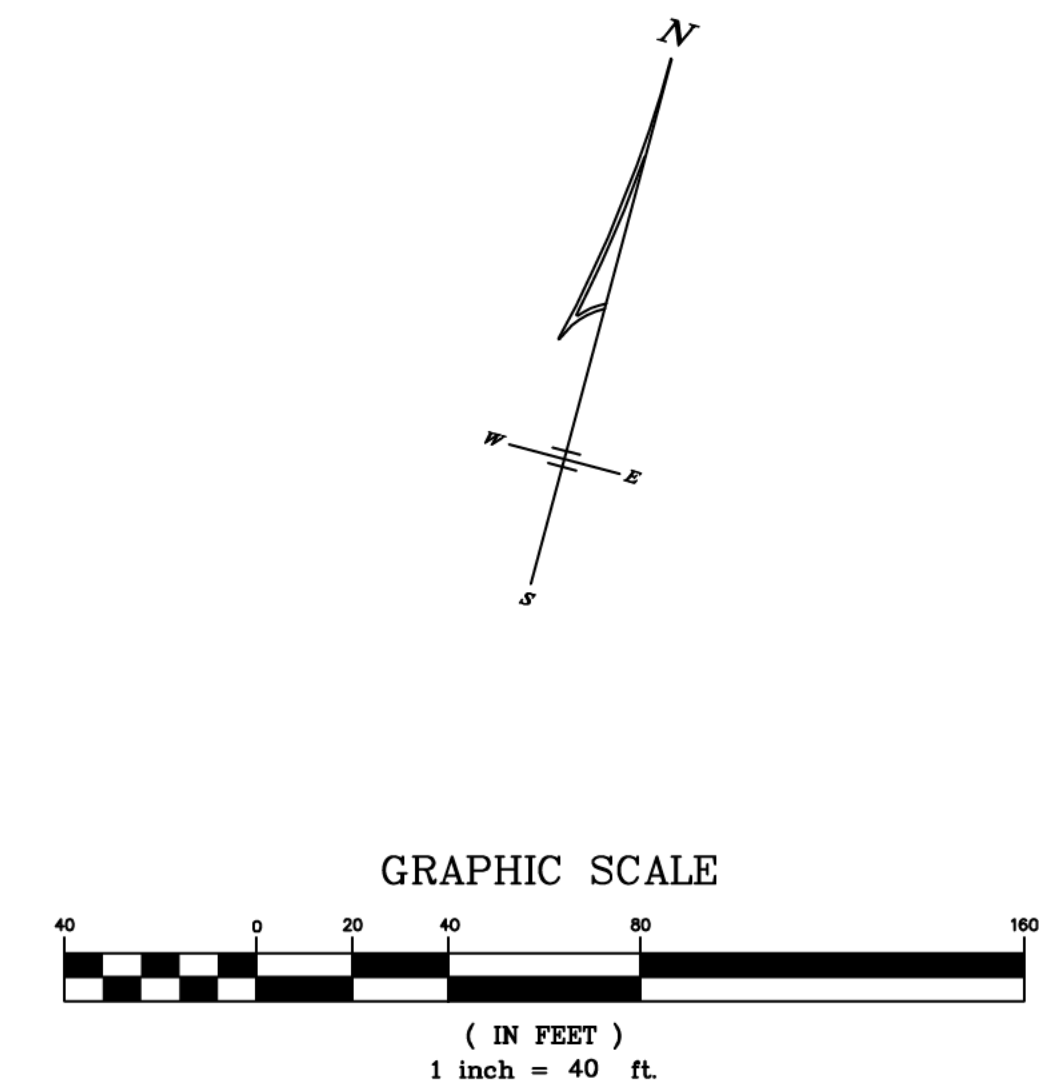
## Accessory Structure (Garage, Shed) Example





LEGEND	EXISTING	PROPOSED
5' CONTOUR	---	---
1' CONTOUR	---	---
PROPERTY LINE	— PL — PL	— PL — PL
RIGHT OF WAY	---	---
SETBACK	---	---
BUILDING	---	---
ASPHALT PAVEMENT	---	---
CURB	---	---
SIDEWALK	---	---
EDGE OF GRAVEL	---	---
FENCE	---	---
WATERLINE	W <sub>x</sub> - W <sub>x</sub>	W <sub>x</sub> - W <sub>x</sub>
SANITARY SEWER	SS <sub>x</sub> - SS <sub>x</sub>	SS <sub>x</sub> - SS <sub>x</sub>
STORM SEWER	SD <sub>x</sub> - SD <sub>x</sub>	SD <sub>x</sub> - SD <sub>x</sub>
OVERHEAD UTILITIES	OU <sub>x</sub> - OU <sub>x</sub>	OU <sub>x</sub> - OU <sub>x</sub>
UNDERGROUND ELECTRIC	EX <sub>x</sub> - EX <sub>x</sub>	E - E
GAS	G <sub>x</sub> - G <sub>x</sub>	G - G
ROOF DRAIN PIPE	RD <sub>x</sub> - RD <sub>x</sub>	RD - RD
FIRE HYDRANT	⊙	⊙
WATER VALVE	⊙	⊙
SANITARY MANHOLE	⊙	⊙
STORM MANHOLE	⊙	⊙
CATCH BASIN	⊙	⊙
UTILITY POLE AND GUY	⊙	⊙
LIGHT POLE	⊙	⊙

PLANNING DATA		
ZONING:	IND - INDUSTRIAL	
USE:	INDUSTRIAL FACILITY	
ITEM	REQUIRED	AS PROVIDED
MIN. LOT AREA	10,000 SQ. FT. (0.23 ACRES)	386,092 SQ. FT. (8.86 ACRES)
MIN. LOT FRONTAGE	50'	648'
MIN. FRONT SETBACK	25'	EXISTING BUILDING = 31' PROPOSED BUILDING = 35'
MIN. REAR YARD SETBACK	10'	173'
MIN. SIDE YARD SETBACK	10'	N/A
MAX. BUILDING HEIGHT	4 STORIES	EXISTING - 40'
MAX. LOT COVERAGE	60%	68%
PARKING REQUIREMENTS - RETAIL AND SERVICES - 1 SPACE PER 250 SF - 4,800 SF / 250 SF = 20 SPACES	20 SPACES	30 SPACES
HANDICAPPED SPACES (PER ADA)	1	2
LIMIT OF DISTURBANCE		X.XX ACRES



CONCEPT PLAN  
NOT FOR CONSTRUCTION



522 Bradley Street  
Watertown, New York 13601

[aubertinecurrier.com](http://aubertinecurrier.com)

Phone: (315)782-2005  
Fax: (315)782-1472

The above Architect, Engineer or Land Surveyor states that to the best of his or her knowledge, information and belief, the plans and specifications are in accordance with applicable requirements of New York State. It is a violation of New York State Law for any person, unless acting under the direct supervision of a Registered Architect, Licensed Professional Engineer or Licensed Land Surveyor to alter this document in any way. If altered, such licensee shall affix his or her seal and the modification followed by followed by his or signature, date and a specific description of the alteration.  
© COPYRIGHT 2006  
AUBERTINE and CURRIER ARCHITECTS, ENGINEERS & LAND SURVEYORS, PLLC

**ROTH INDUSTRIES AND ROTH GLOBAL PLASTICS  
2026 EXPANSION PROJECT**  
268 BELLEVUE AVENUE SOUTH  
CITY OF WATERTOWN  
JEFFERSON COUNTY, STATE OF NEW YORK

PROJECT NO: 2016-033-007  
SCALE: 1"=40'  
DRAWN BY: CWT  
CHECKED BY: MRM  
ISSUE DATE: 06/23/2026

CONCEPTUAL SITE PLAN

**C-100**



JoAnn M. Wilder, Clerk  
175 Arsenal Street  
Watertown, NY 13601  
(315) 785-3081

### Jefferson County Clerk Recording Cover Sheet

**Received From :**  
JAMES HEARY, ATTORNEY AT LAW  
OFFICE MAILBOX  
120 WASHINGTON ST, STE 500  
WATERTOWN, NY 13601

**Return To :**  
JAMES HEARY, ATTORNEY AT LAW  
OFFICE MAILBOX  
120 WASHINGTON ST, STE 500  
WATERTOWN, NY 13601

**First GRANTOR**

JEFFERSON COUNTY IND DEV AGENCY

**First GRANTEE**

JEFFERSON COUNTY IND DEV AGENCY

**Index Type :** Land Records

**File Number :** 2006-00021552

**Type of Transaction :** Deed - (Other Property)

**Recording Fee :** \$0.00

**Recording Pages :** 4

The Property affected by this instrument is situated in Watertown-City Of, in the County of Jefferson, New York

**Real Estate Transfer Tax**

**RETT # :** 2029

**Deed Amount :** \$0.00

**RETT Amount :** \$0.00

**Total Fees :** \$0.00

State of New York

County of Jefferson

I hereby certify that the within and foregoing was recorded in the Clerk's office for Jefferson County, New York

On (Recorded Date) : 12/26/2006

At (Recorded Time) : 2:15:00 PM



Doc ID - 003053490004

*JoAnn M. Wilder*  
JoAnn M. Wilder, Clerk



"AFFIDAVIT FILED"

This sheet constitutes the Clerk's endorsement required by section 319 of Real Property Law of the State of New York and conforms to Jefferson County local Law. THIS PAGE IS PART OF YOUR DOCUMENT AND IS NOT A BILL, ALL FEES HAVE BEEN PAID.

**THIS INDENTURE**

Made the 20<sup>th</sup> day of November Two Thousand and Six,

**Between**

**Jefferson County Industrial Development Agency** a public benefit corporation of the State of New York with offices at 800 Starbuck Avenue, Watertown, New York

Party of the first part

**Jefferson County Industrial Development Agency** a public benefit corporation of the State of New York with offices at 800 Starbuck Avenue, Watertown, New York

Party of the second part

**Witnesseth** that the parties of the first part in consideration of One and 00/100 Dollars (\$1.00) lawful money of the United States and other good and valuable consideration paid by the parties of the second part does hereby grant and release unto the parties of the second part their heirs, successors and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Watertown, County of Jefferson and State of New York and further described in Schedule "A" attached hereto.

**Together** with the appurtenances and all the estate and rights of the parties of the second part their heirs, successors and assigns forever.

**To have and to hold** the premises herein granted unto the parties of the second part, their successors and assigns forever.

**In Witness Whereof** the party of the first part have hereunto set his hand and seal the day and year first written above.

In Presence of:

Jefferson County Industrial  
Development Agency

By: [Signature]  
James P. Fayle CEO

State of New York )  
County of Jefferson )

On the 20 day of November, 2006, before me, the undersigned a notary public in and for said state, personally appeared James P. Fayle, personally known to me or proved to me on the basis of satisfactory evidence to be the individual who name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[Signature]  
Notary Public  
LISA J. BROWN  
NOTARY PUBLIC, State of New York  
No. 01BR5069444  
Qualified in Clinton County  
Commission Expires Nov. 25, 2006

Mark: Atty Henry

Schedule "A"

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Watertown, County of Jefferson, State of New York and being more particularly described as follows:

BEGINNING at a  $\frac{3}{4}$ " iron pipe found in the southwesterly street margin of Bellew Avenue South, said iron pipe being the most southeasterly corner of the parcel of land conveyed by Jefferson County Industrial Development Agency to Alteri Bakery, Inc. by deed recorded in the Jefferson County Clerk's Office in Liber 1706 at Page 257 on November 24, 1999;

THENCE S.  $29^{\circ}-22'-53''$  E., along the southwesterly street margin of Bellew Avenue South, a distance of 411.54 feet to a point;

THENCE generally southerly, along the southwesterly street margin of Bellew Avenue South and along a curve to the right at a radius of 539.96 feet, a distance of 215.05 feet to a point, said point being situate a direct tie of S.  $17^{\circ}-58'-17''$  E., 213.64 feet from the last mentioned point;

THENCE S.  $47^{\circ}-55'-14''$  W., along the cutback line between the southwesterly street margin of Bellew Avenue South and the northerly street margin of Rail Drive a distance of 26.62 feet to a point;

THENCE N.  $87^{\circ}-04'-46''$  W., along the northerly street margin of Rail Drive a distance of 785.18 feet to a point at the intersection of the cutback line connecting Rail Drive with the northeasterly street margin of Roundhouse Drive;

THENCE N.  $42^{\circ}-04'-46''$  W., along the cutback line connecting the northerly street margin of Rail Drive with the northeasterly street margin of Roundhouse Drive a distance of 39.99 feet to point in the northeasterly street margin of Roundhouse Drive;

THENCE generally northwesterly, along the northeasterly street margin of Roundhouse Drive and along a curve to the left at a radius of 283.00 feet, a distance of 177.07 feet to a point, said point being situate a direct tie of N.  $24^{\circ}-24'-19''$  W., 174.20 feet from the last mentioned point;

THENCE N.  $42^{\circ}-19'-48''$  W., along the northeasterly street margin of Roundhouse Drive a distance of 91.12 feet to a point;

THENCE generally northwesterly, along the northeasterly street margin of Roundhouse Drive and along a curve to the right at a radius of 217.00 feet, a distance of 81.51 feet to  $\frac{1}{2}$ " iron pipe found, said pipe being situate a direct tie of N.  $31^{\circ}-34'-11''$  W., 81.03 feet from the last mentioned point;

THENCE N.  $72^{\circ}-37'-41''$  E., a distance of 278.87 feet to a  $\frac{3}{8}$ " rebar with cap found;

THENCE N.  $69^{\circ}-15'-15''$  E., a distance of 201.91 feet to a  $\frac{3}{8}$ " rebar with cap found;

THENCE N.  $78^{\circ}-01'-38''$  E., a distance of 290.00 feet to the POINT OF BEGINNING.

CONTAINING 8.863 acres of land, more or less.

SUBJECT TO that portion of a 40' Sewer and Drainage Easement that lies along the northerly boundary line of the subject premises.

SUBJECT TO that portion of a 40' Drainage Easement that passes generally in a northerly-southerly direction through the above described premises.

SUBJECT TO any other rights or restrictions of record that may exist.

IT BEING the intent to describe a portion of the parcel of land conveyed by The Owasco River Railway, Inc. to City of Watertown by deed recorded in the Jefferson County Clerk's Office in Liber 1012 at Page 254, on February 7, 1986 and the parcel of land conveyed by City of Watertown to Watertown Local Development Corp. by deed recorded in the Jefferson County Clerk's Office at File Number 2003-12310 on August 1, 2003.

Schedule "A" Continued

Being the same premises described in a deed from Roth Industries, Inc. dated December 21, 2005 and recorded in the Jefferson County Clerk's office on December 28, 2005 as Instrument No. 2005-00021236, which deed had the above described premises as two parcels. The purpose of this deed is to describe these premises as a single parcel.



**JEFFERSON COUNTY - STATE OF NEW YORK**  
**GIZELLE J. MEEKS, JEFFERSON COUNTY CLERK**  
**175 ARSENAL STREET**  
**WATERTOWN, NEW YORK 13601**

**COUNTY CLERK'S RECORDING PAGE**  
**\*\*\*THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH\*\*\***



INSTRUMENT #: 2016-00016766  
 Receipt#: 2016023323  
 Clerk: JN  
 Rec Date: 11/22/2016 03:39:06 PM  
 Doc Grp: DEE  
 Descrip: CORRECTIVE DEED  
 Num Pgs: 3  
 Rec'd Frm: JEFFERSON ABSTRACT CORPORATION

Party1: WATERTOWN CITY OF  
 Party2: LOCAL DEVELOPMENT CORP OF CITY  
 OF WATERTOWN  
 Town: WATERTOWN-CITY OF

Recording:	
Cover Page	5.00
Recording Fee	30.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
Cross References	0.50
TP584	5.00
RP5217 All others - State	241.00
RP5217 - County	9.00
<b>Sub Total:</b>	<b>310.50</b>
Transfer Tax	
Transfer Tax - State	0.00
<b>Sub Total:</b>	<b>0.00</b>

**Total: 310.50**  
 \*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
 Transfer Tax #: 1426  
 Transfer Tax  
 Consideration: 0.00

**Total: 0.00**

**WARNING\*\*\***  
 \*\*\*Information may change during the verification process and may not be reflected on this page

Gizelle J. Meeks  
 Jefferson County Clerk

Record and Return To:

SALINA ABSTRACT  
 SUITE 525 EMPIRE BLDG  
 472 SOUTH SALINA ST  
 SYRACUSE NY 13202

**CORRECTIVE**  
**BARGAIN & SALE DEED WITH COVENANT AGAINST GRANTOR**

**THIS INDENTURE**, made the 7th day of November, 2016.

**BETWEEN**

City of Watertown, a Municipal Corporation organized under the laws of the State of New York with its municipal office located at 245 Washington Street, Watertown, New York 13601 Grantor,

**And**

Local Development Corporation of the City of Watertown, 800 Starbuck Avenue, Watertown, New York 13601 Grantee,

**WITNESSETH**, that the Grantor, in consideration of One (\$1.00) Dollar, lawful money of the United States and other good and valuable consideration, paid by the Grantee, does hereby grant and release unto the Grantee, its successors, heirs and assigns forever:

**ALL THAT TRACT OR PARCEL OF LAND** situate in the City of Watertown, County of Jefferson and State of New York and being more particularly described as follows:

BEGINNING at a 3/4" iron pipe found in the southwesterly street margin of Bellew Avenue South, said iron pipe also being the southeast corner of the parcel of land conveyed by Jefferson County Industrial Development Agency to Alteri Bakery, Inc., by deed recorded in the Jefferson County Clerk's Office in Liber 1706 at Page 257, on November 24, 1999;

THENCE S 29° 22' 53" E, along the southwesterly street margin of Bellew Avenue South, a distance of 411.54 feet to a point;

THENCE generally southerly, along the southwesterly street margin of Bellew Avenue South and a curve to the right at a radius of 539.96 feet, a distance of 215.05 feet to a point, said point being situate a direct tie of S 17° 58' 17" E, 213.64 feet from the last mentioned point;

THENCE S 47° 55' 14" W, along the cutback line between the southwesterly street margin of Bellew Avenue South and the northerly street margin of Street B (Rail Drive), a distance of 26.62 feet to a point;

THENCE N 87° 04' 46" W, along the northerly street margin of Street B (Rail Drive), a distance of 422.04 feet to a point;

THENCE N 00° 01' 56" E, a distance of 230.32 feet to a point;

THENCE N 22° 24' 44" W, a distance of 289.55 feet to a point in the southerly boundary line of the aforementioned Alteri Bakery, Inc. parcel;

THENCE N 78° 01' 38" E, a distance of 290.00 feet to the Point of Beginning.

CONTAINING 4.565 total acres of land, more or less.

SUBJECT TO a Storm and Drainage Easement along the northerly property line of the above described 4.565 acre ± parcel and a Drainage Easement along the westerly property line of said parcel, as shown on a map titled "Subdivision Final Plat of a Portion of the Land of City of Watertown, City Center Industrial Park (CCIP), Bellew Avenue South and Waterman Drive, City of Watertown, County of Jefferson, State of New York, dated November 15, 2000, prepared by GYMO, Architecture, Engineering & Land Surveying, P.C., Watertown, New York.

SUBJECT To a certain Declaration of Covenants and Restrictions for the City of Watertown, City Center Industrial Park made effective July 17, 2003, which document may be filed before or after the recording of this Deed.

SUBJECT TO any other rights or restrictions of record that may exist.

(continued)

Page Two  
Corrective Bargain and Sale Deed  
With Covenant Against Grantor

IT BEING the intent to describe a portion of the parcel of land conveyed by the Owasco River Railway, Inc. to City of Watertown, by Quitclaim Deed recorded in the Jefferson County Clerk's Office in Liber 1012 at Page 254, February 7, 1986, as shown on a map titled "Survey Map of Parcels 2 & 3 of the Land of City of Watertown, City Center Industrial Park (CCIP), Bellew Avenue South, City of Watertown, County of Jefferson, State of New York, dated November 15, 2002, prepared by GYMO, Architecture, Engineering & Land Surveying P.C., Watertown, New York.

IT BEING the intention of this Corrective Deed to correct the name of the Grantee incorrectly described in a Bargain and Sale Deed with Covenant Against Grantor, recorded August 1, 2003, in the office of the Jefferson County Clerk as Instrument Number 2003-12310.

**TOGETHER** with the appurtenances and all the estate and rights of the Grantor, in and to said premises.

**TO HAVE AND TO HOLD** the premises herein granted unto the Grantee, its successors, heirs and assigns forever. This Deed is subject to the Trust Provision of Section 13 of the Lien Law.

**AND** the said Grantor covenants that the Grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatever.

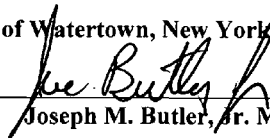
The words "Grantor" and "Grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

**IN WITNESS WHEREOF**, the Grantor has executed this deed the day and year first above written.

*In presence of:*

City of Watertown, New York

By:



L.S.

Joseph M. Butler, Jr. Mayor

STATE OF NEW YORK )  
COUNTY OF JEFFERSON ) ss.:

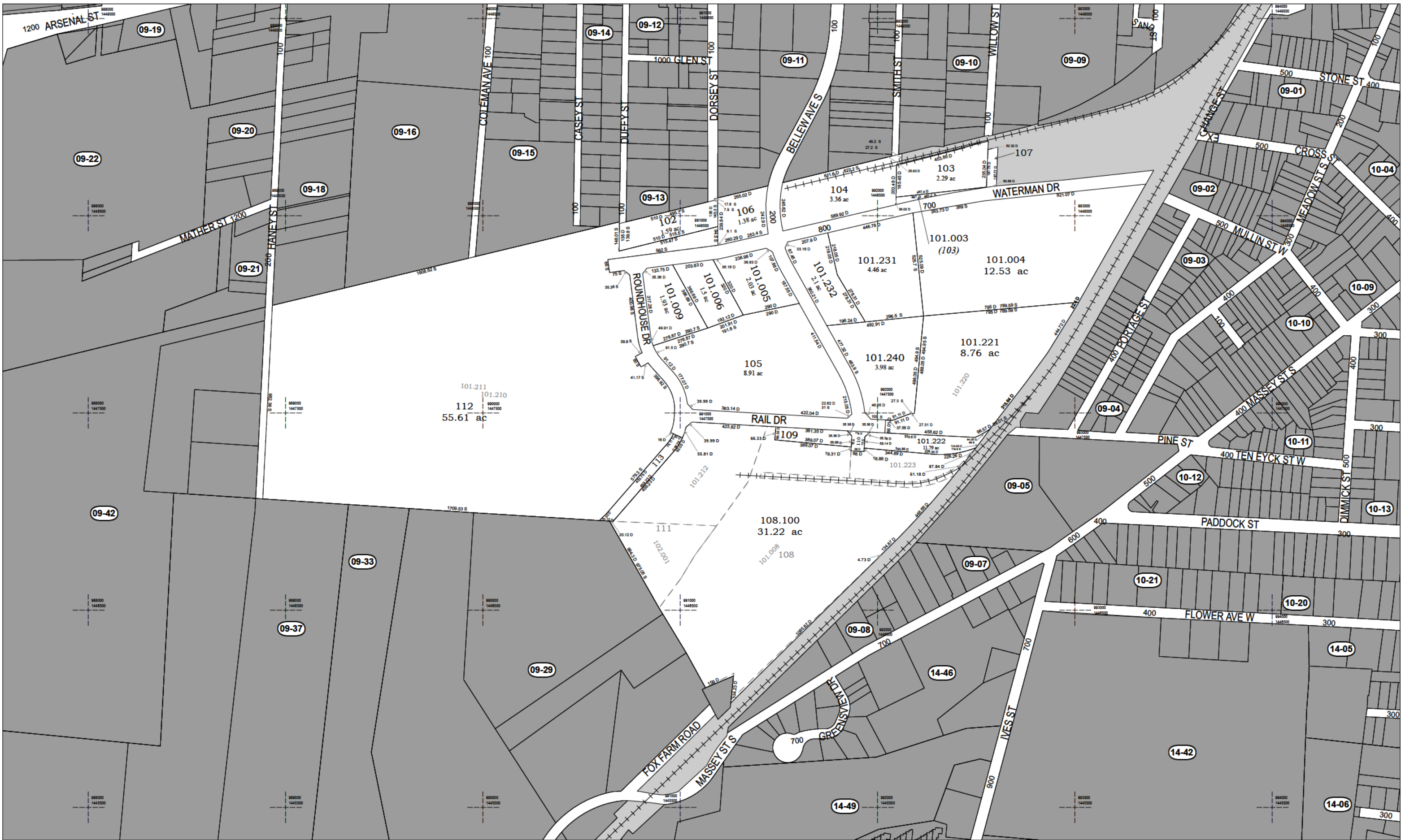
On this 7th day of November, 2016, before me, the undersigned, a notary public in and for said State, personally appeared Joseph M. Butler, Jr. personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public  
Commission Expires:

ROBERT J. SLYE  
Notary Public, State of New York  
Qualified in Jefferson County  
Commission No. 4829641 17  
Commission Expires Sept. 30, 20

Return Record Deed to:

Salina Abstract



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
9-43-101.008	03/06/2020	9-26-102.001	8/04/2022
9-43-101.010	07/25/2023	9-43-101.210	09/01/2020
9-43-101.220	03/06/2020	9-43-101.212	8/04/2022
9-43-108.000	07/25/2023	9-43-101.211	07/01/2025
9-43-101.223	07/25/2023	9-43-111.000	07/25/2023

Parcel ID	Assessment ID
123	(124,000)

- - - - - Property Line  
 - - - - - Historic Property Line  
 - - - - - Building Outline  
 - - - - - Railroad  
 - - - - - City Boundary  
 - - - - - School District Boundary

1 inch = 200 feet\*  
 0 200 400 800 Feet  
\*when printed on 24" x 36" paper



Tax Map  
**City of Watertown**  
 Jefferson County, NY  
 Section 09 Block 43  
 Printed Date: 2/6/2026

## Short Environmental Assessment Form

### Part 1 - Project Information

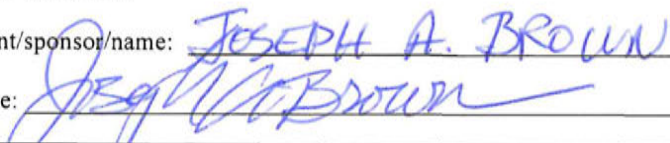
#### Instructions for Completing

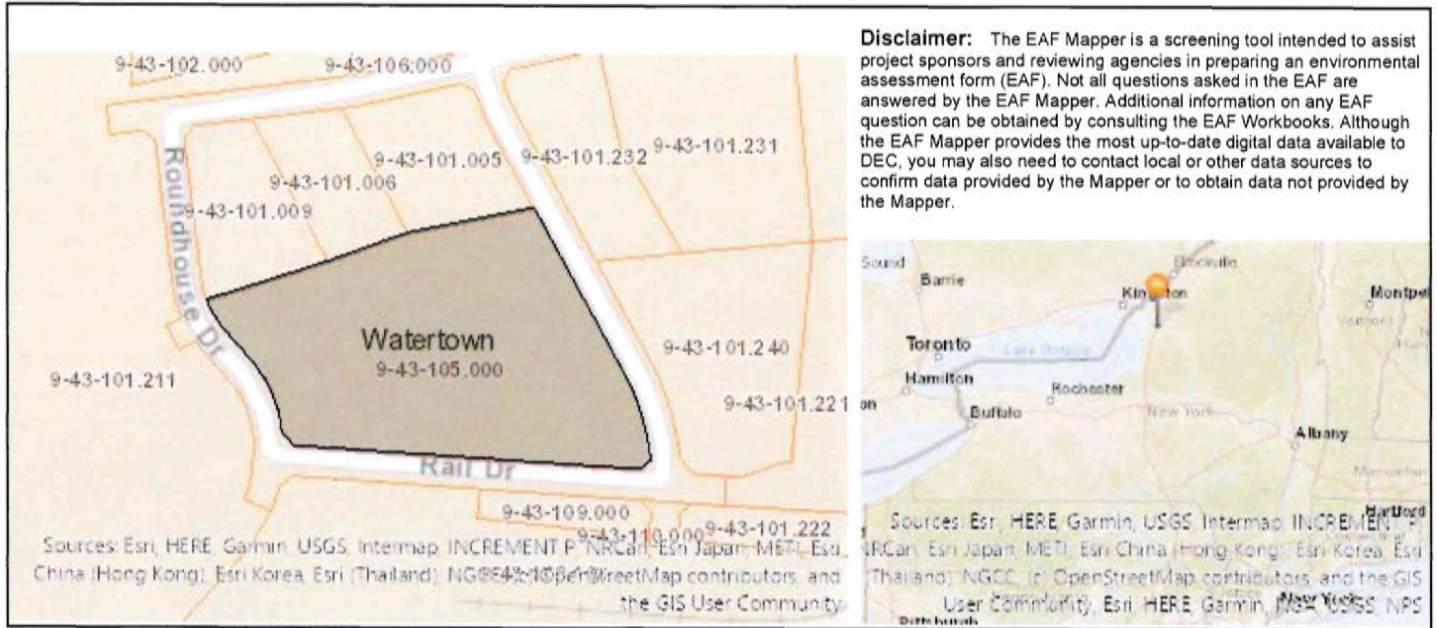
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: 2026 Expansion Project			
Project Location (describe, and attach a location map): 268 Bellew Ave South, Watertown, NY - Jefferson County			
Brief Description of Proposed Action: The project includes two (2) building additions, expanded asphalt parking lot, reconfigured ADA parking spaces, asphalt entrance drive, expanded asphalt storage areas, chain link fence, relocated site light poles, and expanded infiltration basins.			
Name of Applicant or Sponsor: Roth Industries Inc. - Attn: Dave Gerber		Telephone: [REDACTED]	
Address: 268 Bellew Avenue South		E-Mail: [REDACTED]	
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	YES
		<input checked="" type="checkbox"/>	<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: City of Watertown Planning Commission - Site Plan Approval		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 8.86 acres			
b. Total acreage to be physically disturbed? _____ 2.27 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 8.86 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" 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 <input type="checkbox"/>	YES <input checked="" 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?	NO <input checked="" type="checkbox"/>	YES <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 checked="" 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 checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Building additions will connect to existing utilities (lighting, water, sewer, etc.) _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Building additions will connect to existing utilities (lighting, water, sewer, etc.) _____	NO <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input 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?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
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: _____ _____ _____	<input checked="" 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 type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
Indiana Bat, Northern Long...	<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?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>
If Yes, briefly describe:		
The existing infiltration basins will be enlarged to treat the increase in stormwater runoff prior to discharging into the City municipal storm system		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<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?	NO	YES
If Yes, describe:	<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?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor/name: <u>JOSEPH A. BROWN</u> Date: <u>6/23/2024</u> Signature: <u></u> Title: <u>PRESIDENT &amp; CEO</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat, Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No