



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 *ML*

SUBJECT: Subdivision Final Plat Approval – 204 Breen Avenue

DATE: March 2, 2023

Request: Subdivision Final Plat Approval for a two-lot subdivision of 204 Breen Avenue, Parcel Number 7-14-135.000

Applicant: Patsy A. Storino

Proposed Use: Residential

Property Owner: Diane Roy

Overview: This proposal is being submitted for Planning Commission review under Chapter A322 (Subdivision Regulations) of the City Code. The Planning Commission 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 Commission meeting. After the public hearing and completion of Part 2 of the Short Environmental Assessment Form, the Planning Commission will be free to make a decision on the proposal.

As the Planning Commission may recall, the applicant's original application for this subdivision was considered and approved at the December 6, 2022 Planning Commission meeting. The subdivision map was signed on December 9, 2022. Per Section 32 of New York General City Law, the signature on the subdivision plat of the duly authorized officer of the planning board constitutes the final approval of the subdivision. General City Law requires that the subdivision plat be filed in the Jefferson County Clerk's Office within 62 days of signing. The plat was not filed within the 62-day time frame, so the approval expired, resulting in a new application submission.

The applicant proposes to divide the 0.894-acre lot at 204 Breen Avenue, Parcel Number 7-14-135.000, into two parcels, a 0.271-acre eastern section that the applicant proposes to convey to the adjacent property owner at 181 Cedar Street, and a 0.623-acre western section that would retain the 204 Breen Ave. address.

Assemblages: Upon Subdivision Approval and the transfer of Parcel D, the property owner at 181 Cedar Street must assemble all three parcels under their ownership (Parcels B, C and D on the submitted survey drawing) into one single parcel. The assemblage is needed to avoid creating two illegal, landlocked parcels.

It should be noted that a 2019 subdivision of 214 Breen Avenue, which created Parcel Number 7-14-125.120 (Parcel B), also carried the requirement of combining the subdivided parcel with 181 Cedar St. owned by Tia Morgia. Ms. Morgia failed to combine the lots as required and must do so this time to avoid creating another illegal parcel.

Zoning: The proposed 0.271-acre parcel subdivided from 204 Breen Avenue (shown as Parcel D), along with Parcel B and Parcel C, at 181 Cedar Street, is zoned Residential.

Required Descriptions: The applicant has submitted a draft metes and bounds description for Parcel D, the 0.271-acre eastern section of the subject parcel that the applicant proposes to convey to the adjacent property owner at 181 Cedar Street. As is noted above, assembling the subdivided parcel (Parcel D) with the other two parcels owned by Tia Morgia, (Parcels B and C) must be a condition of approval. The applicant has submitted a draft description that combines Parcels B, C and D.

Area and Yard Regulations: 204 Breen Avenue, Parcel E, is in compliance with all lot size, lot width, and building area coverage requirements of the Residential District and will remain in compliance after the subdivision. Parcel E is not in conformance with the 10-foot front-yard setback requirement in the Residential District. The current home on Parcel E was built in 1900, predating the current zoning ordinance, resulting in a front yard setback of about 8.5 feet. As it predates the current zoning it enjoys legal nonconforming (“grandfathered”) status. The front yard of Parcel E will not change, resulting in no increase in non-conformity.

181 Cedar Street, Parcel C, is currently in compliance with all applicable lot size, lot width, building area coverage and setback requirements of the Residential District and will remain in compliance after absorbing Parcels B and D.

SEQR: In answer to Question 3 on the State Environmental Quality Review (SEQR) Short Environmental Assessment Form (EAF), the applicant states that the total acreage of the site of the proposed action to be 0.901 acres, but includes a parenthetical note saying that it is “0.894 acres per survey.” Additionally, the combined acreage of Parcels D and E (which collectively make up the subject parcel as it currently exists) sum to 0.894 acres. The applicant has identified the accurate acreage to be 0.894.

In answer to Question 15 on the Short EAF, the applicant selected yes. The reason for this answer is because the entire city of Watertown is within the habitat of the Indiana bat and the Northern long-eared bat.

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

Survey Bill and Assemblage: The applicant has provided a description of the assemblage of Parcels B, C, and D to conform with current City zoning regulations. The applicant must Parcels B, C, and D into one single parcel, by way of a new metes and bounds description that is filed with the County Clerk.

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 Commission. One of the 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 discussed and/or included as contingencies with the motion for approval:

1. The applicant must assemble the 0.271-acre subdivided parcel (Parcel D) with Parcel Number 7-14-125.120 (Parcel B), and Parcel Number 7-14-124.001 (Parcel C) located at 181 Cedar Street, into one single parcel, 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
Diane Roy, 204 Breen Avenue, Watertown, NY 13601
Tia Morgia, 181 Cedar Street, Watertown, NY 13601
Michael Delaney, City Engineer



City of Watertown
SUBDIVISION 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 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
FEB 21 2023
RECEIVED
CITY OF WATERTOWN, NY

PROPERTY INFORMATION:

PROPERTY ADDRESS: 204 GREEN AVENUE, WATERTOWN, N.Y. 13601
TAX PARCEL NUMBER: 714135.000 ZONING DISTRICT: RESIDENCE B
NUMBER OF LOTS TO DIVIDE PROPERTY INTO: 2 IS THERE A PROPOSED SUBSEQUENT ASSEMBLAGE? (Y) / (N)

APPLICANT INFORMATION:

APPLICANT NAME: PATSY A. STORINO, P.L.S.
APPLICANT MAILING ADDRESS: 17942 NORTH ADAMS HEIGHTS
ADAMS, NEW YORK 13605
PHONE NUMBER: 315-408-6555 (cell) E-MAIL: pstorino@twcny.ny.com

PROPERTY OWNER INFORMATION (if different from applicant):

PROPERTY OWNER NAME: DIANE ROY
PROPERTY OWNER MAILING ADDRESS (if different from subject parcel):
PHONE NUMBER: 315-408-4840 E-MAIL: -

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

- Cover Letter*
Suggested Descriptions*
\$150 application fee
Real Property Law 932 Split Form*
Proposed Final Subdivision Plat Drawing*
Tax Map with subject parcel highlighted
State Environmental Quality Review (SEQR) form
Electronic Copy of Entire Submission (PDF Preferred)

*See appendices for further information

Applicant Signature: [Signature] Date: 2/16/2023
Property Owner Signature (if different) [Signature] Date: 2/15/2023

PAT A. STORINO
PROFESSIONAL LAND SURVEYOR
storinosurveying@twcny.rr.com

February 17, 2023

WATERTOWN, N.Y. 13601

TELEPHONE (315) 408-6555

17972 NORTH ADAMS HEIGHTS
ADAMS, N.Y. 13605

TELEPHONE (315) 232-4068

PLANNING BOARD OF THE CITY OF WATERTOWN

City Engineer's Office
245 Washington Street
Watertown, NY 13601


Re: Roy/Morgia Subdivision/Assemblage

To Whom it may concern:

I Patsy A. Storino, Licensed Land Surveyor, represent the owner Diane Roy who owns a 0.901 acre parcel (0.894 acres per survey) of land known as 204 Breen Avenue and being designated as Tax Parcel No. 714135.000 on the City of Watertown Assessment Maps. The owner wishes to subdivide therefrom a 0.271 acre vacant lot designated as Parcel D on my survey plat. This parcel of land is landlocked as it stands alone and would not conform with the City Zoning Law Regulations. It is the intent of the owner to convey this stand alone parcel to Tia Morgia who has land adjacent to it. Tia currently resides and owns 181 Cedar Street designated as Parcel C on my plat and also owns Parcel B also shown on my plat. If approved by the Planning Board, Parcel D and Parcel B would be combined with her residential lot that fronts on Cedar Street. The combination would occur once Parcel D has been conveyed to Tia Morgia and duly filed in the Jefferson County Clerk's Office.

I will be attending the Planning Board meeting scheduled for Tuesday March 7, 2023 at 3:00 P.M. If you have any questions or concerns relating to this submittal please feel free to contact me at (315)408-6555. Thank you for your time and consideration on this matter.

Respectfully submitted,


Patsy A. Storino, L.S. #49013
Licensed Land Surveyor

Attachments: Survey Plat, Descriptions for Parcel D and Parcels B,C & D combined
and also Tax Maps showing the proposed subdivision and required forms

PAT A. STORINO
PROFESSIONAL LAND SURVEYOR
storinosurveying@twcny.rr.com
November 16, 2022

WATERTOWN, N.Y. 13601
TELEPHONE (315) 408-6555

17972 NORTH ADAMS HEIGHTS
ADAMS, N.Y. 13605
TELEPHONE (315) 232-4068

SURVEY BILL---PARCELS B, C & D COMBINED

Job No. 12-001B

ALL THAT TRACT OR PARCEL OF LAND known as 181 Cedar Street and Vicinity and situate on the west side thereof and westerly therefrom in the City of Watertown, County of Jefferson, State of New York and being designated as Tax Parcel Numbers 714124.001, 714125.120 and part of 714135.000 as shown on the City of Watertown Assessment Maps and being further described as follows:

BEGINNING at a point in the westerly street margin of Cedar Street at the intersection of the southeast corner of a 0.437 acre parcel of land that was conveyed to Tia Morgia by deed dated December 21, 2011 (ID No. 2011-18995) and the northeast corner of a parcel of land that was conveyed to Steven A. Perry by deed dated February 5, 2003 (ID No. 2003-2061);

THENCE from said point of beginning, North 74 degrees 27 minutes 56 seconds West along the division line between the Perry parcel of land to the south and the 0.437 acre (C) Tia Morgia parcel of land to the north, a distance of 157.48 feet to a $\frac{1}{2}$ inch iron pipe set at the intersection of the northwest corner of Perry, the northeast corner of land that was conveyed to Pat A. & Carol Fontana by deed dated July 1, 1971 (Liber 829, Page 956), the southwest corner of the 0.437 acre parcel of land and the southeast corner of a 0.271 acre parcel of land (D) to be conveyed to Tia Morgia;

THENCE North 66 degrees 18 minutes 04 seconds West along the division line between Fontana to the south and the 0.271 acre parcel of land (D) to the north, a distance of 134.67 feet to a $\frac{1}{2}$ inch iron pipe set;

THENCE North 34 degrees 55 minutes 51 seconds East along the west line of said 0.271 acre parcel of land and also along the west line of a 0.301 acre parcel of land (B) that was conveyed to Tia Morgia by deed dated November 18, 2019 (ID No. 2019-19381), a total distance of 200.24 feet to a $\frac{3}{4}$ inch iron pipe found at the northwest corner of said 0.301 acre parcel of land and passing on line at 109.33 feet a capped rebar found at the common corner of the 0.271 acre parcel and the 0.301 acre parcel;

THENCE South 51 degrees 23 minutes 57 seconds East along the rear line of lots fronting on Prospect Street West and being along the north line of the 0.301 acre parcel of land, a distance of 141.56 feet to a $\frac{1}{2}$ inch iron pipe found at the northeast corner of said 0.301 acre parcel of land and the northwest corner of the 0.437 acre parcel of land;

THENCE South 50 degrees 48 minutes 29 seconds East along the north line of the 0.437 acre parcel of land, a distance of 138.08 feet to a point in the aforementioned westerly street margin of Cedar Street;

THENCE South 34 degrees 00 minutes West along the westerly street margin of Cedar Street, a distance of 102.40 feet to the point of beginning.

CONTAINING 1.009 acres of land more or less.

SUBJECT TO all rights or restrictions of record that Abstracts of Title may disclose.

AS SURVEYED BY Patsy A. Storino, Licensed Land Surveyor, on January 26, 2012 (Parcel C), July 9, 2019 (Parcel B), November 3, 2022 (Parcel D), and shown on a plat titled, "Subdivision Final Plat of a Parcel of Land Known as 204 Breen Avenue," dated August 8, 2019 and last revised on November 16, 2022.

ALL BEARINGS referenced to magnetic north as observed on January 26, 2012.

INTENDING TO DESCRIBE and consolidate into one parcel of land the following three (3) conveyances:

- (1) the 0.437 acre parcel of land that was conveyed by Bruce Morgia to Tia Morgia by deed dated December 21, 2011 and recorded in the Jefferson County Clerk's Office on December 27, 2011 as Instrument No. 2011-18995;
- (2) the 0.301 acre parcel of land that was conveyed by John Pecori, Jr., Carol A. Pecori, John James Pecori and Elizabeth Mary Nagraj to Tia Morgia by deed dated November 18, 2019 and recorded in the Jefferson County Clerk's Office on December 4, 2019 as Instrument No. 2019-19381 and
- (3) a 0.271 acre parcel of land that was conveyed by The David and Diane Roy Family Trust to Tia Morgia by deed dated _____ and recorded in the Jefferson County Clerk's Office on _____ as Instrument No. _____ - _____.



PATSY A. STORINO, L.S. #49013
Licensed Land Surveyor

PAT A. STORINO
PROFESSIONAL LAND SURVEYOR
storinosurveying@twcny.rr.com

November 15, 2022

17972 NORTH ADAMS HEIGHTS
ADAMS, N.Y. 13605

WATERTOWN, N.Y. 13601

TELEPHONE (315) 408-6555

TELEPHONE (315) 232-4068

SURVEY BILL---PARCEL D

Job No. 12-001B

ALL THAT TRACT OR PARCEL OF LAND situate west of Cedar Street and east of Breen Avenue in the City of Watertown, County of Jefferson, State of New York and being part of Tax Parcel Number 714135.000 as shown on the City of Watertown Assessment Maps and being further described as follows:

BEGINNING at a $\frac{1}{2}$ inch iron pipe set at the intersection of the southwest corner of a parcel of land that was conveyed to Tia Morgia by deed dated December 21, 2011 (ID No. 2011-18995) and the southeast corner of a 0.901 acre parcel of land described in a deed to David & Diane Roy Family Trust dated December 19, 2014 (ID No. 2015-92);

THENCE from said point of beginning, North 66 degrees 18 minutes 04 seconds West along the south line of the 0.901 acre Roy parcel of land and being along the north line of land owned by Pat A. & Carol Fontana (Liber 829, Page 956), a distance of 134.67 feet to a $\frac{1}{2}$ inch iron pipe set;

THENCE North 34 degrees 55 minutes 51 seconds East a distance of 109.33 feet to a capped rebar found that marks the southwest corner of a 0.301 acre parcel of land that was conveyed to Tia Morgia by deed dated November 18, 2019 (ID No. 2019-19381);

THENCE South 48 degrees 18 minutes 19 seconds East along the south line of the 0.301 acre Morgia parcel of land, a distance of 136.77 feet to a $\frac{1}{2}$ inch iron pipe found at the southeast corner thereof;

THENCE South 38 degrees 06 minutes 56 seconds West along the east line of said 0.901 acre Roy parcel of land, a distance of 67.09 feet to the point of beginning.


CONTAINING 0.271 acres of land more or less (11,799 square feet).

SUBJECT TO all rights or restrictions of record that an Abstract of Title may disclose.

AS SURVEYED BY Patsy A. Storino, Licensed Land Surveyor, on November 3, 2022 and being designated as Parcel D on a plat titled, "Subdivision Final Plat of a Parcel of Land Known as 204 Breen Avenue," dated August 8, 2019 and last revised on November 16, 2022.

ALL BEARINGS referenced to magnetic north as observed on January 26, 2012.

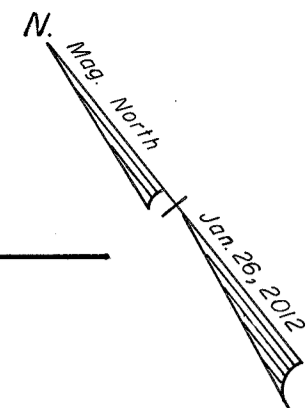
BEING A PORTION of a 0.901 acre parcel of land that is described in a deed from David A. and Diane J. Roy to The David and Diane Roy Family Trust dated December 19, 2014 and recorded in the Jefferson County Clerk's Office on January 5, 2015 as Instrument No. 2015-92.


PATSY A. STORINO, L.S. #49013
Licensed Land Surveyor



DISTRICT 7 - MAP 14
 (NOT TO SCALE)

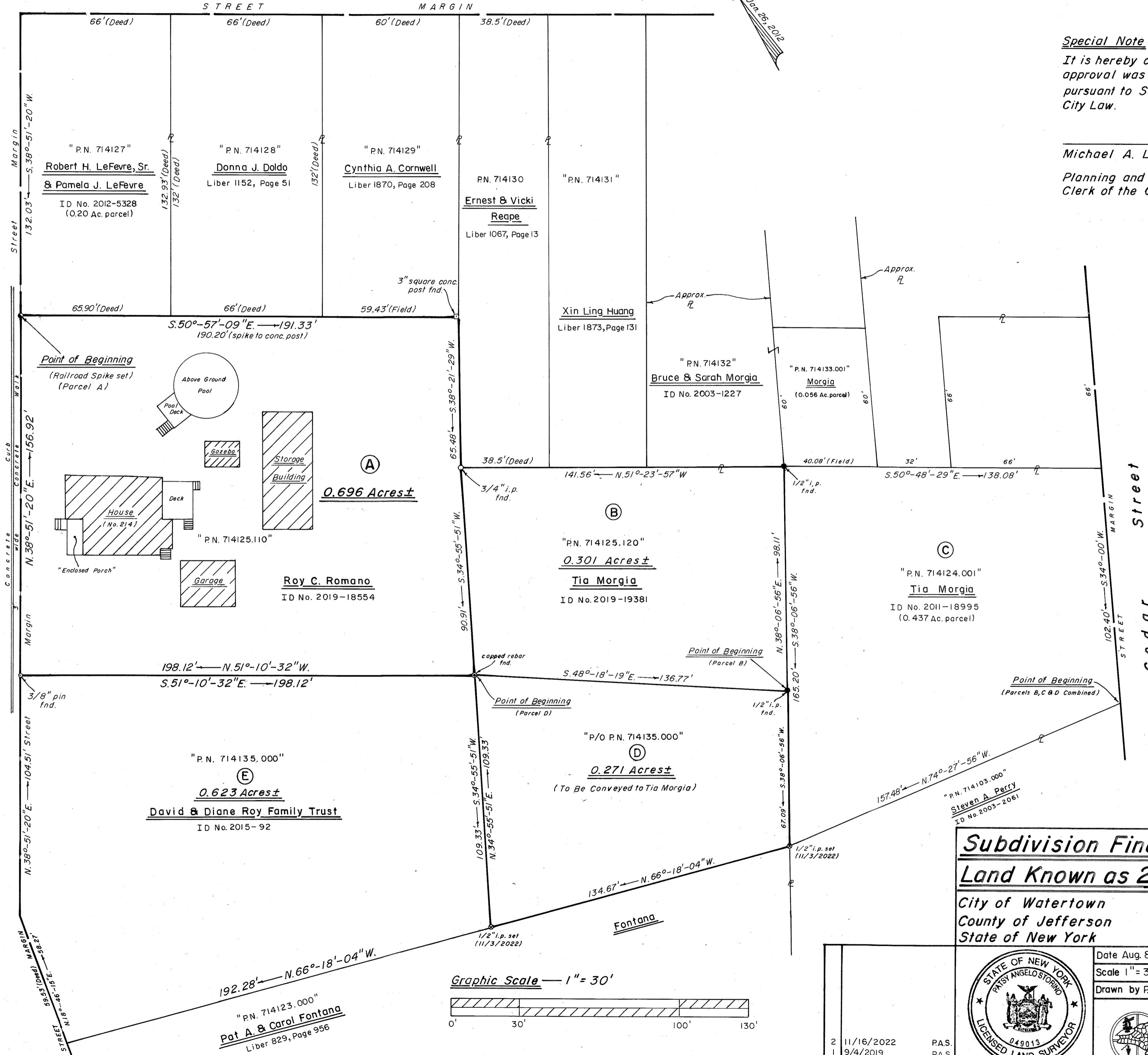
Prospect Street West



Special Note —
It is hereby certified that subdivision final plat approval was granted on _____, pursuant to Sections 32, 33 and 34 of the General City Law.

Michael A. Lumbis _____ Date
Planning and Community Development Director
Clerk of the City of Watertown Planning Board

BREEN AVENUE



LEGEND & NOTES —
R Denotes property line.
i.p. " iron pipe.
Abstract Reference for Parcels D & E — None provided.

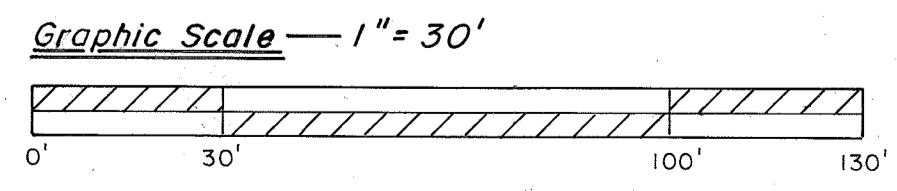
SPECIAL NOTE —
Parcels B & D are to be combined with Parcel C.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7207, sub-division 2, of the New York State Education Law.
Copies from the original of this survey map not marked with an original of the land surveyor's inked seal or his embossed seal shall not be considered to be a valid true copy.

Subdivision Final Plat of a Parcel of Land Known as 204 Breen Avenue.

City of Watertown
County of Jefferson
State of New York

Revisions 2 11/16/2022 P.A.S. 1 9/4/2019 P.A.S.		Date Aug. 8, 2019	Checked by S. Kolb	Drwg. No.
		Scale 1" = 30'	File No. I2-001B-Watn.(C)	1
		Drawn by P. Storino	Survey July 9, 2019 &	
		Nov. 3, 2022		
		PATSY A. STORINO PROFESSIONAL LAND SURVEYOR		
		ADAMS WATERTOWN		



© Copyright dated — Aug. 8, 2019

Patsy A. Storino — P.L.S. No. 49013
Scott W. Kolb — P.L.S. No. 50541

FEB 21 2023

Short Environmental Assessment Form Part 1 - Project Information

RECEIVED
CITY OF WATERTOWN, NY


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: <i>SUBDIVISION OF 204 BREEN AVENUE</i>			
Project Location (describe, and attach a location map): <i>REAR OF 204 BREEN AVENUE - PARCEL D (SEE TAX MAP)</i>			
Brief Description of Proposed Action: <i>OWNER WISHES TO SUBDIVIDE A 0.271 AC. PARCEL (D) ON PLAT FROM A 0.901 AC. PARCEL KNOWN AS 204 BREEN AVENUE. PARCEL D IS A VACANT LOT THAT IS TO BE CONVEYED TO TIA MORRIS WHO RESIDES AT AND OWNS 181 CEDAR STREET. PARCEL D IS TO BE COMBINED WITH THE MORRIS PARCEL SHOWN ON PLAT AS PARCEL C AS WELL AS PARCEL B.</i>			
Name of Applicant or Sponsor: <i>PATSY A. STORINO, P.L.S.</i>		Telephone: <i>315-408-6555 (cell)</i>	
		E-Mail: <i>Pstorino@twcny-rr.com</i>	
Address: <i>17972 NORTH ADAMS HEIGHTS</i>			
City/PO: <i>ADAMS</i>		State: <i>N.Y.</i>	Zip Code: <i>13605</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<i>0.901</i> acres (<i>0.894 AC. PER SURVEY</i>)	
b. Total acreage to be physically disturbed?		<i>0.271</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>0.901</i> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input checked="" 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			

		NO	YES	N/A
5. Is the proposed action,	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?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<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: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>VACANT PARCEL</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>VACANT PARCEL</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? 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"/>	NO YES
		<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
	<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)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
<div style="border-bottom: 1px solid black; width: 100%;"></div> <div style="border-bottom: 1px solid black; width: 100%;"></div>		
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"/>
<div style="border-bottom: 1px solid black; width: 100%;"></div> <div style="border-bottom: 1px solid black; width: 100%;"></div>		
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"/>
<div style="border-bottom: 1px solid black; width: 100%;"></div> <div style="border-bottom: 1px solid black; width: 100%;"></div>		
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<div style="border-bottom: 1px solid black; width: 100%;"></div> <div style="border-bottom: 1px solid black; width: 100%;"></div>		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u> PATSY A. STORINO </u> Date: <u> 2/16/2023 </u>		
Signature: <u>  </u> Title: <u> LAND SURVEYOR </u>		

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Project:

Date:

**Short Environmental Assessment Form
Part 3 Determination of Significance**

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
<hr/> Name of Lead Agency	<hr/> Date
<hr/> Print or Type Name of Responsible Officer in Lead Agency	<hr/> Title of Responsible Officer
<hr/> Signature of Responsible Officer in Lead Agency	<hr/> Signature of Preparer (if different from Responsible Officer)

PRINT FORM

Request for Real Property Tax Law 932 Split



I am (we are) the owner(s) of, or will be the owner(s) of one or more parcels of property listed below that is the subject of a subdivision request. I hereby request that following the final approval and completion of the subdivision, that all newly designated parcels be assessed and taxed in accordance with Real Property Tax Law 932, allowing for the changes to any current or subsequent tax rolls required to implement those changes in said subdivision.

Property Address

Parcel Id

204 BREEN AVE.

714135.000

REAR PARCEL (D)

P/L 714135.000

(TO BE COMBINED WITH P.N. 714124.000)

Owner(s) Name

Signature

Date

TIA MORRIS

(Signature)

11/17/22

(OWNER OF 181 CEDAR ST.) (P.N. 714124.000)

LETTER OF AUTHORIZATION

Let it be known that Patty A. Starino has been retained to act as agent to perform all acts for development on my property identified below.

Please Check One of the Following:

Minor Subdivision Major Subdivision Site Plan
 Site Plan Modification Lot Line Adjustment

These acts include: (please initial the acts you are authorizing)

- Pre-application conferences with Town staff, filing applications and/or other required documents relative to all Planning Board applications
- Main point of contact for Town staff
- Agent will be contacted on all matter instead of the owner
- Attend all Planning Board meetings on my behalf

Tax Parcel: PART OF PARCEL No 07-14-135

Address: 204 GREEN AVENUE

PROPERTY OWNER(s):

Signature: Diane J. Roy Date: 11-7-2022

Signature: _____ Date: _____

Printed Name(s): DIANE J. ROY

Address: 204 GREEN AVENUE

City: WATERLOO State: NY Zip: 13601

Phone: 315-408-4840 Fax: _____

AGENT:

Signature: Patty A. Starino Date: 11/7/2022

Printed Name: Patty A. Starino

Address: 17972 North Adams Heights

City: ADAMS State: N.Y. Zip: 13605

Phone: 315-408-6555 (cell) Fax: 315-782-3777