



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: Jennifer L. Voss

SUBJECT: Site Plan Approval – 848 Ives Street

DATE: March 28, 2024

Request: Site Plan Approval to construct a 1,950 SF storage building and 20-foot-wide asphalt driveway at 848 Ives Street, Parcel Number **14-49-118.000**.

Applicant: Kayla Kibling, Engineer, Barton and Loguidice D.P.C. on behalf of Ives Hill Country Club 465, LLC

Proposed Use: Storage for Golf Course Operations

Property Owners: Ives Hill Country Club 465, LLC

Submitted:	
Property Survey: Yes	Preliminary Architectural Drawings: Yes
Site Plan: Yes	Preliminary Site Engineering Plans: Yes
Vehicle and Pedestrian Circulation Plan: No	Construction Time Schedule: No
Landscaping and Grading Plan: No	Description of Uses, Hours & Traffic Volume: No

SEQRA: Unlisted

Jefferson County 239-m Review: No

Zoning Information:	
District: Residential	Maximum Lot Coverage: 70 percent
Setback Requirements: F: 10' Min. or Average, S: 5', R: 10'	Buffer Zones Required: Yes

Project Overview: The applicant proposes to construct a 1,950 SF storage building with a 20-foot-wide asphalt drive to provide access to the new building off Weldon Drive. The building will be used to store equipment used to maintain the Ives Hill Country Club golf course.

Existing Conditions: The subject parcel is 17.2 acres and contains holes 7, 8 and 9 of the Ives Hill Country Club Golf Course. The other six holes for the golf course are across Ives Street. While this parcel is separate from the main golf course parcel, it is only because of the street dividing the two. This parcel is still considered part of the main golf course and therefore the proposed building is an allowed use as it is being used for golf course operations.

The storage building is proposed to front on Weldon Drive, just west of the Fairway West Townhomes. The survey submitted does not show the recent parcel assemblage of parcels 14-46-106.000 and 14-46-107.000. The application should be updated with a new parcel map showing the two parcels assembled into one.

Vehicular and Pedestrian Circulation: A twenty-foot-wide asphalt drive will provide access to the building off Weldon Drive. Due to the nature of the project, it is anticipated that only golf course employees will be accessing the proposed building.

Parking: The Residential District allows a maximum of 6 parking spaces by right. The Site Plan does not show any parking spaces as the building will only be used for indoor storage of equipment used to maintain the golf course.

Comprehensive Plan: The proposed project is in the Residential Low Density character area in the Comprehensive Plan. The plan describes this future land use character area as follows:

“These are low density residential areas where the primary use is single and two-family homes. Lot sizes vary from medium to large. Streets are lined with sidewalks and there is ample greenery. Homes are set back from the sidewalk with front yards and parking is at the side or behind but never in the front yard.”

Zoning: The proposed storage building for the golf course is an allowed use in the Residential District with Site Plan Review. The proposed building is being reviewed as a primary structure and not an accessory structure, as it is the only building on this parcel. The building is required for the operation and maintenance of golf course operations. The building meets all required setbacks and transparency requirements for a primary structure in the Residential District.

The original drawings submitted included one very small window on the front of the building facing Weldon Drive. The Residential District requires a minimum ground floor transparency of 30% and it was clear from the drawings that the transparency requirements were not being met. After a follow up discussion with the applicant, a revised elevation drawing was submitted that shows a 12.25' x 10' window on the front of the building, in order to meet transparency requirements.

Landscaping: Section 310-83 of the Zoning Ordinance requires a landscape plan to be submitted with every Site Plan Review application. While a landscape plan was not submitted with this application, the site plan outlines the proposed preservation of an existing cluster of mature hawthorn shrubs (*Crataegus spp.*) along the front property line, as well as two mature boxelder maple trees (*Acer negundo*), measuring 27" and 33" inches in diameter at breast height (DBH), positioned immediately adjacent to the proposed asphalt driveway apron and drive aisle.

An inspection of both the trees and remaining shrubs revealed a Condition Rating of Poor due to compromised structure and declining health, evidenced by large cracked/split limbs, significant deadwood, various examples of internal decay, and other structural weaknesses. These findings indicate that the existing trees and shrubs fail to meet the City's Landscape Buffer Zone Requirements and

Incentives to Preserve Existing Trees, as outlined in Section 310-83 of the City's Zoning Ordinance. According to the ordinance, preserved trees must be of high quality to be considered for credit toward required landscaping.

The health and condition of the boxelder trees is expected to worsen, as approximately half of their root systems will be destroyed due to necessary excavation and paving work required for installing asphalt. Although existing targets such as people and equipment are not currently present, the potential for a defect to fail and impact a target will increase significantly once the driveway apron and drive aisle are installed.

Per Section 310-83, Side and Rear Yard Landscaping, of the City's Zoning Ordinance, a side yard landscaped strip shall be provided that is at least ten (10') feet wide between the storage building and the townhouses. The proposed width on the plans is 44', however, no new landscaping is proposed and the existing trees are expected to require removal due to their condition. The applicant will be required to provide and plant a minimum of one (1) large deciduous tree (2" DBH minimum) every forty (40) linear feet or one (1) small to medium deciduous tree (1.5" DBH minimum) every twenty (20) linear feet. Planting beds with shrubs, perennials, and/or annuals are recommended between trees.

SEQR: This project is considered an Unlisted Action under the State Environmental Quality Review Act (SEQRA). The applicant has submitted a completed Part 1 of a Short Environmental Assessment Form (EAF). The Planning Commission, as Lead Agency, must complete Part 2 of the Short EAF.

Stormwater and Drainage: The applicant should be aware of the existing manhole and catch basins adjacent to where the proposed driveway will be constructed and ensure they will not be covered up during or as a result of construction.

The applicant must submit information on roof drainage to the City Engineering Department and whether or not roof drains will be connected to the City's storm system.

Lighting: The applicant is not proposing any outdoor lighting for the project.

Utilities: The Engineering Department requires that all existing utilities be displayed on the design plans. There is a sanitary sewer line that runs underneath where the driveway is proposed. Information on how much cover is being provided over this line must be submitted to the City Engineering Department.

Permits: The applicant must obtain the following permits and other documentation, minimally, prior to construction: Building Permit and a Zoning Compliance Certificate.

Planning Commission Action: Following Planning Staff review of the Site Plan application, Staff recommends that the Planning Commission approve this application subject to the following conditions:

Summary: The following should be discussed by the Planning Commission and possibly included as contingencies in the motion for approval of the Site Plan:

1. The applicant shall submit a new survey map showing the two parcels assembled into one to reflect the recent assemblage.

2. The applicant shall provide a landscape strip/buffer zone a minimum of ten (10) feet in width between the building and the townhouses, that meets the landscape requirements contained within the Zoning Ordinance.
3. Information must be provided to the City Engineering Department regarding roof drainage, and the proposed cover over the existing sanitary line.
4. The Planning Commission must complete Part 2 of the Short EAF and reach a determination pursuant to SEQRA.
5. The applicant must obtain the following permits and other documentation, minimally, prior to construction: Building Permit, a Curb Cut Permit, and a Zoning Compliance Certificate.

cc: Thomas Compo, City Engineer
Meredith Griffin, Civil Engineer II
Kayla Kibling, Barton & Loguidice D.P.C., 120 Washington St., Suite 100, Watertown, NY 13601
Charles White, Barton & Loguidice D.P.C., 443 Electronics Parkway, Liverpool, NY 13088
Jake Johnson, Ives Hill Country Club 465, LLC, 142 Arcade Street, Watertown, NY 13601



Above: A satellite view of the subject parcel and surrounding lands

Site Photos



Above: Proposed location of storage building, from Weldon Drive

Below: Proposed location of storage building, panoramic view from Weldon Drive





Above: Proposed location of storage building, view from West
Below: Proposed location of storage building, view from East





March 19, 2024

Mr. Michael A. Lumbis, Planning and Community Development Director
City of Watertown
245 Washington Street, Room 305
Watertown, NY 13601

Re: Proposed Ives Hill Country Club Storage Building
Subj: Site Plan Approval Application
File: S710.2391

Dear Mr. Lumbis:

Ives Hill Country Club 465, LLC (Applicant) is proposing a ±1,950 square foot storage building on the southeastern corner of the ±17.20-acre lot at 848 Ives Street (Tax Parcel ID: 14-49-118.000), in the City of Watertown, Jefferson County, New York. A proposed 20-foot-wide asphalt drive will provide access to the new building off of Weldon Drive.

The purpose of the building is to store equipment used to maintain the Ives Hill Country Club golf course. The proposed building occupancy is rated S-1, construction type 5B, and therefore non-sprinkled. Vinyl siding and metal roofing are proposed. Four overhead doors (10' x 10') and a single man door are proposed on the front of the building (facing east) for interior access. Each side of the building will have a single window and the rear of the building (facing west) will not have any windows or door. The proposed storage building will not be heated, but electrical power is proposed. No municipal water or sewer connection is proposed.

Existing stormwater runoff patterns will be minimally impacted by the project. A majority of existing runoff flows from east to west and remains on the golf course. A small amount of proposed runoff from the new asphalt drive will be re-directed to an existing catch basin along Weldon Drive. The project will disturb approximately 0.16 acres. Erosion and sediment control measures will be installed during construction activities in accordance with Best Management Practices Manual for Erosion and Sediment Control and NYSDEC and will be installed in proper sequence and maintained until permanent stabilization is established.

The project is located in the City of Watertown's Residential (R) zoning district and is permitted through the issuance of a minor site plan approval. On behalf of the Applicant, enclosed please find the following materials that represent an initial submission for Site Plan Approval.

List of Attachments	
Site Plan Application Form	Attachment 1 (via online portal)
Boundary and Topographic Survey	Attachment 2
Site Plan Drawings (3 Sheets)	Attachment 3
Preliminary Architectural Plans	Attachment 4
Part 1 of the Short Environmental Assessment Form	Attachment 5

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March 19, 2024
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We request to be placed on the agenda at the next Planning Board meeting, scheduled for April 2, 2024, to meet with Board members and introduce the project. If you have any questions regarding these initial application documents, please contact Kayla Kibling at 315-701-9810 or kkibling@bartonandloguidice.com.

Sincerely,

BARTON & LOGUIDICE, D.P.C.

A handwritten signature in blue ink, appearing to read 'C. White', is written over the printed name.

Charles A. White, P.E., LEED AP
Senior Associate

KJK/jjb

cc: Jake Johnson (Ives Hill Country Club 465, LLC)
Kayla Kibling (Barton & Loguidice, DPC)
John Condino (Barton & Loguidice, DPC)

Attachments

The following document provides an explanation for documents not submitted as part of the proposed Ives Hill Country Club Storage Building site plan (minor) application package.

- 1) Demolition Plan – Demolition is not anticipated for the proposed project.
- 2) Grading Plan – Based on the nature and scale of the project, grading is minimal and has been included on sheet C101 with the Site Plan.
- 3) Utility Plan – The only utility need will be electrical power for the storage building. No water/sewer utilities are anticipated.
- 4) Landscaping Plan – Based on the nature, scale, and existing vegetation to remain on site, a landscaping plan is not anticipated.
- 5) Vehicular and Pedestrian Circulation Plan – Based on the nature of the project and location in proximity to Weldon Drive, a vehicular and pedestrian plan is not anticipated.
- 6) Photometric Plan – There is no exterior lighting proposed.
- 7) Engineering Report – Based on the nature and scale of the proposed project, the requested information has been detailed in the submitted cover letter.
- 8) Stormwater Pollution Prevention Plan (SWPPP) – This project will disturb approximately 0.16 acres and therefore a SWPPP is not anticipated.

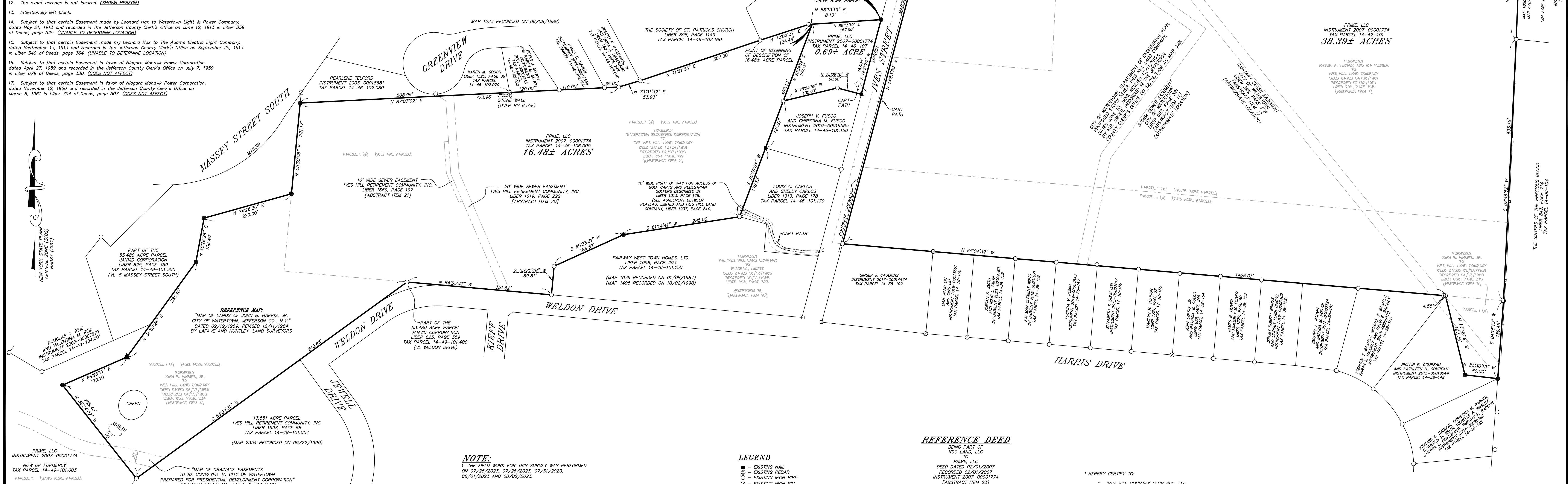
TITLE POLICY REFERENCE

STEWART TITLE INSURANCE COMPANY
TITLE NO. M-1200022
EFFECTIVE DATE 07/15/2023

SCHEDULE B SECTION II
EXCEPTIONS WHICH WILL APPEAR IN TITLE POLICY
The following matters are expressly excluded from the coverage of the policy to be issued, and the Company will not pay loss or damage, costs, attorney's fees, or expenses that arise by reason of:

- (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to (i) the occupancy, use, or enjoyment of the Land, (ii) the character, dimensions, or location of any improvement erected on the Land, (iii) the subdivision of land, or (iv) environmental protection, or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion (a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion (b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8. (DOES NOT AFFECT)
3. Defects, omissions, encumbrances, adverse claims, or other matters:
(a) created, suffered, assumed, or agreed to by the Insured Claimant;
(b) not known to the Company, not recorded in the Public Records on Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
(c) resulting in no loss or damage to the Insured Claimant;
(d) resulting in loss or damage to the Insured Claimant, but which does not modify or limit the coverage provided under Loan Policy Covered Risk 11, 12, or 14 or Owner's Policy Covered Risk 9 and 10; or
(e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage (Loan Policy) or the Title (Owner's Policy). (DOES NOT AFFECT)
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable debt-business laws of the state where the Land is situated. (DOES NOT AFFECT)
5. Insolvency or insolvency in whole or in part of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law (Loan Policy Only). (DOES NOT AFFECT)
6. Any claim by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage (Loan Policy) or setting the Title as shown in Schedule A (Owner's Policy) is:
(a) a fraudulent conveyance or fraudulent transfer, or
(b) a preferential transfer for any reason not stated in Covered Risk 13(b) of the policy (Loan Policy) or in Covered Risk 9 of the policy (Owner's Policy). (DOES NOT AFFECT)
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer that sets the Title as shown in Schedule A (Owner's Policy) or Insured Mortgage (Loan Policy) in the Public Records. This Exclusion does not modify or limit the coverage provided under Loan Policy Covered Risk 11 (b). (DOES NOT AFFECT)
8. Subject to any state of facts on inspection of the premises would show (Owner's Policy Only). (DOES NOT AFFECT)
9. Rights of lessees or any parties in possession of the premises other than the Insured or owner (Owner's Policy Only). (DOES NOT AFFECT)
10. No title or interest is insured to any land within the lines of any highway or road entering into, running through or abutting upon the premises. (DOES NOT AFFECT)
11. Public utility easements, servitudes, running through or adjacent to subject premises. (SHOWN HEREON)
12. The exact acreage is not insured. (SHOWN HEREON)
13. Intentionally left blank.
14. Subject to that certain Easement made by Leonard Hox to Waterford Light & Power Company dated May 21, 1913 and recorded in the Jefferson County Clerk's Office on June 12, 1913 in Liber 339 of Deeds, page 525. (UNABLE TO DETERMINE LOCATION)
15. Subject to that certain Easement made by Leonard Hox to the Adams Electric Light Company dated September 13, 1912 and recorded in the Jefferson County Clerk's Office on September 23, 1912 in Liber 340 of Deeds, page 364. (UNABLE TO DETERMINE LOCATION)
16. Subject to that certain Easement in favor of Niagara Mohawk Power Corporation dated April 27, 1929 and recorded in the Jefferson County Clerk's Office on May 7, 1929 in Liber 879 of Deeds, page 330. (DOES NOT AFFECT)
17. Subject to that certain Easement in favor of Niagara Mohawk Power Corporation dated November 12, 1960 and recorded in the Jefferson County Clerk's Office on March 8, 1961 in Liber 704 of Deeds, page 503. (DOES NOT AFFECT)

18. Subject to that certain Easement in favor of Niagara Mohawk Power Corporation, dated November 12, 1960 and recorded in the Jefferson County Clerk's Office on November 12, 1960 in Liber 704 of Deeds, page 510. (DOES NOT AFFECT)
19. Subject to that certain Easement in favor of the City of Waterford, dated October 16, 1930 and recorded in the Jefferson County Clerk's Office on December 28, 1930 in Liber 398 of Deeds, page 478, as amended by that certain Sewer Easement in favor of Ives Hill Land Company, dated December 10, 1939 and recorded in the Jefferson County Clerk's Office on December 24, 1939 in Liber 687 of Deeds, page 521. (DOES AFFECT AS SHOWN HEREON)
20. Subject to that certain Easement between Ives Hill Land Company in favor of the City of Waterford, dated February 27, 1950 and recorded in the Jefferson County Clerk's Office on May 5, 1950 in Liber 533 of Deeds, page 188, as amended by that certain Sewer Easement in favor of Ives Hill Land Company, dated December 10, 1939 and recorded in the Jefferson County Clerk's Office on December 24, 1939 in Liber 687 of Deeds, page 521. (Nos. 8 & 11 of abstract). (DOES AFFECT AS SHOWN HEREON)
21. Subject to the covenants and restrictions contained in that certain Warranty Deed between Ives Hill Land Company and William W. Conde and Betty Conde, dated September 7, 1930 and recorded in the Jefferson County Clerk's Office on March 10, 1937 in Liber 643 of Deeds, page 106. (No. 9 of abstract). (DOES AFFECT)
22. Subject to that certain Easement between Ives Hill Land Company in favor of Niagara Mohawk Power Corporation, dated February 3, 1975 and recorded in the Jefferson County Clerk's Office on February 14, 1975 in Liber 862 of Deeds, page 285. (No. 13 of abstract). (DOES NOT AFFECT)
23. Subject to that certain Underground Easement between Ives Hill Land Company in favor of Niagara Mohawk Power Corporation, dated November 13, 1979 and recorded in the Jefferson County Clerk's Office on January 8, 1980 in Liber 905 of Deeds, page 106. (No. 15 of abstract). (DOES AFFECT AS SHOWN HEREON)
24. Subject to that certain Agreement between Photos, Limited and Ives Hill Land Company, dated October 10, 1985 and recorded in the Jefferson County Clerk's Office on October 2, 1990 in Liber 1337 of Deeds, page 244. (No. 19 of abstract). (DOES AFFECT AS SHOWN HEREON)
25. Subject to that certain Easement Agreement between Ives Hill Land Company in favor of Ives Hill Retirement Community, Inc., dated November 13, 1997 and recorded in the Jefferson County Clerk's Office on May 16, 1998 in Liber 1619 of Deeds, page 221. (No. 20 of abstract). (DOES AFFECT AS SHOWN HEREON)
26. Subject to that certain Easement Agreement between Ives Hill Land Company in favor of Ives Hill Retirement Community, Inc., dated April 18, 1999 and recorded in the Jefferson County Clerk's Office on April 23, 1999 in Liber 1669 of Deeds, page 196. (No. 21 of abstract). (DOES AFFECT AS SHOWN HEREON)
27. Subject to that certain Grant of Easement between Prime, LLC in favor of Niagara Mohawk Power Corporation, dated May 1, 2007 and recorded in the Jefferson County Clerk's Office on July 6, 2010 in Instrument No. 2010-0354. (No. 31 of abstract). (DOES AFFECT AS SHOWN HEREON)
28. Subject to that certain Declaration of Covenants and Restrictions by and between Prime, LLC, Ives Hill Country Club, Inc. and Waterford Golf Incorporated dated December 12, 2002 and recorded in the Jefferson County Clerk's Office on January 27, 2003 in Instrument No. 2002-1278. (No. 32 of abstract). (DOES NOT AFFECT)
29. Subject to 10 easements referenced in deed recorded 07/13/1972 in Liber 834, Page 388. (No. 5 of abstract). (DOES NOT AFFECT)
30. Subject to (sewer) easement in favor of City of Waterford recorded 12/29/1930 in Liber 398, Page 478. (No. 7 of abstract). (DOES AFFECT AS SHOWN HEREON) (GAS, AS, GAS, AS)
31. Subject to electric line easement recorded 02/14/1975 in Liber 862, Page 285. (No. 14 of abstract). (DOES NOT AFFECT)
32. Policy does insure exact acreage. (SHOWN HEREON)
33. Survey Map prepared by Lafave, White & McGovern, L.S., P.C. dated 08/08/2023 as File 2023P-14 shows: (a) underground line easement (905/196), (b) gas easement (2010-0354), (c) sewer line easement (033/196), (d) sanitary sewer easement runs through Insured premises, (e) cart path right of way, and (f) drainage easement and other located wholly within boundary lines of Insured premises and its encroachments. (DOES AFFECT AS SHOWN HEREON)
34. Subject to two (2) unrecorded drainage easements crossing southwest portion of Insured premises as shown on "Map of Drainage Easements to be Conveyed to City of Waterford" prepared by Lafave, White and McGovern dated 02/16/1996 on File 9-7. (DOES AFFECT AS SHOWN HEREON)



NOTE:
1. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED ON 07/25/2023, 07/26/2023, 07/27/2023, 07/28/2023, 08/01/2023, AND 08/02/2023.

LEGEND

- EXISTING MAIL
- EXISTING REPAIR
- EXISTING IRON PIPE
- EXISTING IRON PIN
- 5/8" INCH REBAR WITH RED PLASTIC CAP SET
- 3/4" INCH MAIL SET
- SANITARY MANHOLE
- STORM MANHOLE
- UTILITY POLE
- OVERHEAD UTILITY LINES
- STOCKADE FENCE LINE
- CHAIN LINK FENCE

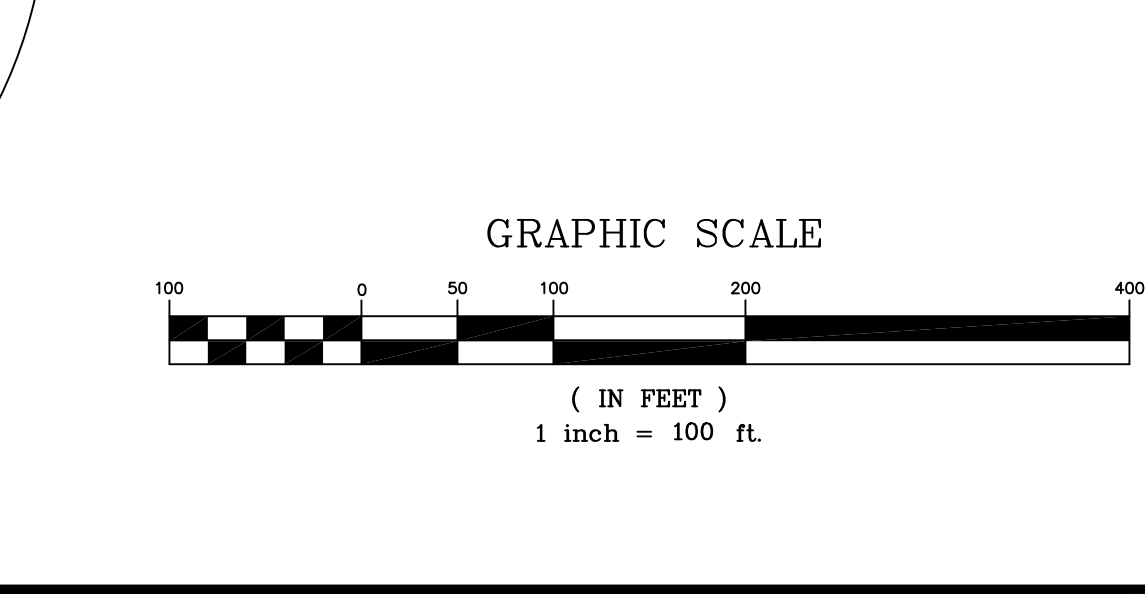
REFERENCE DEED
PRIME, LLC
DEED DATED 02/07/2007
RECORDED 02/07/2007
INSTRUMENT 2007-00001774
(ABSTRACT ITEM 33)

REFERENCE ABSTRACT
BROWNELL ABSTRACT CORPORATION
ABSTRACT OF TITLE NO. 132828C
LAST DATED: 07/11/2023

I HEREBY CERTIFY TO:
1. IVES HILL COUNTRY CLUB RES. LLC
2. KENZEL WATSON & BURGESS
3. WATERFORD GOLF INCORPORATED
4. BROWNELL ABSTRACT CORPORATION
5. STEWART TITLE INSURANCE COMPANY

THAT THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY UNDER MY SUPERVISION.

LAFAVE, WHITE & MCGOVERN, L.S., P.C. DATE 08/21/2023
N.Y.S. LIC. NO. 050545



MAP OF LAND SURVEYED FOR					
IVES HILL COUNTRY CLUB 465, LLC					
CITY OF WATERFORD, JEFFERSON COUNTY, NEW YORK					
LAFAVE, WHITE & MCGOVERN, L.S., P.C.					
LAND SURVEYORS					
(315-628-4414) THERESA BOONVILLE (315-842-4424)					
NEW YORK					
DRAWN	CHECKED	DATE	SCALE	FILE	SHEET
RLB	RLB	08/21/2023	1"=100'	2023P-14	1 OF 1

IVES HILL COUNTRY CLUB 465, LLC

PROPOSED STORAGE BUILDING

SITE PLAN APPROVAL SET

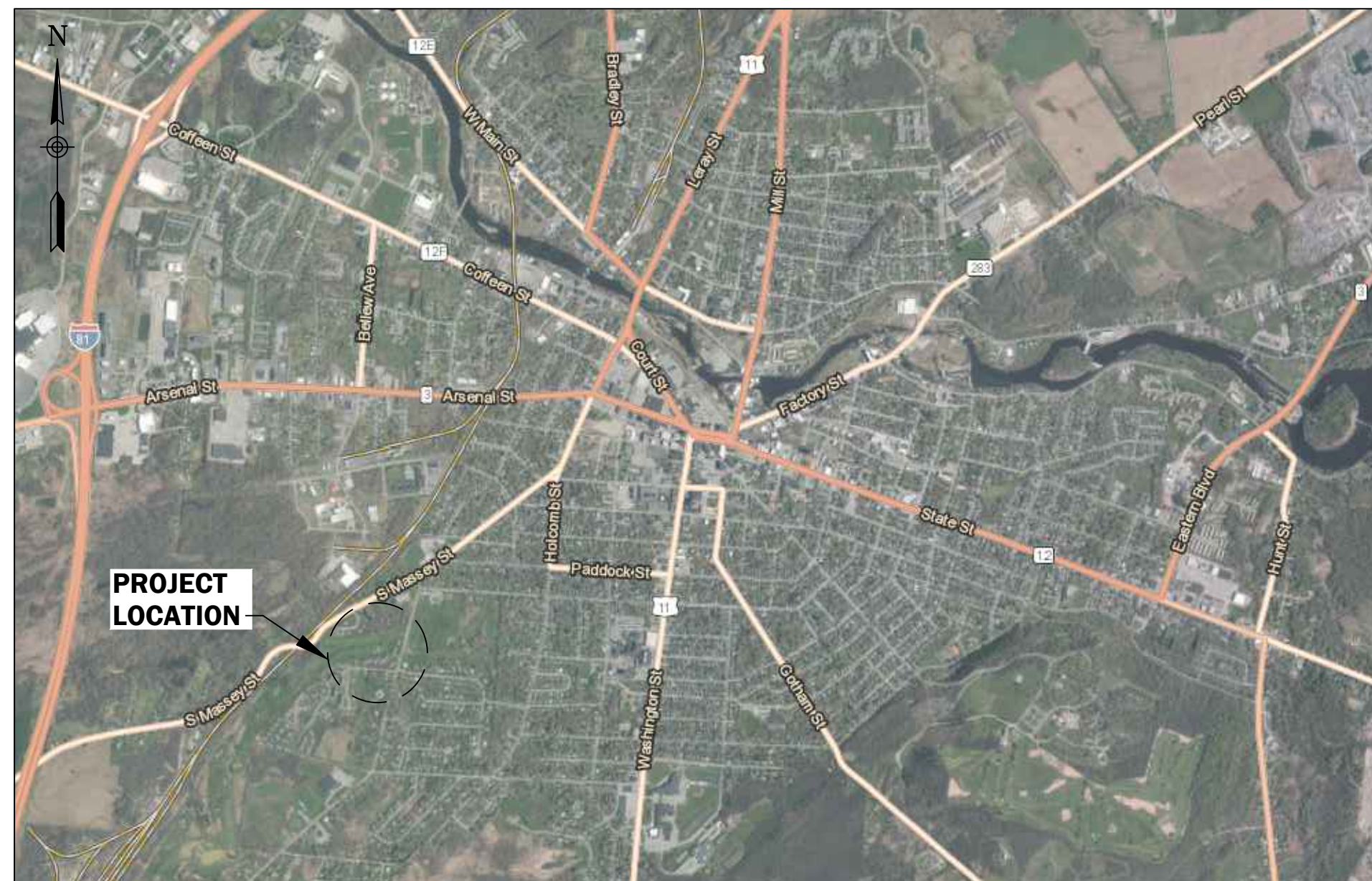
WELDON DRIVE, CITY OF WATERTOWN
JEFFERSON COUNTY, NEW YORK



NYS CERTIFICATE # 0021642, 0020588, 0019903, 0019905, 0020336

INDEX

SHEET NO.	SHEET TITLE
G001	COVER SHEET
C001	EXISTING CONDITIONS PLAN
C101	SITE PLAN

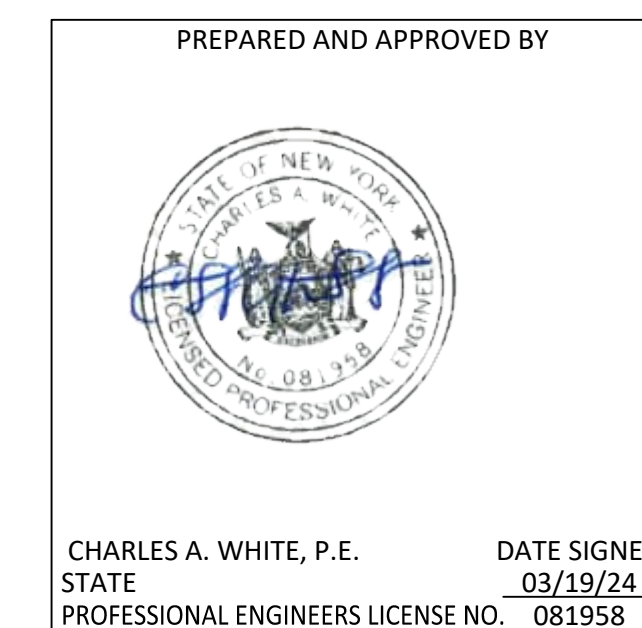


PROJECT LOCATION MAP

NOT TO SCALE

MARCH 2024

**PRELIMINARY DESIGN DRAWINGS
NOT FOR CONSTRUCTION**



Sheet Number

G001

Project Number

S710.2391

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145 §7209 SPECIAL PROVISIONS, FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING PROFESSIONAL SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

Plotted: Mar 19, 2024 - 1:57PM
 C:\Users\kibling\Desktop\Ives Hill\C100-C101 SITE PLAN DRAWINGS.dwg

Checked by: CAW
 Drawn by: KJK
 Designed by: KJK
 In charge of: CAW



EXISTING CONDITIONS LEGEND

- PARCEL BOUNDARY
- - - EASEMENT
- - - ZONING BOUNDARY
- ☀ LIGHT POLE
- 🌳 DECIDUOUS TREE
- Ⓧ STORMWATER MANHOLE
- Ⓢ SANITARY SEWER MANHOLE
- Ⓜ HYD HYDRANT
- WV WATER VALVE
- ☒ CATCH BASIN
- 410 MAJOR CONTOURS
- 411 MINOR CONTOURS

SURVEY NOTES:

- THE FIELD WORK FOR THE SURVEY WAS PERFORMED BY LAFAVE, WHITE & MCGIVEN, L.S., P.C. LAND SURVEYORS ON 07/25/2023, 07/26/2023, 07/31/2023, 08/01/2023, AND 08/02/2023.
- LIDAR DATA PROCESSING PERFORMED BY STORINO GEOMATICS, PLLC ON 3/18/2024 UTILIZING DATA CITED HEREINAFTER. NO FIELD SURVEYING OR DATA COLLECTION WAS PERFORMED BY STORINO GEOMATICS, PLLC FOR CONFIRMATION OF DATA PROVIDED HEREIN. THE DATA SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND SUBJECT TO SURVEY VERIFICATION.
- HORIZONTAL DATUM: NEW YORK STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (3102), AS REALIZED FROM UTM ZONE 18 NORTH REFERENCED TO NAD83.
 VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS REALIZED FROM GEOID03.
- CONTOUR DATA EXTRACTED FROM THE JEFFERSON COUNTY 2010 LIDAR DATA COLLECTION, NY (NYSDEC) PROJECT.
 HORIZONTAL_POSITIONAL_ACCURACY_REPORT:

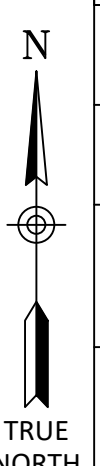
THE LIDAR DATA HORIZONTAL ACCURACY IS IN COMPLIANCE WITH THE NATIONAL STANDARD FOR SPATIAL DATA ACCURACY (NSSDA) RMSE ESTIMATION OF ELEVATION DATA IN SUPPORT OF 2FT. CONTOUR MAPPING PRODUCTS AS IT IS REFERENCED IN THE FEMA GUIDELINES FOR FLOOD HAZARD MAPPING, APPENDIX A (SEE CROSS REFERENCES).

VERTICAL_POSITIONAL_ACCURACY_REPORT:

THE LIDAR DATA VERTICAL ACCURACY IS IN COMPLIANCE WITH THE NATIONAL STANDARD FOR SPATIAL DATA ACCURACY (NSSDA) RMSE ESTIMATION OF ELEVATION DATA IN SUPPORT OF 2FT. CONTOUR MAPPING PRODUCTS AS IT IS REFERENCED IN THE FEMA GUIDELINES FOR FLOOD HAZARD MAPPING, APPENDIX A (SEE CROSS REFERENCES). THE SANBORN MAP COMPANY HAS PERFORMED A DATA ACCURACY VALIDATION AND FOUND THIS DATA TO BE IN COMPLIANCE. ADDITIONALLY, THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PERFORMED A GROUND CONTROL ANALYSIS OF THE JEFFERSON LIDAR DATA USING GROUND CONTROL CHECKPOINTS IN SEVERAL LAND COVER CLASSES AND FOUND THE RESULTANT RMSE IN THE EXPOSED GROUND CLASS TO BE WITHIN THE CONTRACT SPECIFICATIONS OF 0.185 METERS.

FOR MORE INFORMATION: [HTTPS://GISDATA.NY.GOV/ELEVATION/LIDAR/NYSGPO_JEFFERSONBLACKRIVER2010/2010_JEFFERSON_LIDAR_METADATA.XML](https://gisdata.ny.gov/elevation/lidar/nysgpo_jeffersonblackriver2010/2010_jefferson_lidar_metadata.xml)

NOT FOR CONSTRUCTION



IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145 §7209 SPECIAL PROVISIONS, FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING PROFESSIONAL SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

REVISIONS

IVES HILL COUNTRY CLUB 465, LLC
 PROPOSED STORAGE BUILDING

EXISTING CONDITIONS PLAN

JEFFERSON COUNTY, NEW YORK
 CITY OF WATERTOWN

Barton & Loguidice
 120 Washington St, Suite 100
 Watertown, NY 13601

NYS CERTIFICATE #
 0021642, 0020388, 0019903,
 0019905, 0020336



NYS EXP.: 03/31/2025

Date	MARCH 2024
Scale	AS SHOWN
Sheet Number	C100
Project Number	S710.2391



EXISTING CONDITIONS LEGEND

- PARCEL BOUNDARY
- - - EASEMENT
- - - ZONING BOUNDARY
- ☀ LIGHT POLE
- 🌳 DECIDUOUS TREE
- Ⓧ STORMWATER MANHOLE
- Ⓢ SANITARY SEWER MANHOLE
- HYD HYDRANT
- Ⓜ WV WATER VALVE
- 🗑 CATCH BASIN
- 410— MAJOR CONTOURS
- 411— MINOR CONTOURS

PROPOSED CONDITIONS LEGEND

- · · — LIMITS OF CONSTRUCTION
- ▬ ASPHALT DRIVEWAY
- SF — SILT FENCE
- TREE PROTECTION FENCE
- 410— MAJOR CONTOURS
- 411— MINOR CONTOURS

BULK & AREA REQUIREMENTS

ZONING DISTRICT:	RESIDENTIAL (R)	REQUIRED	PROPOSED
FRONT YARD (MIN/MAX)	10 FEET MIN / MAX AVG. OF ADJACENT	10 FEET	10 FEET
SIDE YARDS (MIN)		5 FEET	64 FEET
REAR YARD (MIN)		10 FEET	>10 FEET
BUILDING HEIGHT (MAX)		3 STORIES	1 STORY (14'-1")
FIRST STORY MINIMUM HEIGHT		9 FEET	14 FEET 1 INCH

SEDIMENT AND EROSION CONTROL NOTES:

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES MANUAL FOR EROSION AND SEDIMENT CONTROL AND THE STANDARDS FOR NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND WILL BE INSTALLED IN PROPER SEQUENCE & MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
- TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT TRAPS SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE OWNER'S REPRESENTATIVE. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED ON A REGULAR BASIS, AND AFTER EACH HEAVY RAIN TO INSURE PROPER OPERATION AS DESIGNED. AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO THE START OF CONSTRUCTION.
- THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT STANDARDS SHALL BE AS ORDERED BY THE OWNER'S REPRESENTATIVE, AND IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE SWPPP.
- ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE PLACED IN A STABILIZED STOCKPILE OR FILL AREA. STOCKPILED TOPSOIL TO BE TEMPORARILY SEEDED & MULCHED WITHIN 14-DAYS.
- STOCKPILES ARE NOT TO BE LOCATED WITHIN 50-FEET OF A FLOOD PLAIN, SLOPE, ROADWAY, OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHOULD BE CONTAINED BY A HAY BALE BARRIER OR SILT FENCE.
- ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN TWO WEEKS (14 DAYS) AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND MULCHING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND BOUND IN ACCORDANCE WITH THE N.Y. STANDARDS (i.e. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
- STABILIZATION SPECIFICATIONS
 - A. TEMPORARY SEEDING AND MULCHING:
 - LIME-90 LBS/1,000SF GROUND LIMESTONE
 - FERTILIZER-11 LBS./1000SF 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4".
 - SEED-PERENNIAL RYEGRASS 40 LBS/ACRE (1 LB./1000SF) PLANTED BETWEEN MARCH 1-MAY 15 OR BETWEEN AUG. 15-OCT. 1.
 - MULCH-SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70-90 LBS./1000SF TO BE APPLIED ACCORDING TO N.Y. STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDING).
- THE SITE AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
- SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED AND MAINTAINED ON A DAILY BASIS, INCLUDING BEFORE AND AFTER EVERY STORM EVENT.
- MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.
- DUST SHALL BE CONTROLLED VIA THE APPLICATION OF WATER OR CALCIUM CHLORIDE.
- ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS, WILL BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES DURING THE COURSE OF THE PROJECT.
- CATCH BASIN INLETS WILL BE PROTECTED WITH AN INLET FILTER.
- STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQ'D, BEFORE DISCHARGE POINTS ARE OPERATIONAL.
- ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT CONTROL DEVICE.
- TREES TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH A SUITABLE FENCE INSTALLED AT THE DRIP LINE OR BEYOND.
- SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.

GENERAL NOTES:

- THESE DRAWINGS INCLUDING IDEAS, DESIGN AND ARRANGEMENTS REPRESENTED THEREBY ARE THE PROPERTY OF BARTON & LOGUIDICE, D.P.C. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE EXPRESS WRITTEN CONSENT OF BARTON & LOGUIDICE, D.P.C.
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SITE AND LOCATE ALL UTILITIES IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS OFF-SITE IN A SAFE MANNER. CONTRACTOR SHALL PROVIDE DOCUMENTATION OR LEGAL DISPOSAL MANIFEST TO OWNER'S REPRESENTATIVE.
- PRIOR TO EXCAVATION, THE CONTRACTOR SHALL PROVIDE SIMILAR MARK-UP AS PER CODE NYS 53 BY FIELD VERIFYING ALL THOSE UTILITIES SO MARKED. COORDINATE WITH OWNER'S REPRESENTATIVE.
- ALL WORK TO BE PERFORMED WITHIN THE CITY OF WATERTOWN MARGIN WILL REQUIRE SIGN-OFF FROM A PROFESSIONAL ENGINEER, LICENSED AND CURRENTLY REGISTERED TO PRACTICE IN THE STATE OF NEW YORK, THAT THE WORK WAS BUILT ACCORDING TO THE APPROVED SITE PLAN AND APPLICABLE CITY OF WATERTOWN STANDARDS. COMPACTION TESTING WILL BE REQUIRED FOR ALL WORK TO BE PERFORMED WITHIN THE CITY OF WATERTOWN MARGIN AND MUST BE SUBMITTED TO THE CITY OF WATERTOWN CODES DEPARTMENT.

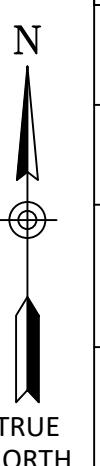
GRADING AND DRAINAGE NOTES:

- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES IN THE FIELD. COORDINATE AND COMPLY WITH NEW YORK STATE CODE 53 REQUEST REQUIREMENTS.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL PROPOSED GRADES, DIMENSIONS, EXISTING CONDITIONS AND UTILITIES AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE FOR HIS/HER DIRECTION BEFORE PROCEEDING WITH THE WORK.
- THE USER OF THESE DRAWINGS IS CAUTIONED THAT UNDERGROUND UTILITIES AND FOUNDATIONS AS SHOWN ARE NOT GUARANTEED. NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES AND FOUNDATIONS, WHETHER ABANDONED OR FUNCTIONAL, ARE SHOWN ON THESE DRAWINGS.
- THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN WORKING NEAR EXISTING TREES.
- ALL PAVEMENTS AND LAWNS SHALL HAVE A PITCH THAT ALLOWS POSITIVE DRAINAGE IN THE DIRECTION OF A DRAINAGE COURSE OR STRUCTURE.
- ALL SLOPES SHALL BE GRADED, TRIMMED AND BLENDED TO MEET SURROUNDING TERRAIN CONDITIONS ACCORDING TO THE TYPICAL SECTIONS OR CONTOUR LINES AS SHOWN OR AS DIRECTED BY THE ENGINEER. GRADE PROPOSED DRIVEWAY TO DRAIN TO EXISTING CATCH BASINS.
- ALL FILL MATERIAL SHALL BE FREE FROM ROOTS AND OTHER ORGANIC MATERIAL, TRASH AND FROZEN MATERIAL. NO STONES LARGER THAN 2" IN ANY DIMENSION SHALL BE PERMITTED.

LAYOUT NOTES:

- ALL DIMENSIONS AND RADII ARE TO BE TO FACE OF CURB AT GRADE UNLESS OTHERWISE NOTED.
- AFTER STAKEOUT, PRIOR TO ANY CLEARING, GRUBBING, EXCAVATION, OR GRADING, THE CONTRACTOR SHALL INSTALL TREE PROTECTION AS SPECIFIED FOR ALL TREES TO REMAIN.
- COORDINATE UTILITY WORK WITH THE LOCATIONS AND FINAL GRADES OF ALL OTHER WORK. WHERE CONFLICTS OCCUR, NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION OF UTILITIES AND MAKE ADJUSTMENTS AS REQUIRED. IF EXISTING OR NEW UTILITIES HAVE BEEN INSTALLED IN CONFLICT OF CURBS, PAVINGS, OR OTHER STRUCTURES AT DEPTHS TOO SHALLOW FOR PROPER COVER BENEATH FINAL NEW GRADES OR INCORRECT FINISH GRADE, THEY SHALL BE ADJUSTED OR REMOVED AND REPLACED AS NECESSARY WITHOUT EXTRA COMPENSATION.
- TOPSOIL AND SEED ALL LAWN AREAS UNLESS OTHERWISE SPECIFIED. ALL AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED TO LAWN IF NOT INDICATED OTHERWISE.

NOT FOR CONSTRUCTION



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REVISIONS

IVES HILL COUNTRY CLUB 465, LLC
PROPOSED STORAGE BUILDING

SITE PLAN

CITY OF WATERTOWN
JEFFERSON COUNTY, NEW YORK

Barton & Loguidice
120 Washington St, Suite 100
Watertown, NY 13601

NYS CERTIFICATE #
0021642, 0020388, 0019903,
0019905, 0020336

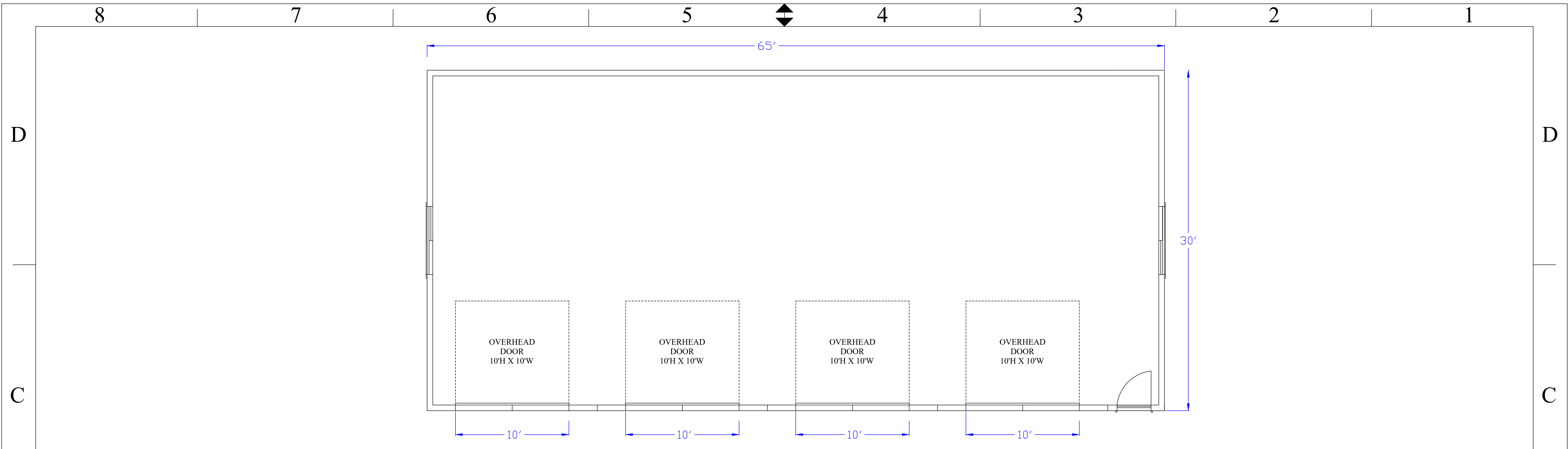


NYS EXP.: 03/31/2025

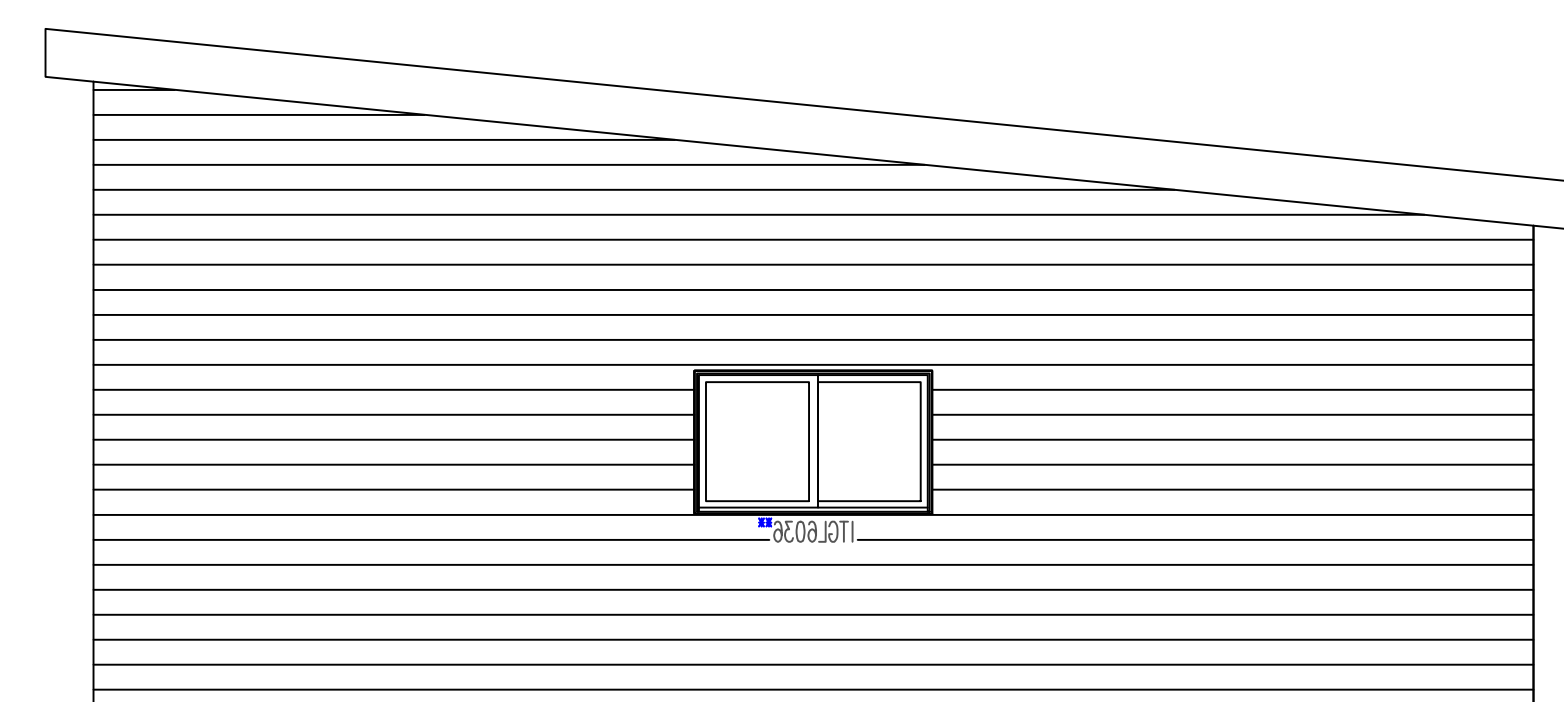
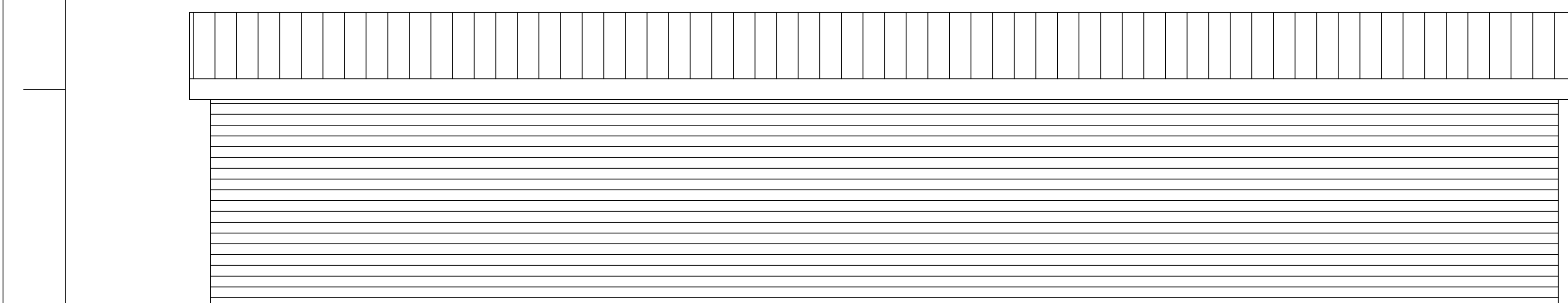
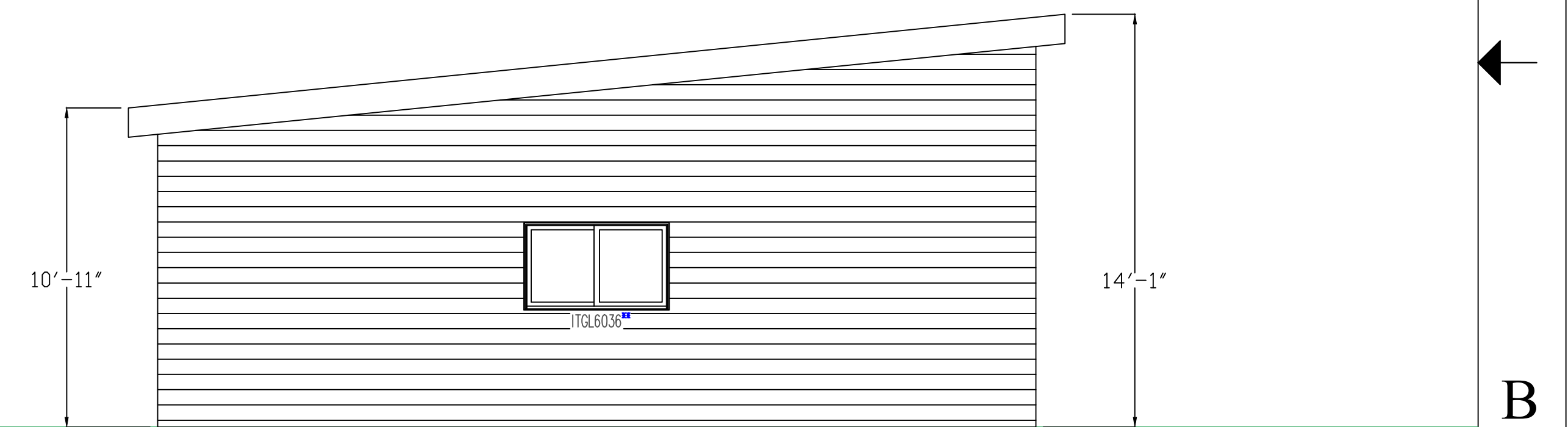
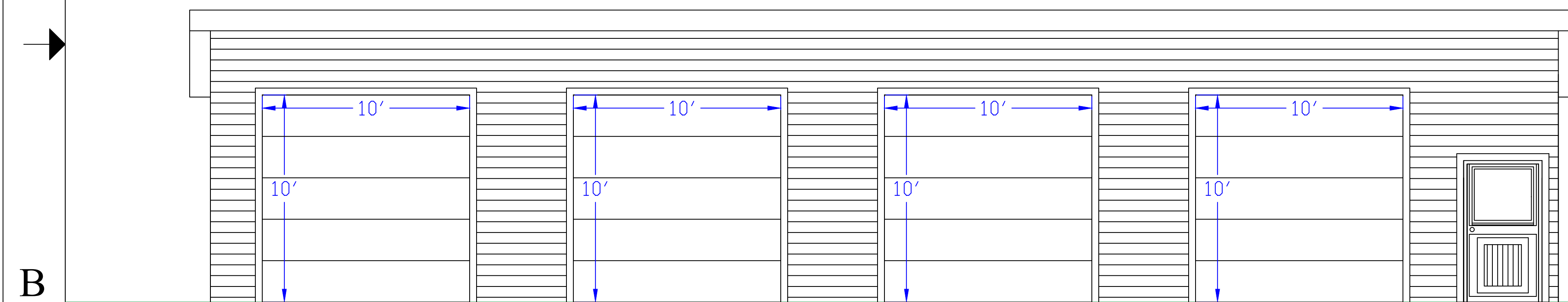
Date	MARCH 2024
Scale	AS SHOWN
Sheet Number	C101
Project Number	S710.2391

Plotted: Mar 19, 2024 - 1:59PM
C:\Users\kibling\Desktop\Ives Hill\C100-C101 SITE PLAN DRAWINGS.dwg

Checked by: CAW
Designed by: KJK
In charge of: CAW



1ST STORY FLOOR PLAN



NOTED SCALE IS ONLY VALID IF PRINTED ON ARCH D SIZE PAPER.

INDIAN RIVER LAKES ENGINEERING, PLLC
 P.O. Box 184
 Redwood, NY 13679
 Phone: 315-955-1106
 Fax: 888-809-9087
 Email: info@indianriverlakesengineering.com

NO.	Date	Revisions

FLOOR PLAN & ELEVATIONS

IVES HILL GOLF COURSE
 WELDON DRIVE
 WATERTOWN, NY

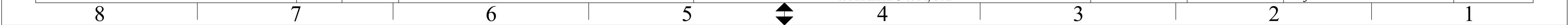
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Date: 3-14-2024
 Scale: 1/4" - 1'-0"
 Drawn By:
 Checked By: ABF
 Project:

SHEET A-3

Elevation heights may vary slightly with the design of the manufactured trusses



TITLE POLICY REFERENCE

STEWART TITLE INSURANCE COMPANY
 TITLE NO. M-1200022
 EFFECTIVE DATE 07/15/2023

SCHEDULE B SECTION B
 EXCLUSIONS WHICH ARE IN TITLE POLICY
 The following matters are expressly excluded from the coverage of the policy to be issued, and the Company will not pay loss or damage, costs, attorney's fees, or expenses that arise by reason of:

- (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions, or location of any improvement erected on the Land; (iii) the subdivision of land; or (iv) environmental protection, or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion (a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion (b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8. (DOES NOT APPLY)

3. Defects, omissions, inaccuracies, omissions, or other matters:
 (a) created, suffered, assumed, or agreed to by the Insured Client;
 (b) not known to the Company, not recorded in the Public Records on Date of Policy, but known to the Insured Client and not disclosed in writing to the Company by the Insured Client prior to the date the Insured Client became insured under this policy;
 (c) resulting in net loss or damage to the Insured Client;
 (d) resulting in net loss or damage to the Insured Client; or
 (e) resulting in loss or damage that would not have been sustained if the Insured Client had paid value for the Insured Mortgage (Loan Policy) or the Title (Owner's Policy). (DOES NOT APPLY)

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable debt-business laws of the state where the Land is situated. (DOES NOT APPLY)

5. Insolvency or non-solvency in whole or in part of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. (DOES NOT APPLY)

6. Any claim by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage (Loan Policy) or setting the Title as shown in Schedule A (Owner's Policy) is:
 (a) a fraudulent conveyance or fraudulent transfer; or
 (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of the policy (Loan Policy) or in Covered Risk 9 of the policy (Owner's Policy). (DOES NOT APPLY)

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer that sets the Title as shown in Schedule A (Owner's Policy) or Insured Mortgage (Loan Policy), in the Public Records. This Exclusion does not modify or limit the coverage provided under Loan Policy Covered Risk 11 (b). (DOES NOT APPLY)

8. Subject to any state of facts on inspection of the premises would show (Owner's Policy Only). (DOES NOT APPLY)

9. Rights of lessors or any parties in possession of the premises other than the Insured or owner (Owner's Policy Only). (DOES NOT APPLY)

10. No title or interest is insured to any land within the lines of any highway or road entering into, running through or abutting upon the premises. (DOES NOT APPLY)

11. Public utility easements, servitudes, running through or adjacent to subject premises. (SHOWN HEREON)

12. The exact acreage is not insured. (SHOWN HEREON)

13. Intentionally left blank.

14. Subject to that certain Easement made by Leonard Hox to Waterford Light & Power Company dated May 1, 1913 and recorded in the Jefferson County Clerk's Office on June 12, 1913 in Liber 339 of Deeds, page 525. (UNABLE TO DETERMINE LOCATION)

15. Subject to that certain Easement made by Leonard Hox to the Adams Electric Light Company dated September 13, 1913 and recorded in the Jefferson County Clerk's Office on September 25, 1913 in Liber 340 of Deeds, page 364. (UNABLE TO DETERMINE LOCATION)

16. Subject to that certain Easement in favor of Niagara Mohawk Power Corporation dated April 27, 1929 and recorded in the Jefferson County Clerk's Office on May 7, 1929 in Liber 879 of Deeds, page 350. (DOES NOT APPLY)

17. Subject to that certain Easement in favor of Niagara Mohawk Power Corporation dated November 12, 1960 and recorded in the Jefferson County Clerk's Office on March 8, 1961 in Liber 704 of Deeds, page 501. (DOES NOT APPLY)

18. Subject to that certain Easement in favor of Niagara Mohawk Power Corporation, dated November 12, 1960 and recorded in the Jefferson County Clerk's Office on November 12, 1960 in Liber 704 of Deeds, page 510. (DOES NOT APPLY)

19. Subject to that certain Easement in favor of the City of Waterford, dated October 16, 1930 and recorded in the Jefferson County Clerk's Office on December 28, 1930 in Liber 398 of Deeds, page 476, as amended by that certain Sewer Easement in favor of Ives Hill Land Company, dated December 10, 1939 and recorded in the Jefferson County Clerk's Office on December 24, 1939 in Liber 687 of Deeds, page 521. (DOES AFFECT AS SHOWN HEREON)

20. Subject to that certain Easement between Ives Hill Land Company in favor of the City of Waterford, dated February 27, 1950 and recorded in the Jefferson County Clerk's Office on May 5, 1950 in Liber 533 of Deeds, page 188, as amended by that certain Sewer Easement in favor of Ives Hill Land Company, dated December 10, 1939 and recorded in the Jefferson County Clerk's Office on December 24, 1939 in Liber 687 of Deeds, page 521. (Nos. 8 & 11 of abstract). (DOES AFFECT AS SHOWN HEREON)

21. Subject to the covenants and restrictions contained in that certain Warranty Deed between Ives Hill Land Company and William W. Conde and Betty Conde, dated September 7, 1950 and recorded in the Jefferson County Clerk's Office on March 10, 1957 in Liber 643 of Deeds, page 106. (No. 9 of abstract). (DOES AFFECT AS SHOWN HEREON)

22. Subject to that certain Easement between Ives Hill Land Company in favor of Niagara Mohawk Power Corporation, dated February 3, 1975 and recorded in the Jefferson County Clerk's Office on February 14, 1975 in Liber 862 of Deeds, page 285. (No. 13 of abstract). (DOES AFFECT AS SHOWN HEREON)

23. Subject to that certain Underground Easement between Ives Hill Land Company in favor of Niagara Mohawk Power Corporation, dated November 13, 1979 and recorded in the Jefferson County Clerk's Office on January 8, 1980 in Liber 905 of Deeds, page 106. (No. 15 of abstract). (DOES AFFECT AS SHOWN HEREON)

24. Subject to that certain Agreement between Potosi, Limited and Ives Hill Land Company, dated October 10, 1985 and recorded in the Jefferson County Clerk's Office on October 2, 1990 in Liber 1337 of Deeds, page 244. (No. 19 of abstract). (DOES AFFECT AS SHOWN HEREON)

25. Subject to that certain Easement Agreement between Ives Hill Land Company in favor of Ives Hill Retirement Community, Inc., dated November 13, 1997 and recorded in the Jefferson County Clerk's Office on May 16, 1998 in Liber 1619 of Deeds, page 221. (No. 20 of abstract). (DOES AFFECT AS SHOWN HEREON)

26. Subject to that certain Easement Agreement between Ives Hill Land Company in favor of Ives Hill Retirement Community, Inc., dated April 18, 1999 and recorded in the Jefferson County Clerk's Office on April 23, 1999 in Liber 1659 of Deeds, page 196. (No. 21 of abstract). (DOES AFFECT AS SHOWN HEREON)

27. Subject to that certain Grant of Easement between Prime, LLC in favor of Niagara Mohawk Power Corporation, dated May 1, 2007 and recorded in the Jefferson County Clerk's Office on July 6, 2010 in Instrument No. 2010-0354. (No. 31 of abstract). (DOES AFFECT AS SHOWN HEREON)

28. Subject to that certain Declaration of Covenants and Restrictions by and between Prime, LLC, Ives Hill Country Club, Inc. and Waterford Golf Incorporated dated December 12, 2002 and recorded in the Jefferson County Clerk's Office on January 27, 2003 in Instrument No. 2003-1278. (No. 32 of abstract). (DOES NOT APPLY)

29. Subject to 10 easements referenced in deed recorded 07/15/1972 in Liber 834, Page 388. (No. 5 of abstract). (DOES NOT APPLY)

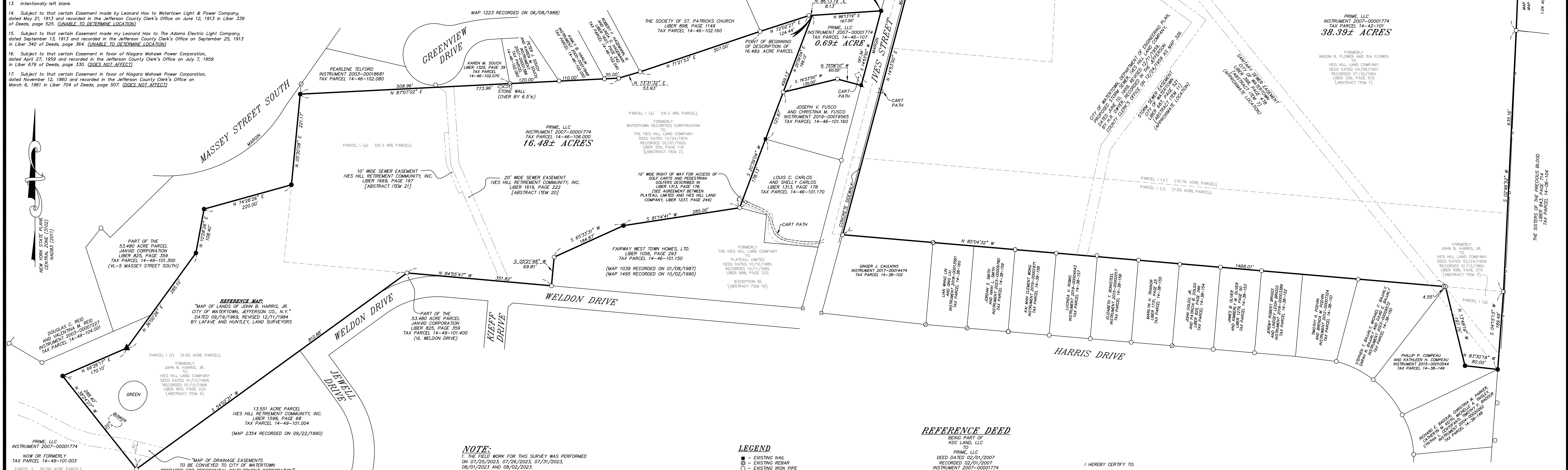
30. Subject to (sewer) easement in favor of City of Waterford recorded 12/29/1930 in Liber 398, Page 478. (No. 7 of abstract). (DOES AFFECT AS SHOWN HEREON) (G.M.S. 100-180)

31. Subject to electric line easement recorded 02/14/1975 in Liber 862, Page 285. (No. 14 of abstract). (DOES NOT APPLY)

32. Policy does not insure encroachment. (SHOWN HEREON)

33. Survey Map prepared by Lafave, White & McGivern, L.S., P.C. dated 08/08/2023 as File 2023P-14 shows: (a) underground line easement (905/196), (b) gas easement (2010-0354), (c) sewer line easement (0357/186), (d) sanitary sewer easement runs through Insured premises, (e) cart path right of way, and (f) drainage easement and other located wholly within boundary lines of Insured premises and its encroachments. (DOES AFFECT AS SHOWN HEREON)

34. Subject to two (2) unrecorded drainage easements crossing southwest portion of Insured premises as shown on "Map of Drainage Easements to be Conveyed to City of Waterford" prepared by Lafave, White and McGivern dated 02/16/1996 on File 9-7. (DOES AFFECT AS SHOWN HEREON)



NOTE:
 1. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED ON 07/15/2023, 07/16/2023, 07/17/2023, 07/18/2023, 07/19/2023, 07/20/2023, 07/21/2023, 07/22/2023, 07/23/2023, 07/24/2023, 07/25/2023, 07/26/2023, 07/27/2023, 07/28/2023, 07/29/2023, 07/30/2023, 07/31/2023.

LEGEND

- EXISTING MAIL
- EXISTING REBAR
- EXISTING IRON PIPE
- EXISTING IRON PIN
- 5/8" IRON REBAR WITH RED PLASTIC CAP SET
- CITY OF WATERFORD MONUMENT
- "MAG" MAIL SET
- SANITARY MANHOLE
- STORM MANHOLE
- UTILITY POLE
- OVERHEAD UTILITY LINES
- STOCKADE FENCE LINE
- CHAIN LINK FENCE

REFERENCE DEED
 PRIME, LLC
 DEED DATED 05/07/2007
 RECORDED 02/07/2007
 INSTRUMENT 2007-0000174
 (ABSTRACT ITEM 33)

REFERENCE ABSTRACT
 BRONXVILLE ABSTRACT CORPORATION
 ABSTRACT OF TITLE NO. 1512962C
 LAST DATED: 07/11/2023

I HEREBY CERTIFY TO:
 1. Ives Hill Country Club Ass. LLC
 2. Metcalf, Walton & Burrows
 3. Bunting Savings Bank
 4. Brewell Abstract Corporation
 5. Stewart Title Insurance Company

THAT THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY UNDER MY SUPERVISION.

LAFAVE, WHITE & MCGIVERN, L.S., P.C. DATE: 08/21/2023
 N.Y.S. L.C. NO. 100045

MAP OF LAND SURVEYED FOR
IVES HILL COUNTRY CLUB 465, LLC
 CITY OF WATERFORD, JEFFERSON COUNTY, NEW YORK

LAFAVE, WHITE & MCGIVERN, L.S., P.C.
 LAND SURVEYORS
 315-628-4414 THERESA BOONVILLE 315-842-4424
 NEW YORK

ROBERT J. BUSLER, P.L.S.
 N.Y.S. L.C. NO. 100045

DRAWN	CHECKED	DATE	SCALE	FILE	SHEET
MBU	RJB	08/21/2023	1"=100'	2023P-14	1 OF 1

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Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

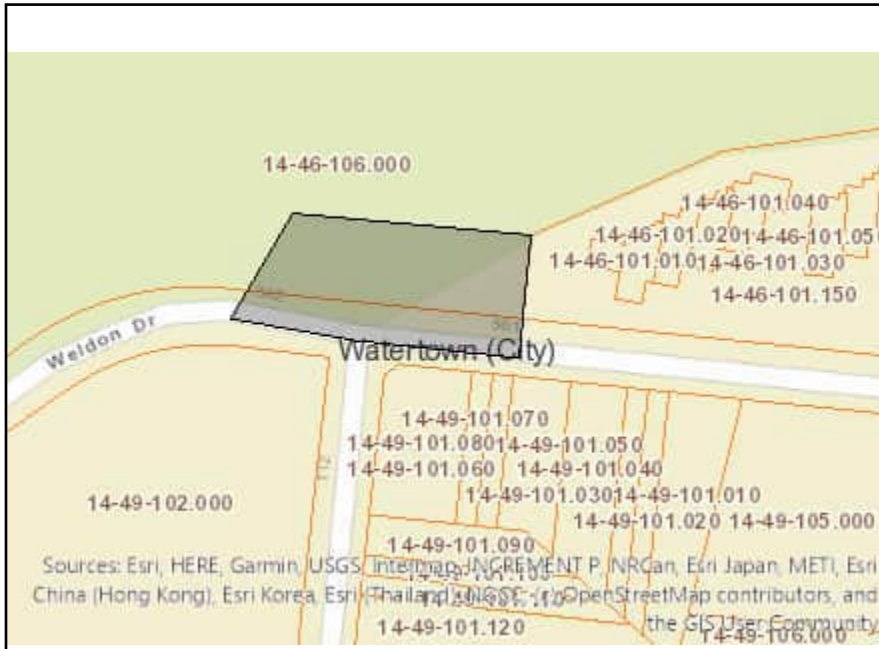
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
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 type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)			
<input type="checkbox"/> Forest Agriculture Aquatic 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 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	YES	
	<input type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<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	YES	
	<input type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input 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: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<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 Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban 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 type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
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 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 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
	<input type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ Signature: <u><i>Kayla Kuller</i></u> Title: _____		



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 in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



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]	No
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