



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 REVIEWERS: Sharlice Bonello, Planner; and Geoffrey Urda, Planner

SUBJECT: Zone Change – **1316 Rear Ives Street** and **1200 Rear Jewell Drive**, Parcel Numbers 14-49-116.00 and 14-49-117.000

DATE: March 28, 2024

Request: To Change the Approved Zoning Classification of 1316 Rear Ives Street and 1200 Rear Jewell Drive, Parcel Numbers 14-49-116.00 and 14-49-117.000 from Residential to Planned Campus

Applicant: Robert J. Busler, P.L.S. on behalf of Prime, LLC

Owner(s): Prime, LLC

SEQRA: Unlisted

County Review: Yes

Comments: The applicant seeks to rezone the subject parcels from Residential to Planned Campus. The applicant does not describe any specific outcome that the property owner seeks to accomplish with the proposed rezoning other than to create continuity with adjacent parcels that are already zoned Planned Campus. The applicant also does not describe any specific future development plans for the parcels. The cover letter only identifies residential uses such as affordable housing, Senior Housing, Townhouses and apartment buildings as development that *could* occur.

The City's Zone Change Application requires the cover letter to describe what the applicant seeks to establish with the proposed Zone Change (e.g. the intended future use of the property) and any other information that will aid the Planning Commission and City Council in comprehending the request. The cover letter should also address whether the proposed rezoning is consistent with the City of Watertown's adopted Comprehensive Plan, and if it is not, the rationale for why the Planning Commission and City Council should grant the request.

The applicant should be prepared to explain what they seek to accomplish with the requested rezoning including any intended future uses.

Existing Conditions: The subject parcels are presently classified as Residential Vacant Land. However, they contain former golf holes of the Ives Hill County Club (IHCC), dating to its previous existence as an 18-hole course. IHCC presently operates as a nine-hole course on adjacent and other nearby parcels. The holes on the subject parcels are no longer part of the course.

The subject parcels are bounded on the north by the remaining nine-hole golf course, which is in a Residential zone. They are bounded on the east by the Ives Hill Retirement Community and the Immaculate Heart Central High School, both of which are in the Planned Campus zone that the applicant references. The subject parcels are bounded to the south by the City Boundary with the Town of Watertown, with more former golf holes owned by Prime, LLC occupying the parcels on the Town side of the boundary. Finally, the subject parcels are bounded on the west by a freight rail track owned by CSX Transportation. The rail parcel itself is zoned Industrial, with the Residential zone resuming on the western side of the railroad tracks. The enclosed map depicts the zoning of the subject parcels and all surrounding parcels.

The Planning Commission should note that the parcels are landlocked and would require an easement to access them from any public Right-of-Way.

Zoning and the Comprehensive Plan: The City's adopted Comprehensive Plan recommends the future land use for this area as Residential Low Density. The Comprehensive Plan envisions the Residential Low Density character area as follows:

Residential Low Density: *"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."*

The applicant's cover letter states that if the two parcels are rezoned to Planned Campus, new potential projects could include Affordable Housing, Senior Housing, Townhouse, and Apartment Buildings. In addition to the residential uses noted above, Commercial uses that would be allowed in the Planned Campus district include, but are not limited to, a bed and breakfast, inn, bar, restaurant, café, brewpub, clinic, and offices.

In discussions with both City and County Planning Staff members, the applicant has proposed imposing deed restrictions to limit or restrict Commercial uses that would not be compatible within the existing neighborhood. The Planning Commission should note that even though these deed restrictions could be added to a deed, the same individual that added the restrictions could also remove them. Additionally, such deed restrictions are not enforceable by the City Council, Planning Commission or Planning Staff as they are a private matter and would not stop Commercial uses from being established on the parcel. Deed restrictions are extremely difficult to enforce as someone with the ability to make a complaint would need to demonstrate that the restriction was violated.

Additionally, even after imposing deed restrictions to limit or restrict Commercial Use, the proposed uses of apartments and townhomes is not in harmony with the Residential Low Density land use as defined above, and single-unit and two-unit dwellings are not an allowed use in the Planned Campus district. The Residential zoning district only allows Single- and Two-Unit Dwellings which is in harmony with the Residential Low Density land use definition and

implements the Comprehensive Plan. Rezoning the subject parcels to Planned Campus would go against the recommended future land use for the parcels as envisioned in the Comprehensive Plan.

The applicant cites Recommendation NH.3 of the Comprehensive Plan, which states “*Promote a variety of housing types, forms and affordability levels.*” However, these more intense uses are more appropriate in other future land use character areas, such as Residential Medium, Residential Apartments, Urban Mixed Use and Corridor Mixed Use.

Lastly, the applicant refers to the surrounding Planned Campus Parcels, specifically parcels 14-49-113.000, 14-49-101.004, and nearby parcel 14-49-102.000 stating that these neighboring properties have the right to pursue all uses listed under Planned Campus. However, each of these parcels had already been developed prior to the adoption of the 2023 Zoning Ordinance, and in the cases of two of them, the Planned Campus District only serves as the underlying zoning district to existing PDDs. In both cases, the PDD is still the law of the land, and the Planned Campus zoning would not take effect unless the PDD were abandoned.

As discussed with the applicant earlier this month, an alternative way forward to develop 1316 Rear Ives St and 1200 Rear Jewell Drive with the proposed uses listed in the cover letter is to apply for a PDD that would contain the two parcels stated above **and** provide a proposed development plan for the parcels. This would require the applicant to provide a conceptual site plan and a list of proposed uses that the Planning Commission could review and recommend to City Council for approval if they see fit. If the applicant does not wish to take these steps and there is an interested developer for the parcels, that developer could apply for the parcels to be rezoned to PDD and condition the purchase offer on the approval to rezone the parcels PDD by City Council. This will not hold the potential buyer to purchase any parcels unless they get approved to rezone the parcels PDD along with their proposed development.

Engineering Comments: Even though the applicant is not proposing to develop any new uses for the parcels, Engineering provided the following questions that any future developer would need to answer for any proposed future uses on the subject parcels:

- What will these two parcels be used for? How would future construction be completed and how would the Western Outfall Trunk Sewer be affected? What would be the sewer flows entering and/or leaving the area.
- Where is the location of the existing easements and will they be affected?
- There are three Storm Sewer lines running through these two parcels. The Engineering Department has attached a map depicting their locations. There is also a Storm Outlet on 1316 Rear Ives Street

Code Enforcement Comments: Additionally, the City Bureau of Code Enforcement Bureau identified the following requirements for any potential future applicant when developing any new uses on the parcels:

- Fire hydrants to be installed at locations that Code Enforcement finds necessary.
- Fire apparatus access roads will need to be installed when the site is developed.

Jefferson County 239-m Review: At its March 26, 2024, meeting, the Jefferson County Planning Board reviewed the request pursuant to General Municipal Law Section 239-m. At that meeting, the Board adopted a motion recommending disapproval. A copy of the letter from the County stating their reasoning is attached.

SEQR: The applicant has submitted a State Environmental Quality Review (SEQR) Short Environmental Assessment Form (EAF) as part of the application for the Zone Change. The City Council, as the lead agency, will complete Part 2 of the EAF and make a determination of significance.

Miscellaneous: Two zone change maps have been provided by the City for review. Both maps reflect the same information, with one zoomed in and the other zoomed out to show surrounding land uses.

The applicant shall note that as a part of any potential future development review, Staff will require the applicant (or any future property owner) to describe the intended access to 1316 Rear Ives Street and 1200 Rear Jewell Drive, as neither parcel fronts on a public street or Right-of-Way (ROW).

Planning Commission Action: For zone changes, the Planning Commission is responsible for making a recommendation to the City Council. The City Council will then vote on the zone change after holding a public hearing.

cc: City Council Members

Thomas Compo, City Engineer

Meredith Griffin, Civil Engineer II

Dana Aikins, Code Enforcement Supervisor

Prime, LLC; Managing Member PJ Simao, 137 Main Avenue, Floor 3, Watertown, NY 13601

Robert J. Busler, PLS, LaFave, White & McGivern 133 Commercial Street, P.O. Box 679,

Theresa, NY 13691



Michael J. Bourcy
Director of Planning

Department of Planning
175 Arsenal Street, 3rd Floor
Watertown, NY 13601

(315) 785-3144

March 28, 2024

Sharlice Bobello
City of Watertown
245 Washington Street, Room 305
Watertown, NY 13601

Re: Prime, LLC, Zoning Map Amendment, Planned Campus, JCDP File # C 2 - 24

Dear Sharlice,

On March 26, 2024, the Jefferson County Planning Board reviewed the above referenced project, referred pursuant to General Municipal Law, Section 239m.

The Board adopted a motion to recommend disapproval, based on the intermunicipal impact of a potential high density residential development adjacent to the Town's low density residential area and potential resulting traffic flow into that portion of the Town through a single-family neighborhood. The Board also concluded that the proposal does not conform to the City's Comprehensive Plan.

During the review, the County Planning Board identified that New York State General City Law Section 28-a, paragraph 12 (a) requires zoning amendments to be made in accordance with a comprehensive plan. The local board should ensure that this amendment is consistent with the City of Watertown's Comprehensive Plan adopted in 2019.

The two parcels do not have direct access to a public road. Possible access could occur through the former golf course property, owned by the applicant, to the west located in the Town of Watertown. Traffic from potential high density residential development accessing through the Town would impact the single-family areas along Ives Street. Resulting in an intermunicipal traffic impact.

Furthermore, the Board has the following local advisory comments:

The City's Future Land Use map calls for low density residential in this area. The adjacent Ives Hill Retirement Community consists of eight single family and seventeen two-family structures as well as the Congregate and Lodge buildings with apartments. The Immaculate Heart Central (IHC) School property is also adjacent. Of note, Ives Hill Retirement Community is zoned PDD, restricted to the use and parameters set when approved as a PDD.

In conversations with City Planning staff regarding the Comprehensive Plan process and Zoning Committee rewrite process, the golf course property in this area was discussed and the consensus of the Committee was that the area should remain low density residential, therefore it was zoned Residential during the zoning update process in 2023.

The local board should consider the impact of rezoning the two properties Planned Campus from its current Residential District, which would allow higher density residential and not allow single family residences and duplexes that predominate the area within the City. The area in the Town is zoned Residential 3 and the predominant land uses, with the exception of a school, are single family homes. Thus, the rezoning will potentially have an intermunicipal impact on the Town of Watertown if high-density residential uses were developed.

Lastly, the proposal includes wording that states the applicant is "willing to commit to restrictive covenants on the two parcels that could limit the uses to affordable housing, senior housing, apartments, townhouses, or residential." The local board should consult with their attorney to determine what the enforcement mechanism is for restrictive covenants. Typically multiple parties that share the same deed restrictions such as those in a housing development would have to sue to enforce adherence. In this case the project is comprised of only two parcels, therefore any others may lack standing, possibly being unable to bring forth enforcement actions.

The applicant has the option of proposing a PDD along with the uses and standards for a specific project, which then could be enforced by the City.

Consistent with General Municipal Law, Section 239nn, the local board should notify the neighboring municipality of the public hearing on the proposed zoning amendment.

Please note that the advisory comments are not a condition of the County Planning Board's action. They are listed to assist the local board in its review of the project. The local board is free to make its final decision.

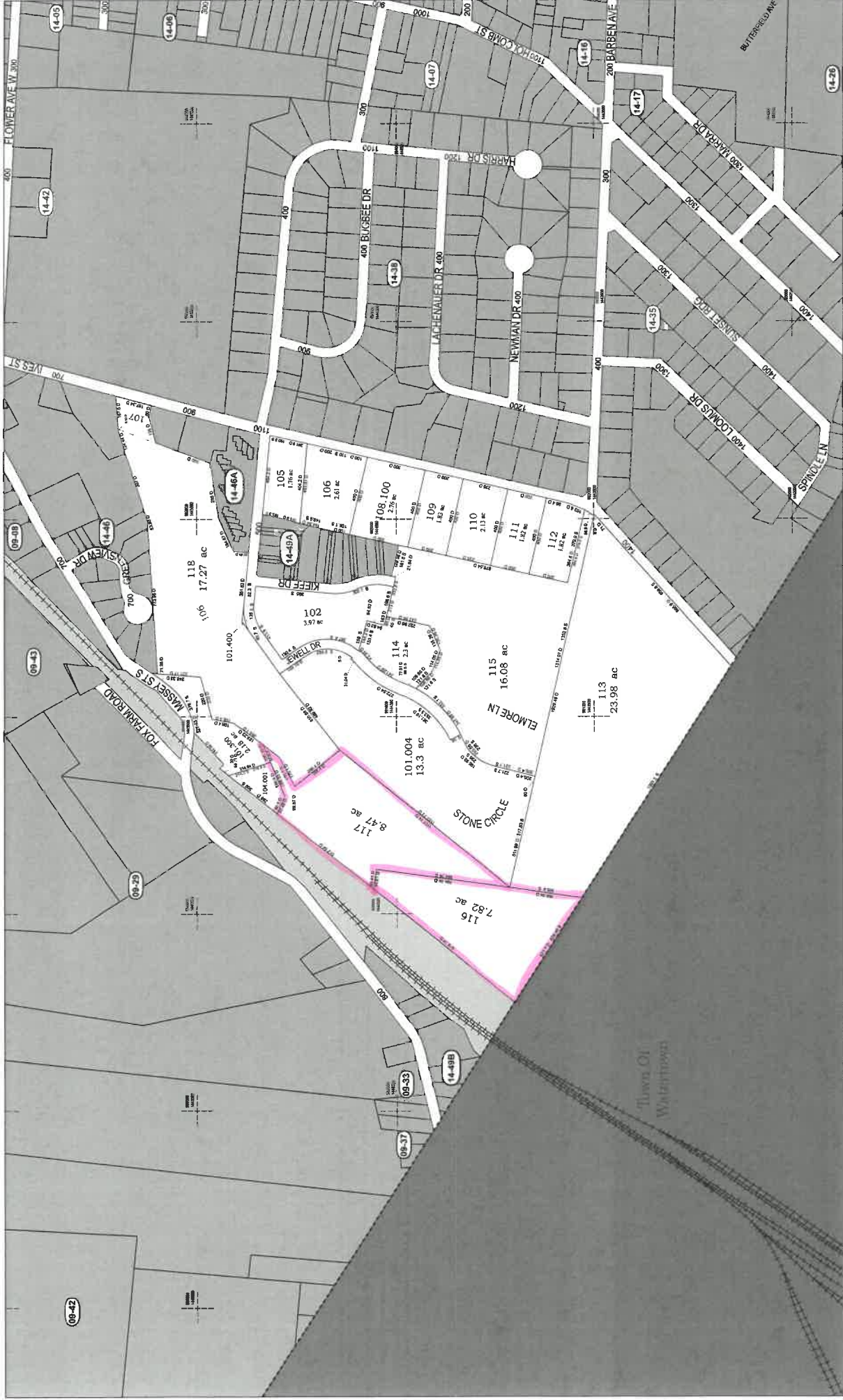
General Municipal Law, Section 239m requires the local board to notify the County of its action on this matter within thirty (30) days after taking a final action.

Thank you.

Sincerely,



Andy R. Nevin,
Senior Planner



Prepared by
City of Watertown GIS
 for
City of Watertown
Assessment Department

For Tax Purposes Only
Not to be Used for Conveyance
ALICE STATE & CO.
 CONVEYANCE, LLC

| Parcel | Date |
|---------------|------------|
| 24-40-07.000 | 08/28/2013 |
| 24-40-106.000 | 08/28/2013 |

Property Line
 Historic Property Line
 Easement
 City Boundary
 School District Boundary

Contour Line
 Parcel ID
 Assessment ID
 Lot Area
 Contour Interval
 Contour Elevation

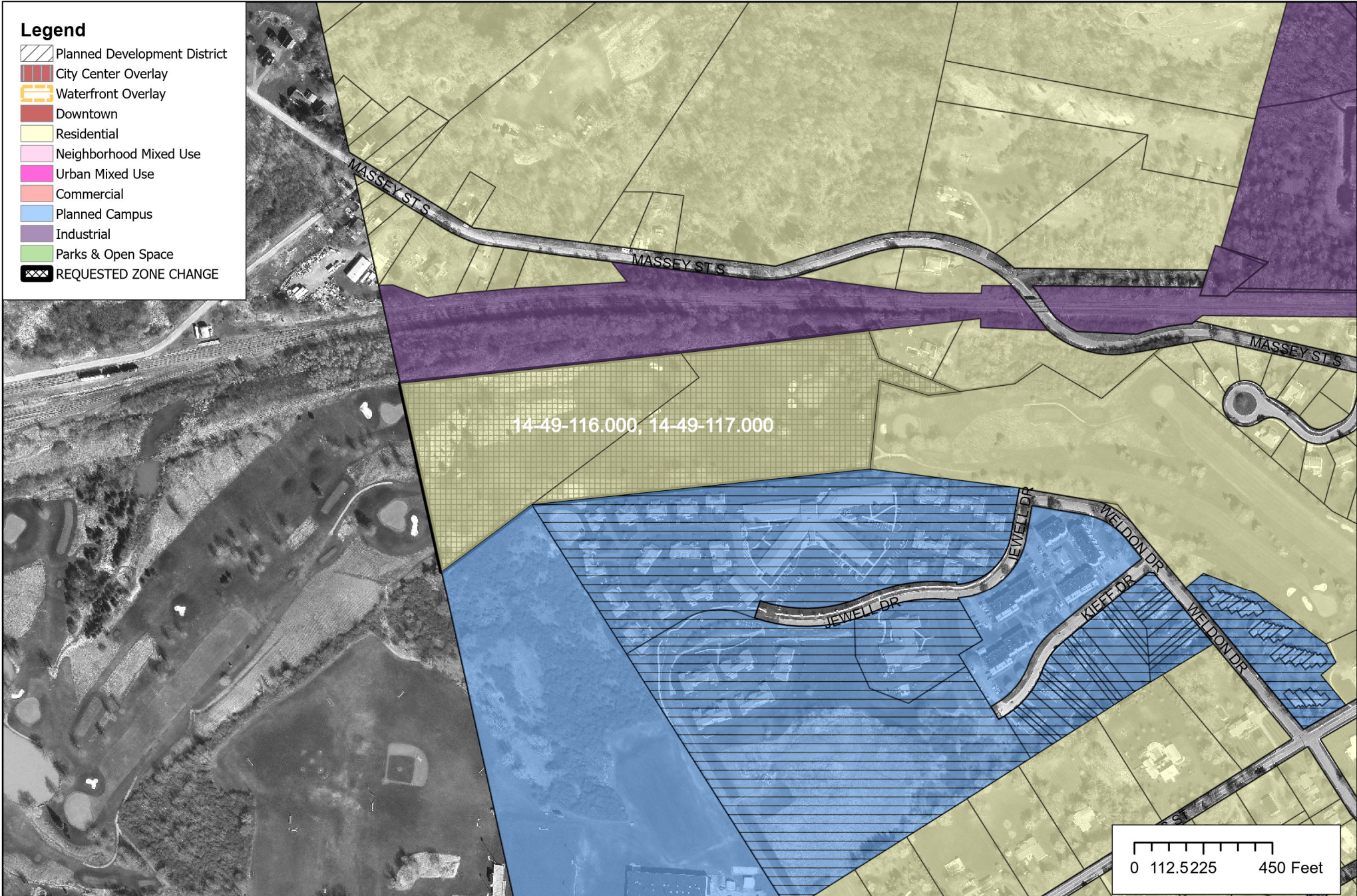
1 inch = 200 feet*
 Feet
 0 200 400 800
*As per Section 14-30 of the City Code

Tax Map
Section 14 Block 49
City of Watertown
 Jefferson County, NY

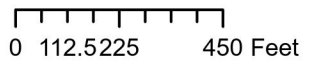
Printed Date: 1/9/2024

Legend

-  Planned Development District
-  City Center Overlay
-  Waterfront Overlay
-  Downtown
-  Residential
-  Neighborhood Mixed Use
-  Urban Mixed Use
-  Commercial
-  Planned Campus
-  Industrial
-  Parks & Open Space
-  REQUESTED ZONE CHANGE

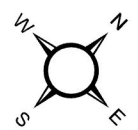


14-49-116.000, 14-49-117.000



CITY OF WATERTOWN GIS
 245 WASHINGTON STREET
 2ND FLOOR
 WATERTOWN, NEW YORK 13601
 (315) 785-7793
 gis@watertown-ny.gov

Residential to Planned Campus
 1316 Rear Ives St & 1200 Rear Jewell Dr
 (14-49-116.000, 14-49-117.000)



ZONE CHANGE MAP

Requested By: Sharlice Bonello
 Author: mowen
 Date: 1/25/2024
 Scale : 1 in= 417 ft

The City of Watertown does not warrant, guarantee or accept any liability for the accuracy, precision or completeness of any information shown or described hereon or for any inferences made therefrom. Any use made from this information is solely at the risk of the user.

LaFave, White & McGivern, L.S., P.C.

LAND SURVEYORS
THERESA - BOONVILLE

March 12, 2024

Michael A. Lumbis, Planning and Community Development Director
245 Washington Street
Watertown, New York 13601

Re: Prime, LLC - Zone Change Request

Dear Mr. Lumbis:

On behalf of Prime, LLC, resubmitted herewith is documentation regarding a request for a Zone Change for parcels designated as 1316 Rear Ives Street (tax parcel 14-49-116.000) and 1200 Rear Jewell Drive (tax parcel 14-49-117.000) in the City of Watertown. The purpose of this request is to be able to expand the allowable residential uses while at the same time limiting allowable commercial uses that may not be compatible in a residential area.

Both of these parcels are presently located within the Residential Zoning District under the City of Watertown Zoning Ordinance Update dated February 21, 2023. The intent of this application is to change the parcels to the Planned Campus Zoning District, which will allow marketing the land to include the allowable Residential Uses listed in Section 310-18.a "Use Table". At the same time it is proposed to limit or restrict Commercial Uses listed in Section 310-18.b that may not be compatible within the encompassing Sherman Neighborhood. These limits or restrictions can be defined through proposed recorded restrictive covenants.

Granting this change will create continuity with the current Planned Campus designation of adjoining tax parcel 14-49-113.000 (IHC School), adjoining tax parcel 14-49-101.004 (Ives Hill Retirement Community) and nearby tax parcel 14-49-102.000 (Maple Housing Development) to the southeast, although, my client intends to restrict his land from the potential Commercial Uses listed above that these neighboring properties have the right to pursue.

The City of Watertown Comprehensive Plan lists the following (among others) as Plan Goals on page 22:

- **Goal 1:** *Strengthen community-building efforts, retaining and attracting more residents to the City.*
- **Goal 7:** *Position Watertown as a sustainable, competitive community for the future.*
- **Goal 8:** *Make Watertown more attractive to developers, investors, and businesses.*

The Comprehensive Plan also includes the following "Recommendations for Neighborhoods and Housing":

- **Section NH.3:** • **Promote a variety of housing types, forms, and affordability levels.**
 - **Creating attractive neighborhoods means considering the needs of various populations now and in the future. The City should promote a variety of housing types, forms, tenure and affordability levels including townhouses and multi-unit buildings. A tightening rental market should support new apartment development at a variety of price points.**
- **Section NH.4:** • **Promote age-friendly, adaptive, intergenerational senior housing, amenities, and facilities.....**

LaFave, White & McGivern, L.S., P.C.

LAND SURVEYORS
THERESA - BOONVILLE

- **Section NH. 4b:** • ***Support variety in senior housing.....including adaptive housing, in intergenerational and shared housing, naturally occurring retirement communities (NORC), supportive housing and assisted living options that enable seniors to age in place....***
- **Section NH. 4c:** • ***Support future efforts to create a Senior Center....the City should support future efforts to develop a Senior Center(s) or similar facility in selected neighborhoods.....***

The strategies listed above included in the “Recommendations for Neighborhoods and Housing” are noted in the Comprehensive Plan as supporting Goal 1 or Goal 7 listed above. It is my client’s belief that these Goals will also be supported through granting a zone change to the Planned Campus District, opening the opportunity for the allowable Residential Uses listed in the Section 310-18.a “Use Table” as development potential for the subject Prime LLC properties.

My client is well aware of the concerns of both the City’s Planning Department and the County’s Planning Department and Planning Board as a result of our previous application and conversations with Mr. Lumbis, Mr. Bourcy and Mr. Nevin. My client is willing to make concessions to alleviate those concerns by eliminating some of the current allowable uses in the Planned Campus Zoning through deed restrictions. As my client has before stated the proposed uses could be Affordable Housing, Senior Housing, Apartments, Townhouses or Residential, and is willing to commit to those uses. The properties to the east of my client’s were rezoned to the Planned Campus Zoning in February 2023 and the zoning that currently exists on those properties today allows the uses that are of concern to both the City and the County.

Currently there are no engineered conceptual or design plans to present and discuss proposed access and utilities. It is anticipated that these items and all other requirements will be addressed during future site plan review with the governing boards. The survey map provided as part of this application depicts existing conditions.

Included herewith are 16 collated “sets” of the cover letter, application, authorization letter, Short Environmental Assessment Form, Image Mate Online property reports, GIS aerial maps, zoning map, legal description and survey map.

Feel free to contact me anytime if you have any questions or need additional information. I will attend the required meetings to answer questions.



LaFave, White & McGivern, L.S., P.C.
Robert J. Busler, P.L.S., President



City of Watertown
ZONE CHANGE 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:

PROPERTY INFORMATION:

PROPERTY ADDRESS: 1316 Rear Ives Street and 1200 Rear Jewell Drive

TAX PARCEL NUMBER(S): 14-49-116.000 and 14-49-117.000

CURRENT ZONING DISTRICT: Residential PROPOSED ZONING DISTRICT: Planned Campus

APPLICANT INFORMATION:

APPLICANT NAME: Prime, LLC; PJ Simao, Managing Member

APPLICANT MAILING ADDRESS: 137 Main Avenue, Floor 3; Watertown, N.Y. 13601

PHONE NUMBER: 315-727-7000 E-MAIL: pj@dealmakerusa.com

PROPERTY OWNER INFORMATION (if different from applicant):

PROPERTY OWNER NAME: Prime, LLC


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

PHONE NUMBER: _____ E-MAIL: _____

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

- | | |
|---|--|
| <input checked="" type="checkbox"/> Cover Letter* | <input checked="" type="checkbox"/> Tax Map with subject parcel highlighted* |
| <input checked="" type="checkbox"/> Site Drawing (if applicable)* | <input checked="" type="checkbox"/> State Environmental Quality Review (SEQR) form* |
| <input checked="" type="checkbox"/> Metes and Bounds description | <input type="checkbox"/> Written Support of Adjoining Property Owners (if applicable) |
| <input checked="" type="checkbox"/> \$125 application fee* | <input checked="" type="checkbox"/> Electronic Copy of Entire Submission (PDF Preferred) |

*See appendices for further information

Applicant Signature:  Date: 1/15/24

Property Owner Signature (if different) _____ Date: _____

LETTER OF AUTHORIZATION

Let it be known that LaFave, White & McGivern, LS, PC 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
- Zone Change
- Site Plan Modification Special Use Permit Lot Line Adjustment

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

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

Tax Parcel: 14-49-116.000 and 14-49-117.000

Address: 1316 Rear Ives Street and 1200 Rear Jewell Drive

PROPERTY OWNER(s):

Signature: [Signature] Date: 1/14/24

Signature: _____ Date: _____

Printed Name(s): Prime, LLC; PJ Simao, Managing Member

Address: 137 Main Avenue, Floor 3

City: Watertown State: NY Zip: 13691

Phone: 315-727-7000 Fax: _____

AGENT:

Signature: [Signature] Date: 01/15/2024

Printed Name: LaFave, White & McGivern, LS, PC; Robert J. Busler, PLS

Address: 133 Commercial Street, P.O. Box 679

City: Theresa State: N.Y. Zip: 13691

Phone: 315-628-4414 Fax: 315-628-4529

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

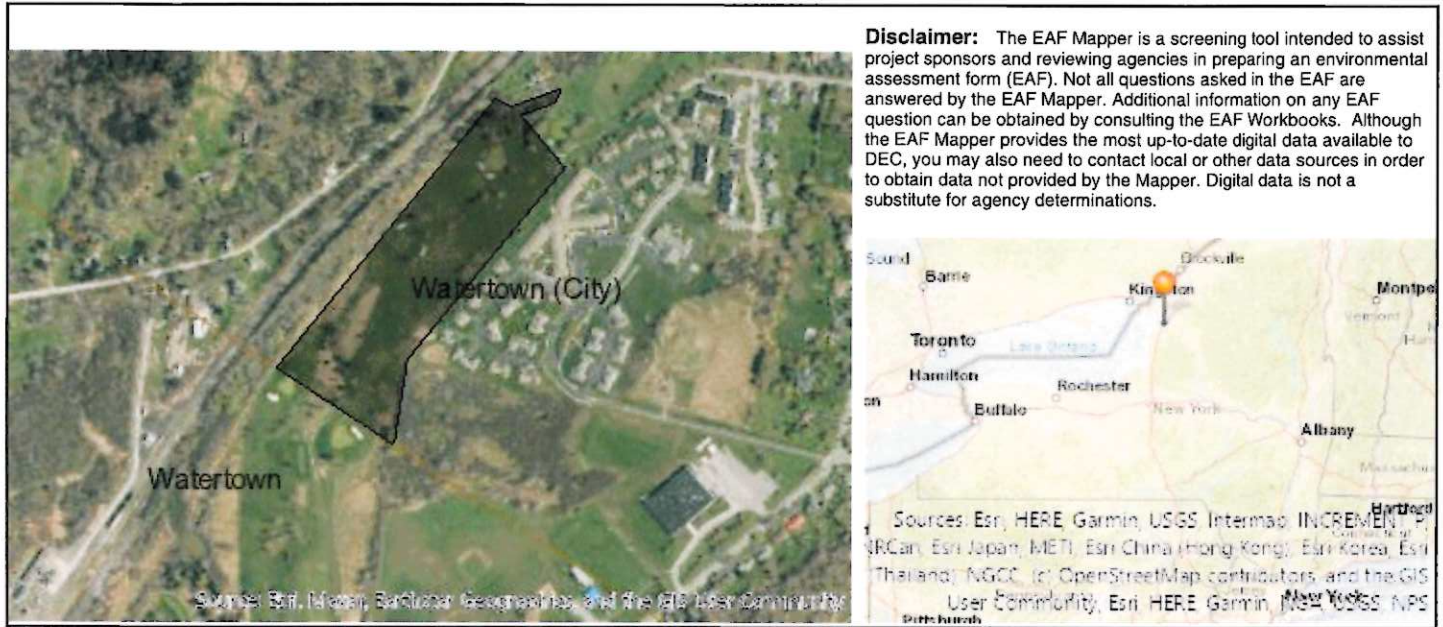
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Prime, LLC Zone Change Request | | | | |
| Project Location (describe, and attach a location map): 1316 Rear Ives Street and 1200 Rear Jewell Drive, City of Watertown, Jefferson County | | | | |
| Brief Description of Proposed Action: Tax parcels 14-49-116.000 (1316 Rear Ives Street) and 14-49-117.000 (1200 Rear Jewell Drive) are presently in the Residential Zoning District. The applicant is seeking approval for a Zone District change to the Planned Campus Zoning District. | | | | |
| Name of Applicant or Sponsor: Prime, LLC; PJ Simao, Managing Member | | Telephone: 315-727-7000 E-Mail: pj@dealmakerusa.com | | |
| Address: 137 Main Avenue, Floor 3 | | | | |
| City/PO: Watertown | | State: NY | Zip Code: 13601 | |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | NO <input type="checkbox"/> | YES <input checked="" 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: Jefferson County Planning, Watertown City Council Watertown Planning Commission | | | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? | | 15.99 acres | | |
| b. Total acreage to be physically disturbed? | | 0 acres | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 79 acres | | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | | |
| 5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Railroad; Golf Course; School <input type="checkbox"/> Parkland | | | | |

| 5. Is the proposed action, | NO | YES | N/A |
|--|-------------------------------------|-------------------------------------|--------------------------|
| a. A permitted use under the zoning regulations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | <input type="checkbox"/> | <input checked="" 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: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | <input checked="" type="checkbox"/> | <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 checked="" 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 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 checked="" type="checkbox"/> | <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: _____ Municipal water service is available in the general vicinity of the property. Connection to this service will be analyzed during future site plan review. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Municipal wastewater utilities are available in the general vicinity of the property. Connection to this service will be analyzed during future site plan review. | <input checked="" type="checkbox"/> | <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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? (CRIS attached) | <input type="checkbox"/> | <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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____ | | | |

| | | |
|--|---|--|
| 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 type="checkbox"/> Urban <input checked="" 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? Indiana Bat, Northern Long... | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan? | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties? | <input 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"/> |
| <hr/> <hr/> | | |
| 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 <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| <hr/> <hr/> | | |
| 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 <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| <hr/> <hr/> | | |
| 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 <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| <hr/> <hr/> | | |
| <p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>LaFave, White & McGivern, LS, PC; Robert J. Busler, PLS</u> Date: <u>03/12/2024</u></p> <p>Signature: <u>Robert J. Busler</u> Digitally signed by Robert J. Busler Title: <u>Land Surveyor</u> <small>Date: 2024.03.12 08:01:12 -04'00'</small></p> | | |



| | |
|---|--|
| 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 |

Project:

Date:

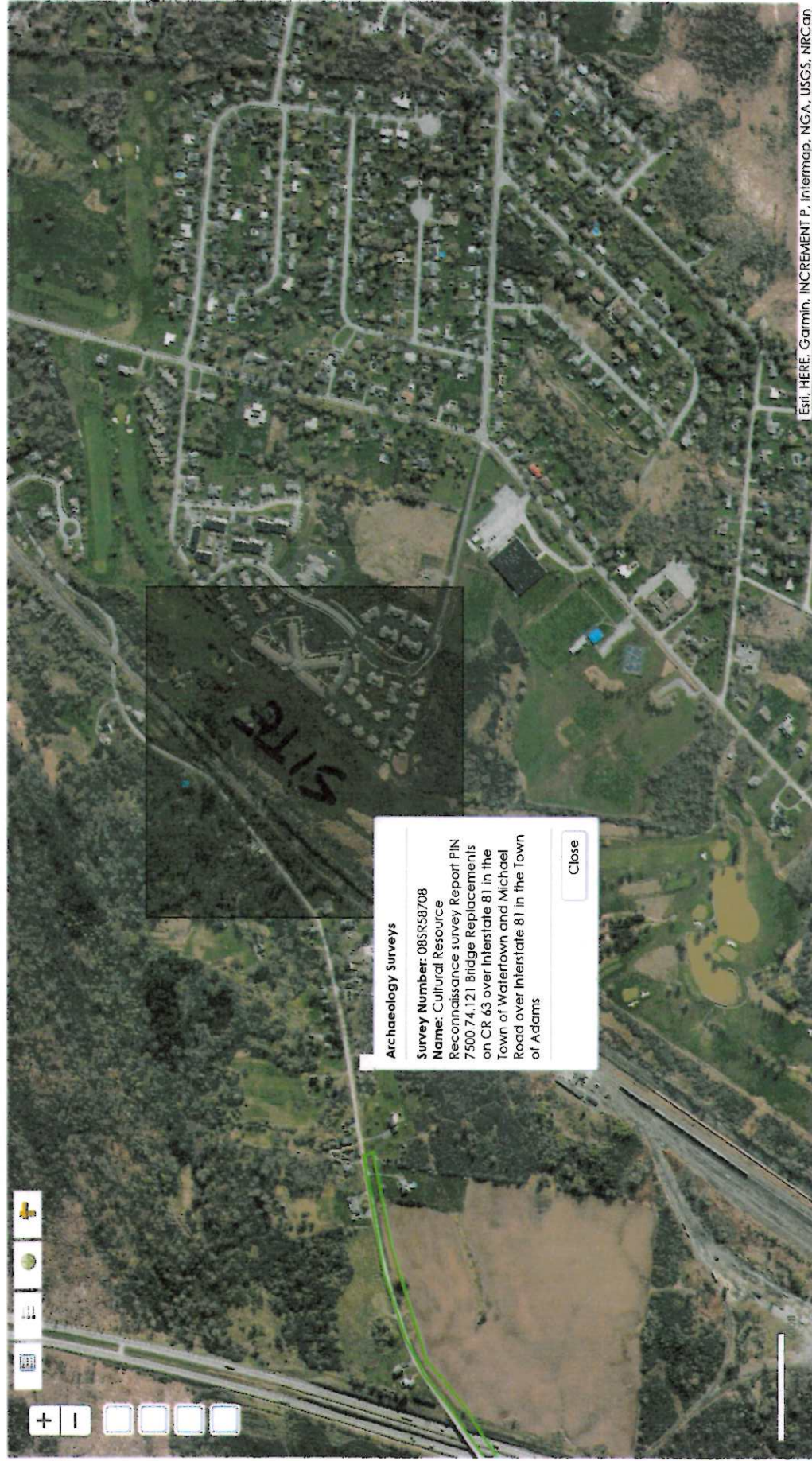
**Short Environmental Assessment Form
Part 2 - Impact Assessment**

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"/> |

RE: 12b



Esri, HERE, Garmin, INCREMENT P, Intermap, NGA, USGS, NRC

RE: 126



Esri, HERE, Garmin, INCREMENT P, Intermap, NGA, USGS, NRCAN

DE: 124



Archaeology Surveys
Survey Number: 11SR60706
Name: Phase IB Cultural Resources Investigation for the Liso-Leano U.S. Army Reserve Center Property (NY068), 500 Massey Street South, City of Watertown, Jefferson County, New York

Close

Esri, HERE, Garmin, INCREMENT P, Intermap, NGA, USGS, NRC



Property Description Report For: 1316 Rear Ives St, Municipality of City of Watertown

No Photo Available

| | | | |
|----------------------------|--|-----------------------------|--|
| Total Acreage/Size: | 7.97 | Status: | Active |
| Land Assessment: | 2024 - Tentative \$75,800 2023 - N/A 2022 - N/A | Roll Section: | Taxable |
| Full Market Value: | 2024 - Tentative \$94,800 2023 - N/A 2022 - N/A | Swis: | 221800 |
| Equalization Rate: | ---- | Tax Map ID #: | 14-49-116.000 |
| Deed Book: | 2007 | Account #: | 09060380 |
| Grid East: | 989967 | Property Class: | 311 - Res vac land |
| | | Site: | RES 1 |
| | | In Ag. District: | Error |
| | | Site Property Class: | 311 - Res vac land |
| | | Zoning Code: | R - Residential |
| | | Neighborhood Code: | 00101 |
| | | School District: | Watertown |
| | | Total Assessment: | 2024 - Tentative \$75,800 2023 - N/A 2022 - N/A |
| | | Property Desc: | 7.97 Acres 1449116 |
| | | Deed Page: | 1774 |
| | | Grid North: | 1444055 |

Area

| | | | |
|-------------------------------|-----------|----------------------------------|-----------|
| Living Area: | 0 sq. ft. | First Story Area: | 0 sq. ft. |
| Second Story Area: | 0 sq. ft. | Half Story Area: | 0 sq. ft. |
| Additional Story Area: | 0 sq. ft. | 3/4 Story Area: | 0 sq. ft. |
| Finished Basement: | 0 sq. ft. | Number of Stories: | 0 |
| Finished Rec Room | 0 sq. ft. | Finished Area Over Garage | 0 sq. ft. |

Structure

| | | | |
|-----------------------------|---|---------------------------------|--------------|
| Building Style: | 0 | Bathrooms (Full - Half): | 0 - 0 |
| Bedrooms: | 0 | Kitchens: | 0 |
| Fireplaces: | 0 | Basement Type: | 0 |
| Porch Type: | 0 | Porch Area: | 0.00 |
| Basement Garage Cap: | 0 | Attached Garage Cap: | 0.00 sq. ft. |
| Overall Condition: | 0 | Overall Grade: | |
| Year Built: | | Eff Year Built: | |

Owners

Prime LLC
137 Main Ave Fl 3
Watertown NY 13601



Property Description Report For: 1200 Rear Jewell Dr, Municipality of City of Watertown

No Photo Available

| | | | |
|----------------------------|--|-----------------------------|--|
| Total Acreage/Size: | 8.28 | Status: | Active |
| Land Assessment: | 2024 - Tentative \$78,400 2023 - N/A 2022 - N/A | Roll Section: | Taxable |
| Full Market Value: | 2024 - Tentative \$98,000 2023 - N/A 2022 - N/A | Swis: | 221800 |
| Equalization Rate: | ---- | Tax Map ID #: | 14-49-117.000 |
| Deed Book: | 2007 | Account #: | 11060790 |
| Grid East: | 990450 | Property Class: | 311 - Res vac land |
| | | Site: | RES 1 |
| | | In Ag. District: | Error |
| | | Site Property Class: | 311 - Res vac land |
| | | Zoning Code: | R - Residential |
| | | Neighborhood Code: | 00101 |
| | | School District: | Watertown |
| | | Total Assessment: | 2024 - Tentative \$78,400 2023 - N/A 2022 - N/A |
| | | Property Desc: | 8.28 Acres 1449117 |
| | | Deed Page: | 1774 |
| | | Grid North: | 1444623 |

Area

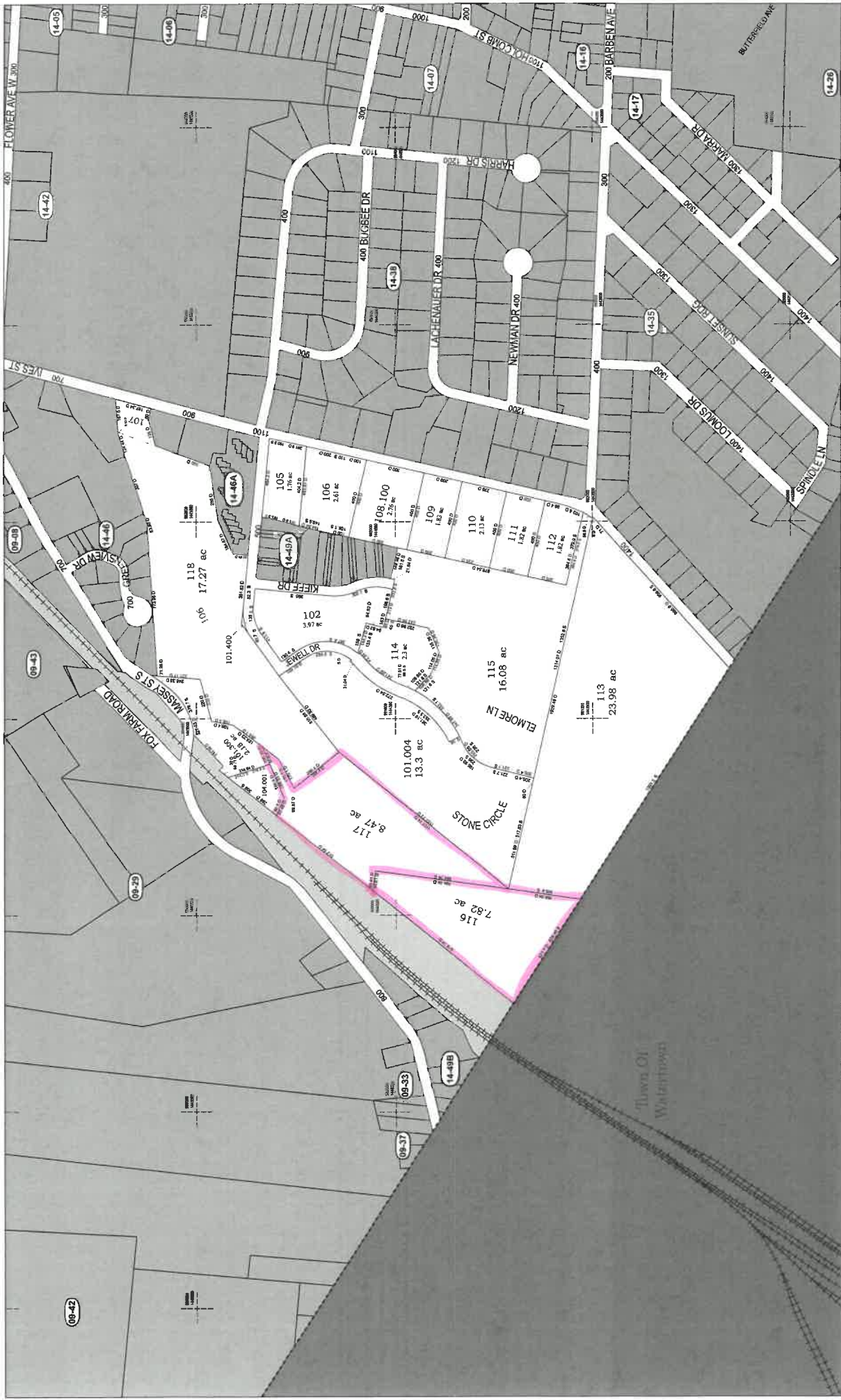
| | | | |
|-------------------------------|-----------|----------------------------------|-----------|
| Living Area: | 0 sq. ft. | First Story Area: | 0 sq. ft. |
| Second Story Area: | 0 sq. ft. | Half Story Area: | 0 sq. ft. |
| Additional Story Area: | 0 sq. ft. | 3/4 Story Area: | 0 sq. ft. |
| Finished Basement: | 0 sq. ft. | Number of Stories: | 0 |
| Finished Rec Room | 0 sq. ft. | Finished Area Over Garage | 0 sq. ft. |

Structure

| | | | |
|-----------------------------|---|---------------------------------|--------------|
| Building Style: | 0 | Bathrooms (Full - Half): | 0 - 0 |
| Bedrooms: | 0 | Kitchens: | 0 |
| Fireplaces: | 0 | Basement Type: | 0 |
| Porch Type: | 0 | Porch Area: | 0.00 |
| Basement Garage Cap: | 0 | Attached Garage Cap: | 0.00 sq. ft. |
| Overall Condition: | 0 | Overall Grade: | |
| Year Built: | | Eff Year Built: | |

Owners

Prime LLC
137 Main St Fl 3
Watertown NY 13601



Prepared by
City of Watertown GIS
 for
City of Watertown
Assessment Department

For Tax Purposes Only
Not to be Used for Conveyance
ALICE STATE & CO.
 CONVEYANCE, LLC

| Parcel | Date |
|---------------|------------|
| 24-40-07.000 | 08/20/2013 |
| 24-40-106.000 | 08/20/2013 |

Property Line
 Historic Property Line
 Easement
 City Boundary
 School District Boundary

Contour Line
 Parcel ID
 Assessment ID
 Lot Area
 Contour Interval
 Contour Elevation

1 inch = 200 feet*
 Feet
 0 200 400 800
*As per Section 14-30 of the City Code


Tax Map
Section 14 Block 49
City of Watertown
 Jefferson County, NY


Printed Date: 1/9/2024

ArcGIS Web Map

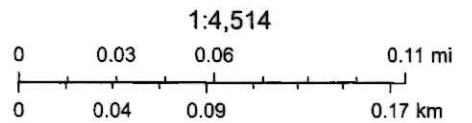


1/15/2024, 3:08:01 PM

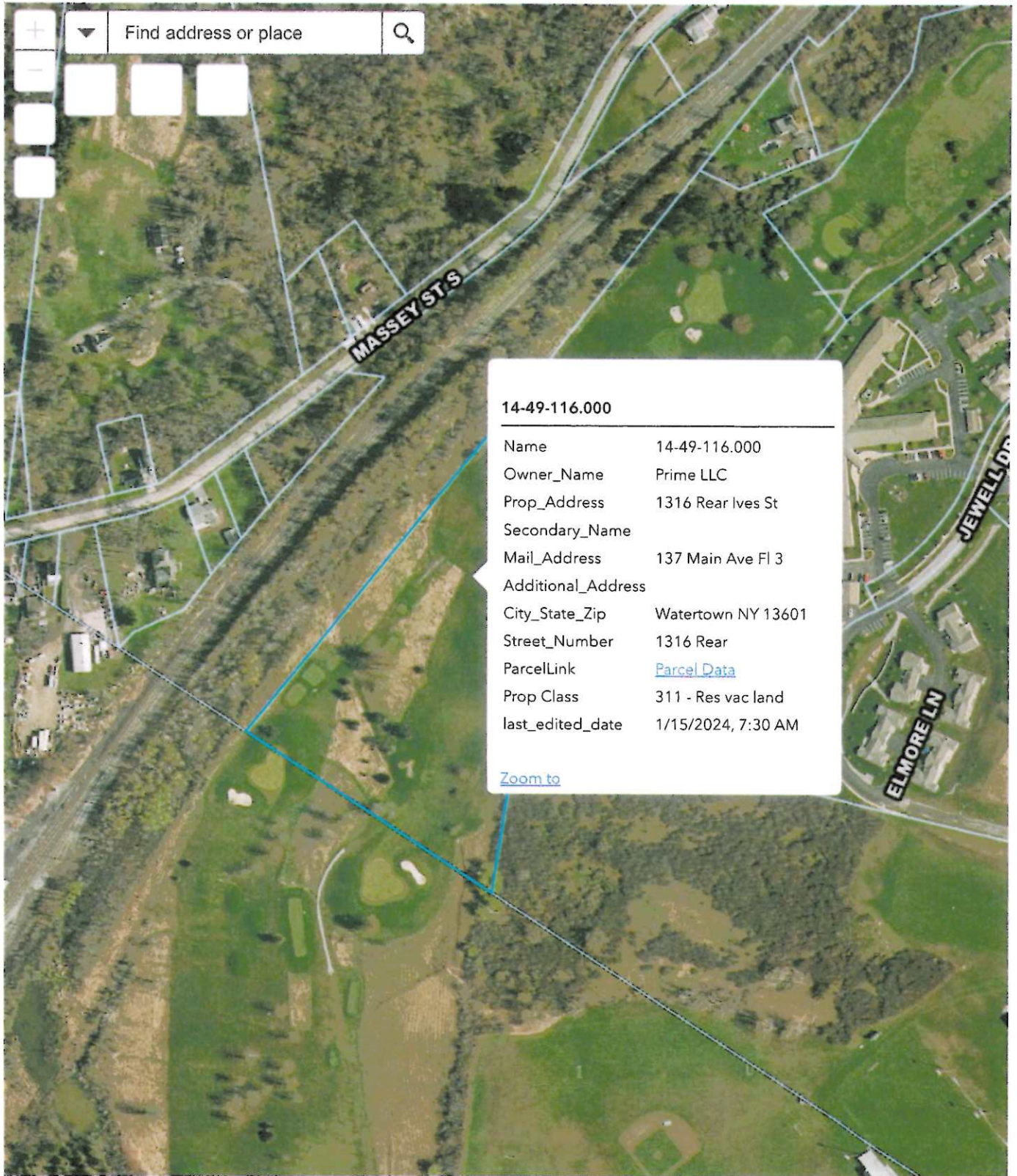
 City Boundary

 Parcels

ROADS



New York State, Maxar



1/15/24, 7:41 AM



City of Watertown - NY

Find address or place
+
-
□
□
□

14-49-117.000

| | |
|--------------------|-----------------------------|
| Name | 14-49-117.000 |
| Owner_Name | Prime LLC |
| Prop_Address | 1200 Rear Jewell Dr |
| Secondary_Name | |
| Mail_Address | 137 Main St Fl 3 |
| Additional_Address | |
| City_State_Zip | Watertown NY 13601 |
| Street_Number | 1200 Rear |
| ParcelLink | Parcel Data |
| Prop Class | 311 - Res vac land |
| last_edited_date | 1/15/2024, 7:30 AM |

[Zoom to](#)



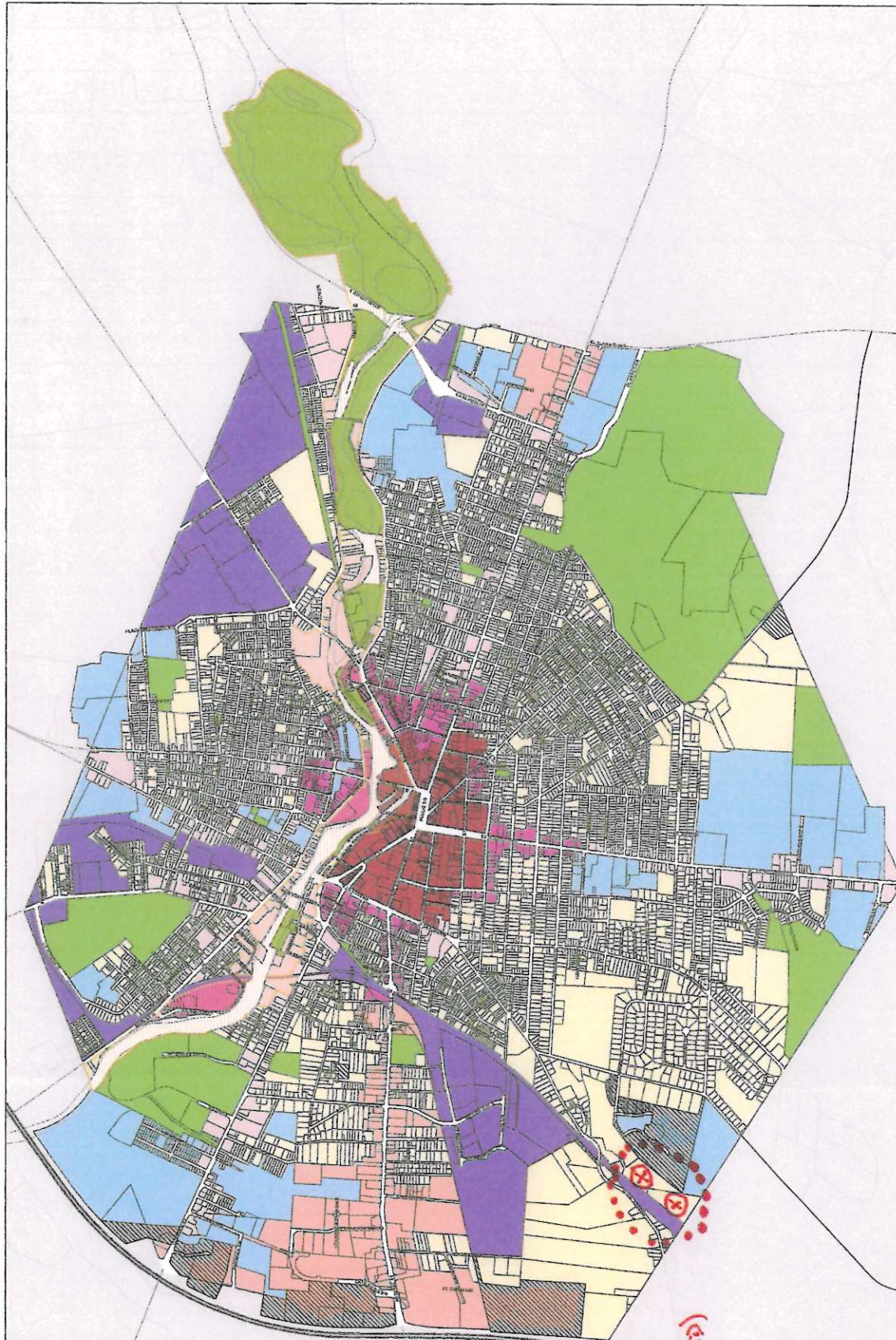
ZONING DISTRICT MAP

OF THE CITY OF
WATERTOWN
NEW YORK

Proposed
JANUARY 31, 2023
Adopted by City Council Ordinance on
FEBRUARY 21, 2023



- Planned Development District
- City Center Overlay
- Waterfront Overlay
- Downtown
- Residential (EXISTING)
- Neighborhood Mixed Use
- Urban Mixed Use
- Commercial
- Planned Campus (PROPOSED)
- Industrial
- Parks & Open Space

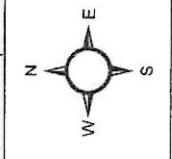


CITY OF WATERTOWN GIS
245 WASHINGTON STREET
2ND FLOOR
WATERTOWN, NEW YORK 13601
(315) 785-7793
gis@watertown-ny.gov

City of Watertown, New York Watertown Zoning District Map

The City of Watertown does not warrant, guarantee or accept any liability for the accuracy, precision or completeness of any information shown or described hereon or for any inferences made therefrom. Any use made from this information is solely at the risk of the user.

Watertown Zoning District Map
Requested By:
Author: mowen
Date: 2/28/2023
Scale: 1 inch = 900 feet



LaFave, White & McGivern, L.S., P.C.

LAND SURVEYORS
THERESA - BOONVILLE

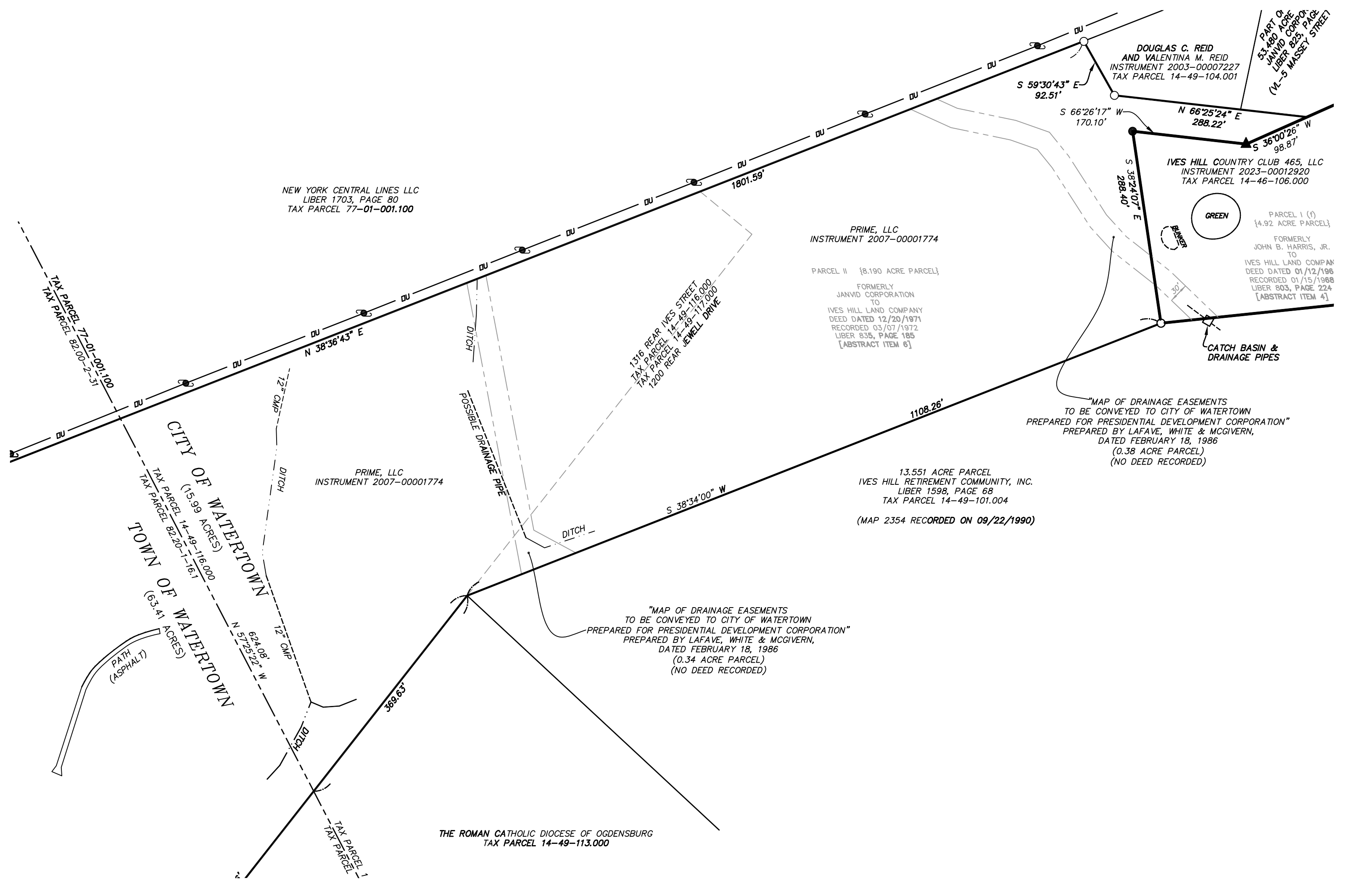
Prime, LLC
15.99 Acre Zone Change Parcel

All that parcel of land located in the City of Watertown, County of Jefferson and State of New York, bounded and described as follows:

Beginning at an existing iron pipe at a corner in the northwest line of the 13.551 acre parcel conveyed to Ives Hill Retirement Community, Inc. (Liber 1598, Page 68), said iron pipe being at the south corner of the 16.48 acre parcel conveyed to Ives Hill Country Club 465, LLC (Instrument 2023-00012920); and runs thence from the point of beginning South 38 degrees 34 minutes 00 seconds West, 1108.26 feet along the northwest line of said 13.551 acre parcel to a point at the southwest corner thereof; thence South 08 degrees 06 minutes 59 seconds West, 369.63 feet along the west line of land conveyed to The Roman Catholic Diocese of Ogdensburg to a point in the municipal line between the City of Watertown on the northeast and the Town of Watertown on the southwest; thence North 57 degrees 25 minutes 22 seconds West, 624.08 feet along said municipal line to a point in the southeast line of land conveyed to New York Central Lines LLC; thence North 38 degrees 36 minutes 43 seconds East, 1538.37 feet along said southeast line to an existing iron pipe at the west corner of land conveyed to Douglas C. Reid and Valentina M. Reid (Instrument 2003-00007227); thence South 59 degrees 30 minutes 43 seconds East, 92.51 feet along the southwest line of said land of Reid to an existing iron pipe at the south corner thereof; thence North 66 degrees 25 minutes 24 seconds East, 288.22 feet along the southeast line of said land of Reid, and the northeasterly extension thereof to a point in the northwest line of the aforementioned 16.48 acre parcel conveyed to Ives Hill Country Club 465, LLC; thence along said 16.48 acre parcel on the southeast the two following courses and distances: 1) South 36 degrees 00 minutes 26 seconds West, 98.87 feet to a "MAG" nail set; 2) South 66 degrees 26 minutes 17 seconds West, 170.10 feet to a 5/8 inch rebar with red plastic cap set; thence South 38 degrees 24 minutes 07 seconds East, 288.40 feet along said 16.48 acre parcel on the northeast to the existing iron pipe at the point of beginning, containing 15.99 acres of land.

Together with and subject to rights, covenants, easements, restrictions and rights of way of record.

File 2023P-14
January 15, 2024



NEW YORK CENTRAL LINES LLC
LIBER 1703, PAGE 80
TAX PARCEL 77-01-001.100

PRIME, LLC
INSTRUMENT 2007-00001774

PARCEL II {8.190 ACRE PARCEL}

FORMERLY
JANVID CORPORATION
TO
IVES HILL LAND COMPANY
DEED DATED 12/20/1971
RECORDED 03/07/1972
LIBER 835, PAGE 185
[ABSTRACT ITEM 6]

DOUGLAS C. REID
AND VALENTINA M. REID
INSTRUMENT 2003-00007227
TAX PARCEL 14-49-104.001

IVES HILL COUNTRY CLUB 465, LLC
INSTRUMENT 2023-00012920
TAX PARCEL 14-46-106.000

PARCEL I (f)
{4.92 ACRE PARCEL}
FORMERLY
JOHN B. HARRIS, JR.
TO
IVES HILL LAND COMPANY
DEED DATED 01/12/1968
RECORDED 01/15/1968
LIBER 803, PAGE 224
[ABSTRACT ITEM 4]

CATCH BASIN &
DRAINAGE PIPES

"MAP OF DRAINAGE EASEMENTS
TO BE CONVEYED TO CITY OF WATERTOWN
PREPARED FOR PRESIDENTIAL DEVELOPMENT CORPORATION"
PREPARED BY LAFAYE, WHITE & MCGIVERN,
DATED FEBRUARY 18, 1986
(0.38 ACRE PARCEL)
(NO DEED RECORDED)

13.551 ACRE PARCEL
IVES HILL RETIREMENT COMMUNITY, INC.
LIBER 1598, PAGE 68
TAX PARCEL 14-49-101.004
(MAP 2354 RECORDED ON 09/22/1990)

"MAP OF DRAINAGE EASEMENTS
TO BE CONVEYED TO CITY OF WATERTOWN
PREPARED FOR PRESIDENTIAL DEVELOPMENT CORPORATION"
PREPARED BY LAFAYE, WHITE & MCGIVERN,
DATED FEBRUARY 18, 1986
(0.34 ACRE PARCEL)
(NO DEED RECORDED)

PRIME, LLC
INSTRUMENT 2007-00001774

THE ROMAN CATHOLIC DIOCESE OF OGDENSBURG
TAX PARCEL 14-49-113.000

CITY OF WATERTOWN
(15.99 ACRES)
TAX PARCEL 14-49-116.000

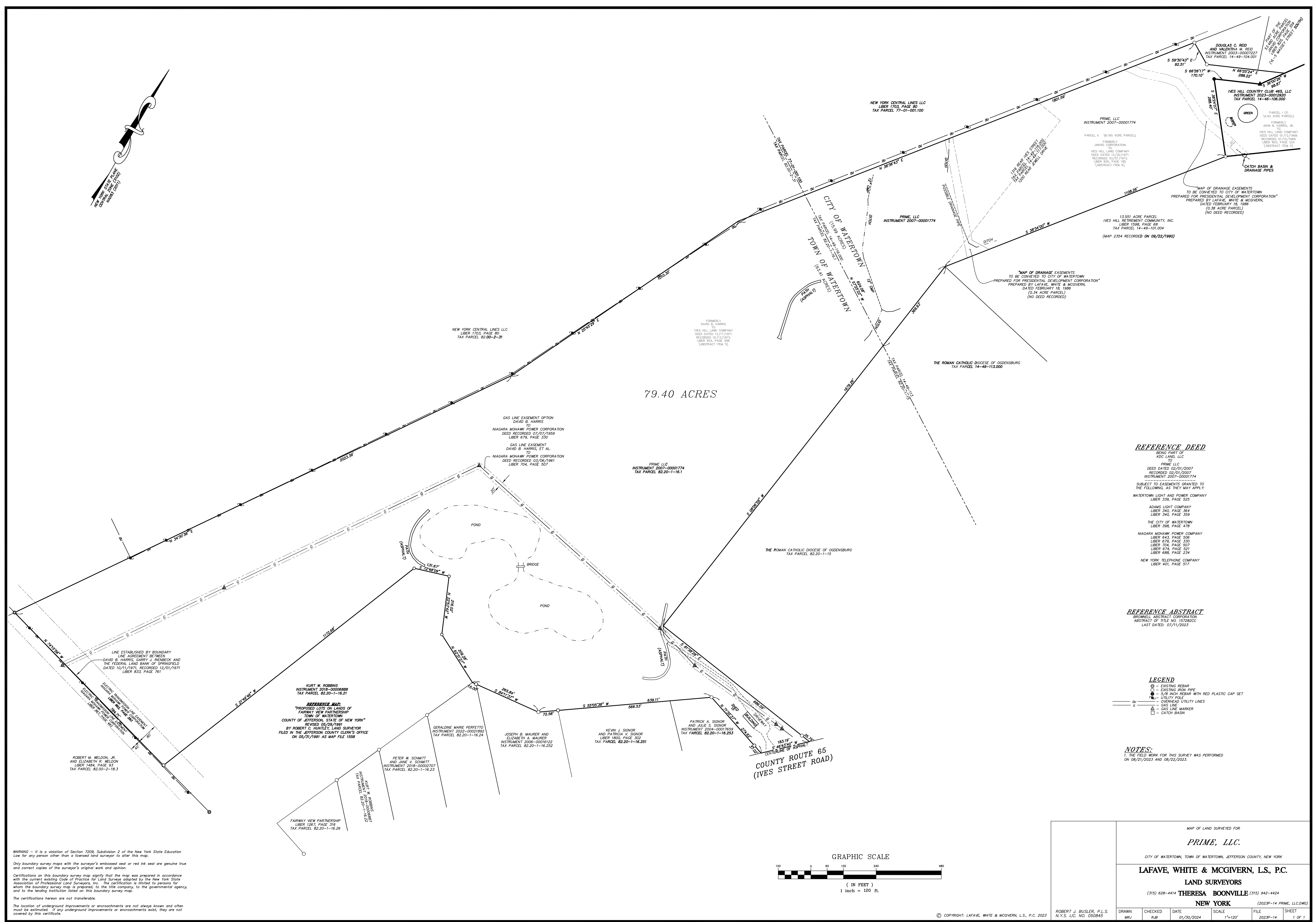
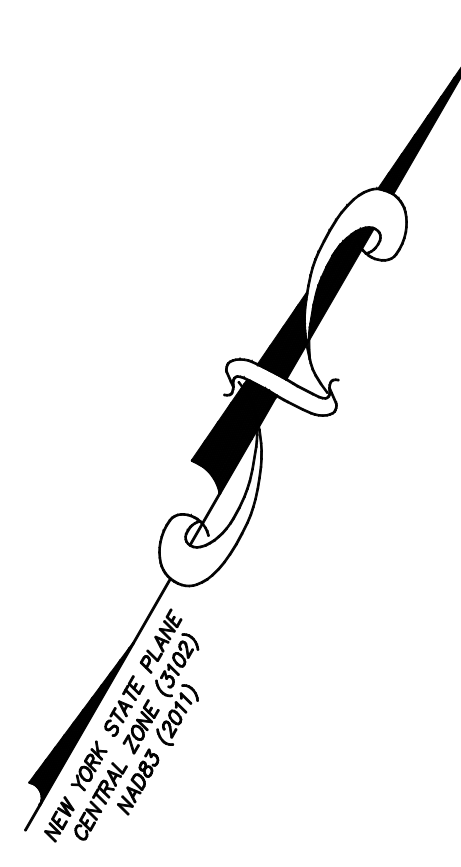
TOWN OF WATERTOWN
(63.41 ACRES)
TAX PARCEL 82-20-1-16.1

PATH
(ASPHALT)

TAX PARCEL 77-01-001.100
TAX PARCEL 82-00-2-51

TAX PARCEL 14-49-116.000
TAX PARCEL 82-20-1-16.1

TAX PARCEL 1
TAX PARCEL 1



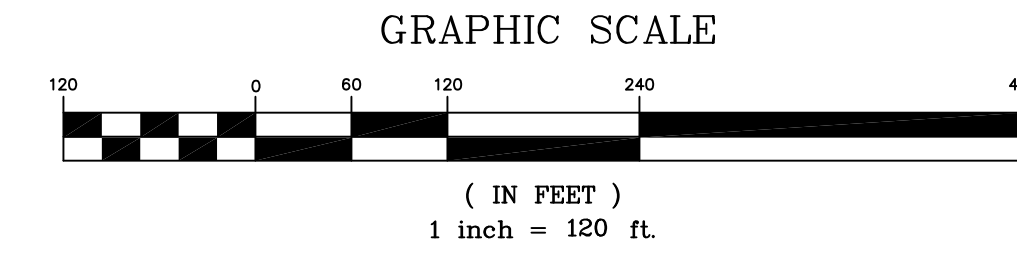
REFERENCE DEED
 PRIME, LLC
 DEED DATED 02/01/2007
 RECORDED 02/01/2007
 INSTRUMENT 2007-0000774
 SUBJECT TO EASEMENTS GRANTED TO THE FOLLOWING AS THEY MAY APPLY:
 WATERFORD LIGHT AND POWER COMPANY
 LIBER 338, PAGE 323
 ADAMS LIGHT COMPANY
 LIBER 340, PAGE 364
 LIBER 340, PAGE 358
 THE CITY OF WATERFORD
 LIBER 398, PAGE 478
 NIAGARA MOHAWK POWER COMPANY
 LIBER 642, PAGE 506
 LIBER 676, PAGE 332
 LIBER 744, PAGE 503
 LIBER 874, PAGE 521
 LIBER 888, PAGE 234
 NEW YORK TELEPHONE COMPANY
 LIBER 401, PAGE 517

REFERENCE ABSTRACT
 BROWELL ABSTRACT CORPORATION
 ABSTRACT OF TITLE NO. 122900C
 LAST DATED: 07/11/2023

LEGEND
 ○ - EXISTING REBAR
 ● - EXISTING IRON PIPE
 ● - 8" IRON REBAR WITH RED PLASTIC CAP SET
 ● - UTILITY POLE
 ○ - UTILITY CILITY LINES
 ○ - DRAINAGE
 ○ - GAS LINE
 ○ - GAS LINE WARNER
 □ - CATYON BASIN

NOTES:
 1. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED ON 08/29/2023 AND 08/29/2023.

WARNING - It is a violation of Section 7200, Subdivision 2 of the New York State Education Law for any person other than a licensed land surveyor to offer this map.
 Only boundary survey maps with the surveyor's embossed seal or red ink seal are genuine true and correct copies of the surveyor's original work and opinion.
 Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.
 The certifications herein are not transferrable.
 The location of underground improvements or encroachments are not always known and often must be established. If any underground improvements or encroachments exist, they are not covered by this certificate.



MAP OF LAND SURVEYED FOR
PRIME, LLC.
 CITY OF WATERFORD, TOWN OF WATERFORD, JEFFERSON COUNTY, NEW YORK

LAFAYE, WHITE & MCGIVERN, L.S., P.C.
 LAND SURVEYORS
 (315) 628-4414 THERESA BOONVILLE (315) 942-4424
 NEW YORK (2003)-14 PRIME, LLC(DWG)

| | | | | | |
|-------|---------|------------|---------|----------|--------|
| DRAWN | CHECKED | DATE | SCALE | FILE | SHEET |
| MLJ | RJB | 01/20/2024 | 1"=120' | 2003P-14 | 1 OF 1 |

© COPYRIGHT: LAFAYE, WHITE & MCGIVERN, L.S., P.C. 2023
 ROBERT J. BUSLER, P.L.S. N.Y.S. L.C. NO. 050843