



# 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: Geoffrey Urda, Senior Planner  
SUBJECT: Subdivision Final Plat Approval – 925 Main Street West  
DATE: April 2, 2026

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**Request:** Subdivision Final Plat Approval for a two-lot subdivision of **925 Main Street West**, Parcel Number 1-17-403.000  
**Applicant:** 925 Main Street W, LLC  
**Proposed Use:** Retail, General and Service (Parcel 1), Industrial Facility, Pre-Existing (Parcel 2)  
**Property Owner:** 925 Main Street W, LLC

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**Application Status UPDATE:** The Planning Commission considered this application at its March 3, 2026 meeting and adopted a motion acknowledging the need for a Coordinated Review under the State Environmental Quality Review Act (SEQRA) and declaring the Planning Commission’s intent to act as Lead Agency. The Planning Commission then voted to table the application pending the Zoning Board of Appeals (ZBA) adopting its own motion pursuant to SEQRA. The ZBA subsequently adopted a motion at its March 18, 2026 meeting stating that it had no objections to the Planning Commission acting as Lead Agency.

The Planning Commission is now free to consider Part 2 of the Short Environmental Assessment Form (EAF) and make a determination of significance relative to SEQRA. After adopting a motion pursuant to SEQRA, the Planning Commission will be free to act on the Subdivision Request.

Because the ZBA could not act on the concurrent Area Variance request until the Coordinated SEQRA Review was complete, that vote will likely occur at the April 15, 2026, ZBA meeting. If the Planning Commission chooses to act on the Subdivision Request at its own April meeting, it must include the Summary Item at the bottom of Staff’s original memorandum below as a contingency with any motion for approval.

----- **ORIGINAL FEBRUARY 26, 2026 STAFF MEMORADUM** -----

**Overview:** This proposal is being submitted for Planning Commission review under Chapter A322 (Subdivision Regulations) of the City Code. The Planning Commission has the option of not requiring a preliminary plat submission. Since this is a minor subdivision, Staff is processing this application as a final plat. A public hearing is required, and a notice has been published for it to be held at 5:20 p.m. during the Planning

Commission meeting. After the public hearing and completion of Part 2 of the Short Environmental Assessment Form, the Planning Commission will be free to make a decision on the proposal.

The applicant proposes to divide the 1.10-acre lot at 925 Main Street West, Parcel Number 1-17-403.000, into two parcels, a 0.51-acre eastern section that contains two retail businesses and a 0.59-acre western section that contains a large warehouse building that is currently used for accessory storage.

**Required Descriptions:** The applicant has provided suggested descriptions of the eastern section (Parcel 1) and the western section (Parcel 2).

**Required Drawings:** The applicant has submitted a Subdivision Final Plat drawing for the Planning Commission approval and signature by the Clerk of the Planning Commission.

**Assemblages:** The applicant is not proposing to assemble either section with any other parcels.

**Zoning – Area and Yard Regulations:** The subject parcel is zoned Neighborhood Mixed Use (NMU). The NMU District requires a minimum 10-foot setback from the rear property line. The proposed new property line depicted on the Subdivision Final Plat drawing would create a 5.7-foot rear setback at the southeast corner of the primary building on Parcel 2.

The applicant is concurrently applying for an Area Variance from the Zoning Board of Appeals (ZBA) to obtain relief from this requirement and vary Parcel 2's minimum rear setback to 5.7 feet. The ZBA will hear this case at its meeting on March 18, 2026. The Planning Commission must determine whether it wishes to table this application pending the ZBA's decision or grant a conditional Subdivision Approval contingent upon the ZBA granting an Area Variance.

**Zoning – Allowed Uses:** As discussed in the Overview, the subject parcel contains a primary building at its east end that contains two retail business and which would remain in Parcel 1, where they would continue to be the primary use. What is presently an accessory storage building on the western section of the subject parcel, would become the primary use on the newly created Parcel 2.

The Zoning Ordinance further defines an Industrial Facility, Pre-Existing as:

*“An industrial facility which existed prior to the adoption of this chapter.*

The Zoning Ordinance further defines an Industrial Facility as (**emphasis mine**)

*“Uses engaged in the manufacture of finished products or parts, including processing, fabrication, assembly, treatment, packaging, **incidental storage**, sales, or distribution. Shall include uses such as the manufacture of electronic instruments, engineered composites, the preparation of food products, pharmaceutical manufacturing, research and scientific laboratories, or the like. Shall not include uses such as mining and extracting industries, petrochemical industries, rubber refining, primary metal, or related industries.”*

The warehouse building on Parcel 2 may continue lawful use as an incidental storage location for the adjacent businesses or any other business. However, once said use is discontinued for 12 or more consecutive months, it will lose its lawful status. Additionally, any conversion of Parcel 1 or 2 to another land use other than what presently exists, whether the conversion is initiated by the current owners or by any potential or future buyers, will **minimally** require a Zoning Compliance Certificate from the Planning and Community Development Department and may require additional approvals depending upon the new use sought.

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

**Engineering Comments:** The Engineering Department has no comments or concerns regarding this proposal.

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

After approval, the applicant must submit one (1) reproducible Mylar print and one (1) paper copy of the final plat for signature by the clerk of the Planning Commission. The paper copy will be returned and must be filed in the County Clerk's Office within 62 days of signing.

**Summary:** If the Planning Commission chooses to take action on the Subdivision at the March meeting, the following should be included as a contingency with any motion for approval:

1. This Subdivision Approval is contingent upon Parcel 2, as depicted on the Subdivision Final Plat drawing and as described in its suggested metes and bounds description, receiving an Area Variance from the Zoning Board of Appeals granting relief from the minimum 10-foot rear-yard setback in the Neighborhood Mixed Use district.



30 January 2026

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

**RE: 925 Main Street W, LLC Subdivision/Variance Request**  
**Tax Map P.N. 1-17-403.000**  
**925 Main Street West**

**Sto Geo File: 2025-062**

Mr. Lumbis –

On behalf of our client, 925 Main Street W, LLC, Storino Geomatics, PLLC is submitting for approval of a Minor Subdivision of City of Watertown Tax Map P.N. 1-17-403.000 (925 Main Street West) into two (2) new parcels. We understand that approval by the Zoning Board of Appeals will be required for an area variance pertaining to a rear yard setback for Parcel 2 and request to be placed on the agenda for the next available meeting.

No physical changes to the property are proposed at this time. Additionally, no change in use is proposed at this time.

We are of the opinion that there will be no detriment to the health, safety and welfare of the neighborhood or community if an area variance for rear yard setback is granted. The following summarizes our understanding and opinion of applicable hardship tests for the action:

1. The variance will not produce or create an undesirable change in the character of the neighborhood or a detriment to nearby properties.
2. The benefit sought by the applicant (subdivision) cannot be achieved by any other feasible alternative methods, other than an area variance.
3. The requested area variance is not substantial.
4. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
5. The difficulty/action (subdivision) is self-created.

Attached please find the following for the Planning Commission and Zoning Board of Appeals review:

- Subdivision Application Form;
- Area Variance Application Form;
- Letter of Authorization;
- Request for Real Property Tax Law 932 Split Form;
- Survey Plat and accompanying Suggested Legal Descriptions;
- Deed Inst. No. 2023-11315;
- Short Environmental Assessment Form, and
- Annotated Tax Map.

If you have any questions, comments, or require any additional information please contact me at



Respectfully Submitted,

*Adam Michael Storino*

Adam Michael Storino, PLS CPESC



Attachments



**City of Watertown**  
**SUBDIVISION APPLICATION FORM**

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

Received:

**PROPERTY INFORMATION:**

PROPERTY ADDRESS: 925 Main Street West

TAX PARCEL NUMBER: 1-17-403.000 ZONING DISTRICT: Neighborhood Mixed Use

NUMBER OF LOTS TO DIVIDE PROPERTY INTO: 2 IS THERE A PROPOSED SUBSEQUENT ASSEMBLAGE? ( Y / **(N)** )

**APPLICANT INFORMATION:**

APPLICANT NAME: 925 Main Street W, LLC

APPLICANT MAILING ADDRESS: [REDACTED]

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

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

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

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

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

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

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

\*See appendices for further information

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

Property Owner Signature (if different) Patricia W. Winkler, member Date: 2/27/26



**LETTER OF AUTHORIZATION**

Let it be known that **Storino Geomatics, PLLC** has been retained to act as agent to perform all acts for my property as identified below:

Minor Subdivision     Major Subdivision     Lot Line Adjustment     Subdivision Modification  
 Site Plan Approval Process     Variance Approval Process

These acts include:  
(Initial all that apply.)

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

Tax Map Parcel Number(s): 1-17-403.000

Address: 925 Main Street West

**Property Owner(s) Information:**

Signature: *Peter L Walton, Member*      Date: 4/27/26

Printed Name: 925 Main Street W, LLC

Signature: *Peter L Walton*      Date: 4/27/26

Printed Name: PETER L. WALTON

Signature: *Peter L Walton*      Date: 4/27/26

Printed Name: PETER L WALTON

Address: [REDACTED]

City: Watertown      State: NY      Zip: 13601

Phone: [REDACTED]      Fax: \_\_\_\_\_      E-mail: [REDACTED]

# Request for Real Property Tax Law 932 Split



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

Property Address

Parcel Id

925 Main Street West

1-17-403.000

Owner(s) Name

Signature

Date

*Peter L. Walton*

*Peter L. Walton*

*1/27/26*

PETER L. WALTON



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

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



**INSTRUMENT #: 2023-00011315**

**Receipt#: 2023021132**  
**Clerk: AF**  
**Rec Date: 08/01/2023 10:20:36 AM**  
**Doc Grp: DEE**  
**Descrip: DEED**  
**Num Pgs: 3**  
**Rec'd Frm: BROWNELL ABSTRACT CORPORATION**

**Party1: REBAN HOLDINGS LLC**  
**Party2: 925 MAIN STREET W LLC**  
**Town: WATERTOWN-CITY OF**  
**1-17-403.000**

**Recording:**

Cover Page	5.00
Recording Fee	30.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 All others - State	241.00
RP5217 - County	9.00

**Sub Total:** 310.00

Transfer Tax	
Transfer Tax - State	1940.00

**Sub Total:** 1940.00

**Total:** 2250.00

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

**\*\*\*\*\* Transfer Tax \*\*\*\*\***  
**Transfer Tax #: 4**  
**Transfer Tax**  
**Consideration: 485000.00**

Transfer Tax - State	1940.00
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**Total:** 1940.00

**WARNING\*\*\***

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

Gizelle J. Meeks  
 Jefferson County Clerk

**Record and Return To:**

**KENDALL WALTON AND BURROWS**  
**OFFICE MAILBOX**

**WARRANTY DEED  
WITH LIEN COVENANT**

THIS INDENTURE, made the 27<sup>th</sup> day of July Two Thousand Twenty Three (2023).

BETWEEN

REBAN HOLDINGS, LLC  
[REDACTED]

party of the first part,

AND

925 MAIN STREET W, LLC  
[REDACTED]

party of the second part;

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

ALL THAT TRACT OR PARCEL OF LAND situate in the CITY OF WATERTOWN, County of Jefferson and State of New York described in SCHEDULE "A" attached hereto and made a part hereof.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, his/her/its heirs, successors and assigns forever.

And, said party of the first part covenants as follows:

First, that the party of the second part shall quietly enjoy the said premises;

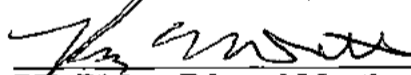
Second, that the said party of the first part will forever **Warrant** the title to said premises.

Third, that, in Compliance with Sec. 13 of the Lien Law, the grantor will receive consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of improvements and will apply the same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the party of the first part has executed this deed the day and year first above written.

IN PRESENCE OF

REBAN HOLDINGS, LLC

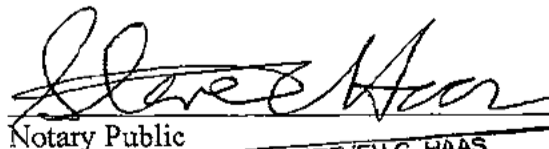


BY: Rickey Edward Martin, III

STATE OF NEW YORK )

COUNTY OF JEFFERSON )ss.:

On the 27<sup>th</sup> day of July 2023, before me, the undersigned, personally appeared, **RICKEY EDWARD MARTIN, III**, personally known to me or proved to me on the basis of satisfactory evidence to be an individual whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, that by their signatures on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

STEVEN C. HAAS  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 02HA4502566  
Qualified in Jefferson County  
Commission Expires August 31, 2025

KWB

## SCHEDULE A

**ALL THAT TRACT or parcel of land situate in the City of Watertown, Jefferson County, New York, and being more particularly described as follows:**

**BEGINNING at a MAG nail set in the southwesterly street margin of Main Street West, said MAG nail being the northerly corner of the parcel of land conveyed by Pauline M. O'Reilly to David H. O'Reilly and Lyola B. O'Reilly by deed recorded in the Jefferson County Clerk's Office in Liber 850 of Deeds at Page 510 on October 30, 1973, as shown on a map titled "Survey Map of the Lands of Frank Cota., 925 Main Street West, City of Watertown, Jefferson County, New York," dated May 10, 2016, prepared by Aubertine and Currier Architects, Engineers and Land Surveyors, PLLC;**

**THENCE S. 44 degrees 12 minutes 21 seconds W., along the northwesterly boundary of the aforementioned O'Reilly premises, passing through a 1/2 inch iron pipe found at a distance of 106.99 feet, said pipe being a northerly corner of a parcel of land conveyed by Melanie White, Marlene Darling, and Michele Quartulli to 465 Holly Inc. by deed recorded in the Jefferson County Clerk's Office as Instrument No. 2013-00019328 on December 31, 2013, and continuing along a northwesterly boundary of the aforementioned 465 Holly Inc. premises, a total distance of 156.96 feet to a 1/2 inch iron pipe found;**

**THENCE N. 45 degrees 48 minutes 50 seconds W., along a northeasterly boundary of the aforementioned 465 Holly Inc. premises, a distance of 66.74 feet to a 1/2 inch iron pipe found;**

**THENCE S. 43 degrees 28 minutes 45 seconds W., along a northwesterly boundary of the aforementioned 465 Holly Inc. premises, a distance of 47.15 feet to a 1/2 inch iron pipe found in the northeasterly boundary of a parcel of land conveyed by Consolidated Rail Corporation to New York Central Lines LLC by deed recorded in the Jefferson County Clerk's Office in Liber 1703 of Deeds at Page 80 on November 03, 1999;**

**THENCE generally northwesterly, along the northeasterly boundary of the aforementioned New York Central Lines, LLC premises, along a curve to the left having a radius of 2,914.93, a distance of 336.97 to a MAG nail set at the southerly corner of the parcel of land conveyed by James P. Distefano, Jr. to Shawn W. Granger by deed recorded in the Jefferson County Clerk's Office as Instrument No. 2012-00017193 on November 05, 2012, said MAG nail being situate a direct tie of N. 19 degrees 08 minutes 18 seconds W., 336.78 feet from the previously described point;**

**THENCE N. 44 degrees 03 minutes 23 seconds E., along the southeasterly boundary of the aforementioned Granger premises, a distance of 57.08 feet to a MAG nail set in the southwesterly street margin of Main Street West;**

**THENCE S. 39 degrees 43 minutes 31 seconds E., along the southwesterly street margin of Main Street West, a distance of 39.31 feet to an angle point in said street margin;**

**THENCE S. 48 degrees 24 minutes 59 seconds E., along the southwesterly street margin of Main Street West, a distance of 55.06 feet to an angle point in said street margin;**

**THENCE S. 42 degrees 29 minutes 11 seconds E., along the southwesterly street margin of Main Street West, a distance of 8.61 feet to an angle point in said street margin;**

**THENCE S. 42 degrees 40 minutes 08 seconds E., along the southwesterly street margin of Main Street West, a distance of 35.45 feet to an angle point in said street margin;**

**THENCE S. 45 degrees 48 minutes 51 seconds E., along the southwesterly street margin of Main Street West, a distance of 226.19 feet to the Point of Beginning.**

**INTENDING to convey the property currently known as 925 Main Street W., City of Watertown, Jefferson County, New York, Tax Map Number 1-17-403.000.**

**BEING the same premises conveyed from Judith Ann Cota to Reban Holdings, LLC by Warranty Deed dated September 27, 2016, and recorded in the Jefferson County Clerk's Office on November 30, 2016, as Instrument No. 2016-00017104.**



**SUGGESTED DESCRIPTION – PARCEL 1**  
**A 0.51 ACRE PORTION OF CITY OF WATERTOWN TAX MAP P.N. 1-17-403.000**  
**925 MAIN STREET WEST**  
**LANDS OF 925 MAIN STREET W, LLC**

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

**BEGINNING** at a mag nail set at the intersection of the southwesterly margin of Main Street West (width varies) with the common boundary line between Lots 70 and 71 as shown on a plat titled "Mrs. A. M. Binsse's Homestead Addition to Watertown", surveyed by J. M. Fairbanks, filed in the Jefferson County Clerk's Office on May 25, 1893, in the 9th Ward Book of Maps, Old File Plan Book No. 1 of Maps, at Page No. 103, said nail being situate along said margin N 45°48'59" W, a distance of 79.00 feet from the corner cutback at Holly Street (50 feet wide);

**THENCE** S 44°12'41" W, along the common boundary line between Lots 70 and 71, passing through a 1/2" iron pipe found at a distance of 106.83 feet, and continuing a total distance of 156.83 feet to a 1/2" capped iron pipe found (Gymo) in the northeasterly boundary line of Lot 72, said pipe being situate N 45°48'59" W, a distance of 88.93 feet from a mag nail found in the northwesterly margin of Holly Street;

**THENCE** N 45°48'59" W, along the common boundary between Lots 71 and 72, a distance of 66.74 feet to a 1/2" capped iron pipe found (Gymo);

**THENCE** S 43°23'33" W, a distance of 46.92 feet to a 1/2" capped iron pipe found (Gymo) in the northeasterly boundary line of the parcel of land conveyed by Consolidated Rail Corporation to New York Central Lines LLC in a deed dated June 1, 1999, recorded in the Jefferson County Clerk's Office on November 3, 1999, in Liber 1703 of Deeds, at Page 80, said pipe being situate along said boundary line on a curve to the left at a radius of 2,914.93 feet, a distance of 58.45 feet from a 1/2" capped iron pipe found (Gymo);

**THENCE** along the northeasterly boundary line of said Consolidated Rail Corporation to New York Central Lines LLC conveyance, on a curve to the left at a radius of 2,914.93 feet, a distance of 87.99 feet to a 1/2" capped iron rebar set, said rebar being situate a direct tie of N 16°38'26" W, a distance of 87.99 feet from the last-mentioned pipe;

**THENCE** the following three (3) courses and distances through the parcel of land conveyed by Reban Holdings, LLC to 925 Main Street W, LLC in a deed dated July 27, 2023, recorded in the Jefferson County Clerk's Office as Instrument Number 2023-11315 on August 1, 2023:

1. N 44°11'01" E, a distance of 43.41 feet to a point;
2. S 45°48'59" E, a distance of 19.15 feet to a point;

3. N 44°11'01" E, a distance of 117.44 feet to a mag nail set in the aforementioned southwesterly margin of Main Street West;

**THENCE** S 45°48'59" E, along the southwesterly margin of Main Street West, a distance of 123.84 feet to the point and place of **BEGINNING**.

**CONTAINING** 0.51 Ground Acres of land more or less.

Bearings in this description are referenced to the New York State Plane Coordinate System, Central Zone (3102), as realized from static GPS observations referenced to NAD 83 (2011) made on October 16, 2017 and October 18, 2017 for the City of Watertown 2017 GPS Network - File No: 2017-027.

Distances in this description are ground distances (U.S. Survey Feet).

Caps on 1/2" capped iron rebar set are yellow and read "STO GEO".

**SUBJECT TO** any rights or restrictions of record that an updated Abstract of Title may disclose.

**ALSO SUBJECT TO AND INCLUDING** any and all other rights or restrictions of record.

**AS SURVEYED** by STORINO GEOMATICS, Land Surveying Services & Consulting, PLLC, on 11/11, 11/24, and 12/16/2025, and 1/29/2026, shown as "Parcel 1" on a plat titled "SUBDIVISION FINAL PLAT LANDS OF 925 MAIN STREET W, LLC", File No. 2025-062, dated 1/29/2026, filed in the Jefferson County Clerk's Office as Map No. \_\_\_\_\_ on \_\_\_\_\_, a copy of which is part of this instrument.

**INTENDING** to describe a 0.51 Acre portion of the parcel of land conveyed by Reban Holdings, LLC to 925 Main Street W, LLC in a deed dated July 27, 2023, recorded in the Jefferson County Clerk's Office as Instrument Number 2023-11315 on August 1, 2023.

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Adam Michael Storino, PLS No. 50878  
Licensed Land Surveyor



**SUGGESTED DESCRIPTION – PARCEL 2**  
**A 0.59 ACRE PORTION OF CITY OF WATERTOWN TAX MAP P.N. 1-17-403.000**  
**925 MAIN STREET WEST**  
**LANDS OF 925 MAIN STREET W, LLC**

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

**BEGINNING** at a mag nail set in the southwesterly margin of Main Street West (width varies), said nail being situate along said margin N 45°48'59" W, a distance of 202.84 feet from the corner cutback at Holly Street (50 feet wide);

**THENCE** the following three (3) courses and distances through the parcel of land conveyed by Reban Holdings, LLC to 925 Main Street W, LLC in a deed dated July 27, 2023, recorded in the Jefferson County Clerk's Office as Instrument Number 2023-11315 on August 1, 2023:

1. S 44°11'01" W, a distance of 117.44 feet to a point;
2. N 45°48'59" W, a distance of 19.15 feet to a point;
3. S 44°11'01" W, a distance of 43.41 feet to a 1/2" capped iron rebar set in the northeasterly boundary line of the parcel of land conveyed by Consolidated Rail Corporation to New York Central Lines LLC in a deed dated June 1, 1999, recorded in the Jefferson County Clerk's Office on November 3, 1999, in Liber 1703 of Deeds, at Page 80, said rebar being situate along said boundary line on a curve to the left at a radius of 2,914.93 feet, a distance of 87.99 feet from a 1/2" capped iron pipe found (Gymo);

**THENCE** along the northeasterly boundary line of said Consolidated Rail Corporation to New York Central Lines LLC conveyance, on a curve to the left at a radius of 2,914.93 feet, a distance of 249.08 feet to a mag nail set, said nail being situate a direct tie of N 19°57'12" W, a distance of 249.00 feet from the last-mentioned rebar, said nail also being situate N 44°03'23" E, a distance of 0.68 feet from a mag nail found, said nail also being situate along said boundary line on a curve to the right at a radius of 2,914.93 feet, a distance of 162.04 feet from a drill hole found in the aforementioned southwesterly margin of Main Street West;

**THENCE** N 44°03'23" E, a distance of 56.40 feet to a mag nail found in the southwesterly margin of Main Street West;

**THENCE** the following five (5) courses and distances along the southwesterly margin of Main Street West:

1. S 39°43'31" E, a distance of 39.31 feet to a 1/2" iron pipe found;
2. S 48°24'59" E, a distance of 55.06 feet to a 1/2" capped iron pipe found (Gymo);

3. S 42°29'11" E, a distance of 8.61 feet to a point;
4. S 42°40'08" E, a distance of 36.45 feet to a point;
5. S 45°48'59" E, a distance of 104.25 feet to the point and place of **BEGINNING**.

**CONTAINING** 0.59 Ground Acres of land more or less.

Bearings in this description are referenced to the New York State Plane Coordinate System, Central Zone (3102), as realized from static GPS observations referenced to NAD 83 (2011) made on October 16, 2017 and October 18, 2017 for the City of Watertown 2017 GPS Network - File No: 2017-027.

Distances in this description are ground distances (U.S. Survey Feet).

Caps on 1/2" capped iron rebar set are yellow and read "STO GEO".

**SUBJECT TO** any rights or restrictions of record that an updated Abstract of Title may disclose.

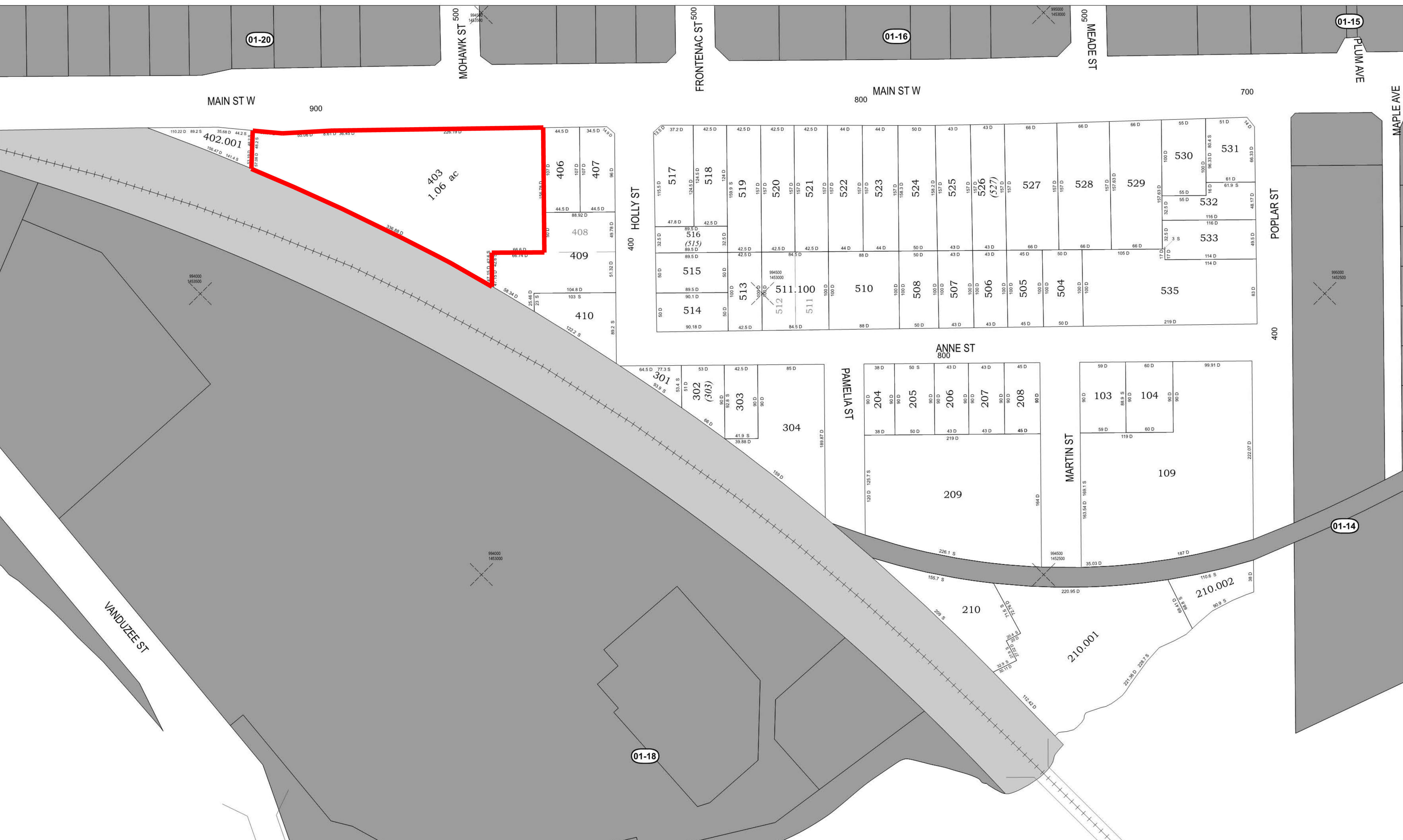
**ALSO SUBJECT TO AND INCLUDING** any and all other rights or restrictions of record.

**AS SURVEYED** by STORINO GEOMATICS, Land Surveying Services & Consulting, PLLC, on 11/11, 11/24, and 12/16/2025, and 1/29/2026, shown as "Parcel 2" on a plat titled "SUBDIVISION FINAL PLAT LANDS OF 925 MAIN STREET W, LLC", File No. 2025-062, dated 1/29/2026, filed in the Jefferson County Clerk's Office as Map No. \_\_\_\_\_ on \_\_\_\_\_, a copy of which is part of this instrument.

**INTENDING** to describe a 0.59 Acre portion of the parcel of land conveyed by Reban Holdings, LLC to 925 Main Street W, LLC in a deed dated July 27, 2023, recorded in the Jefferson County Clerk's Office as Instrument Number 2023-11315 on August 1, 2023.

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Adam Michael Storino, PLS No. 50878  
Licensed Land Surveyor



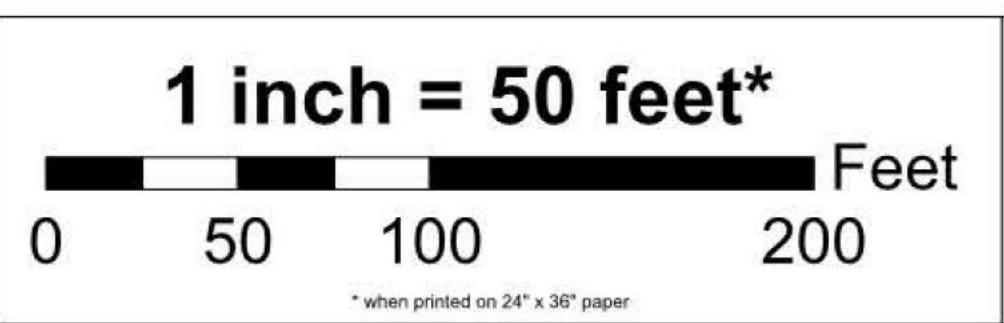
Prepared by  
**City of Watertown GIS**  
 For  
**City of Watertown**  
**Assessment Department**

**For Tax Purposes Only**  
**Not to be Used for Conveyance**

NAD 83 STATE PLANE  
 CENTRAL ZONE, US FEET

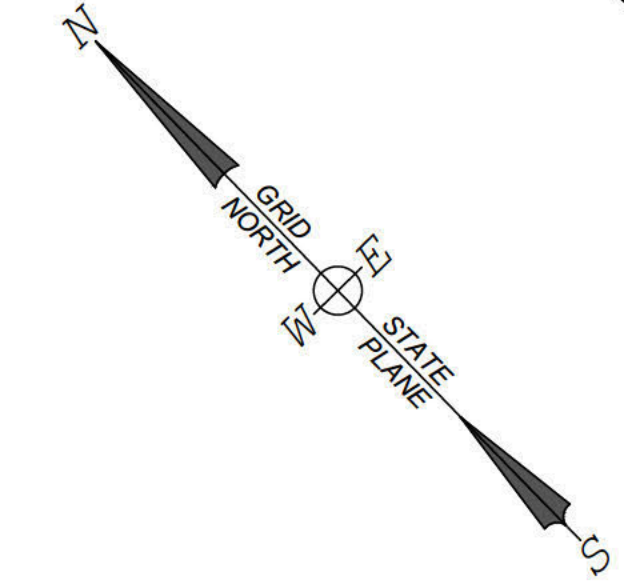
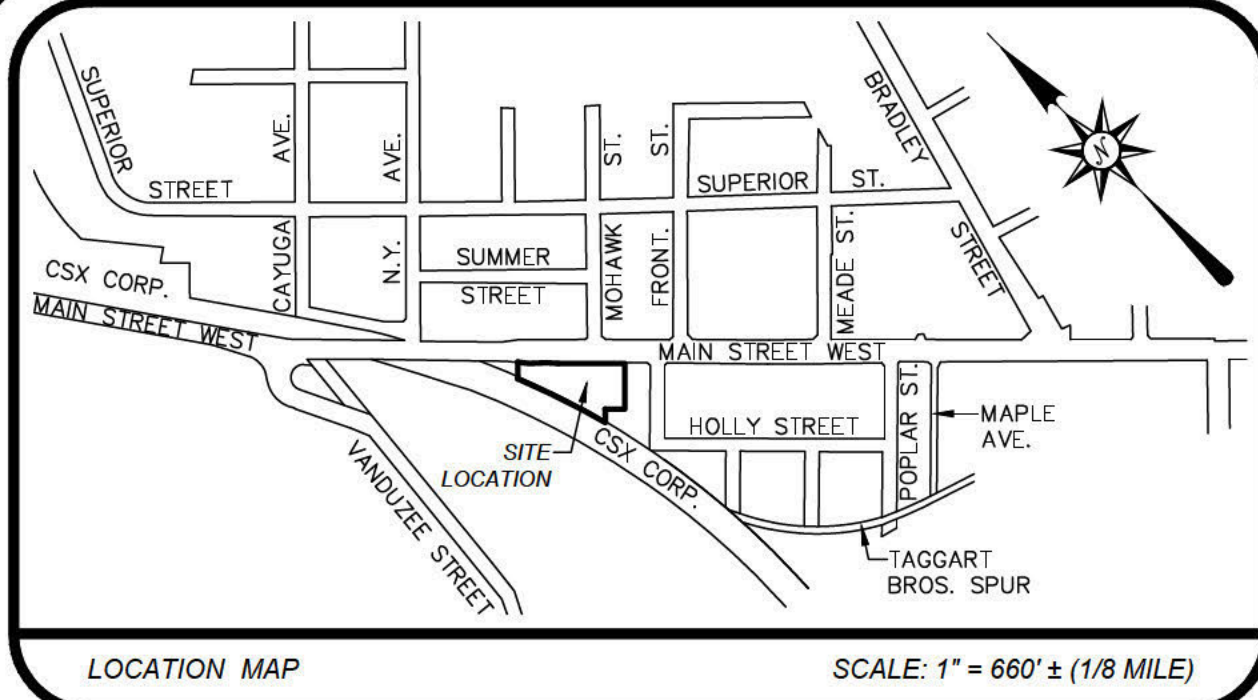
Parcel	Date
1-17-408.000	07/31/2020
1-17-511.000	05/06/2014
1-17-512.000	05/06/2014

- Property Line
  - - - Historic Property Line
  - Building Outline
  - + + + Railroad
  - - - City Boundary
  - ..... School District Boundary
- Coordinate Grid  
 Parcel ID  
 Assessment ID (indicates informally combined parcels)

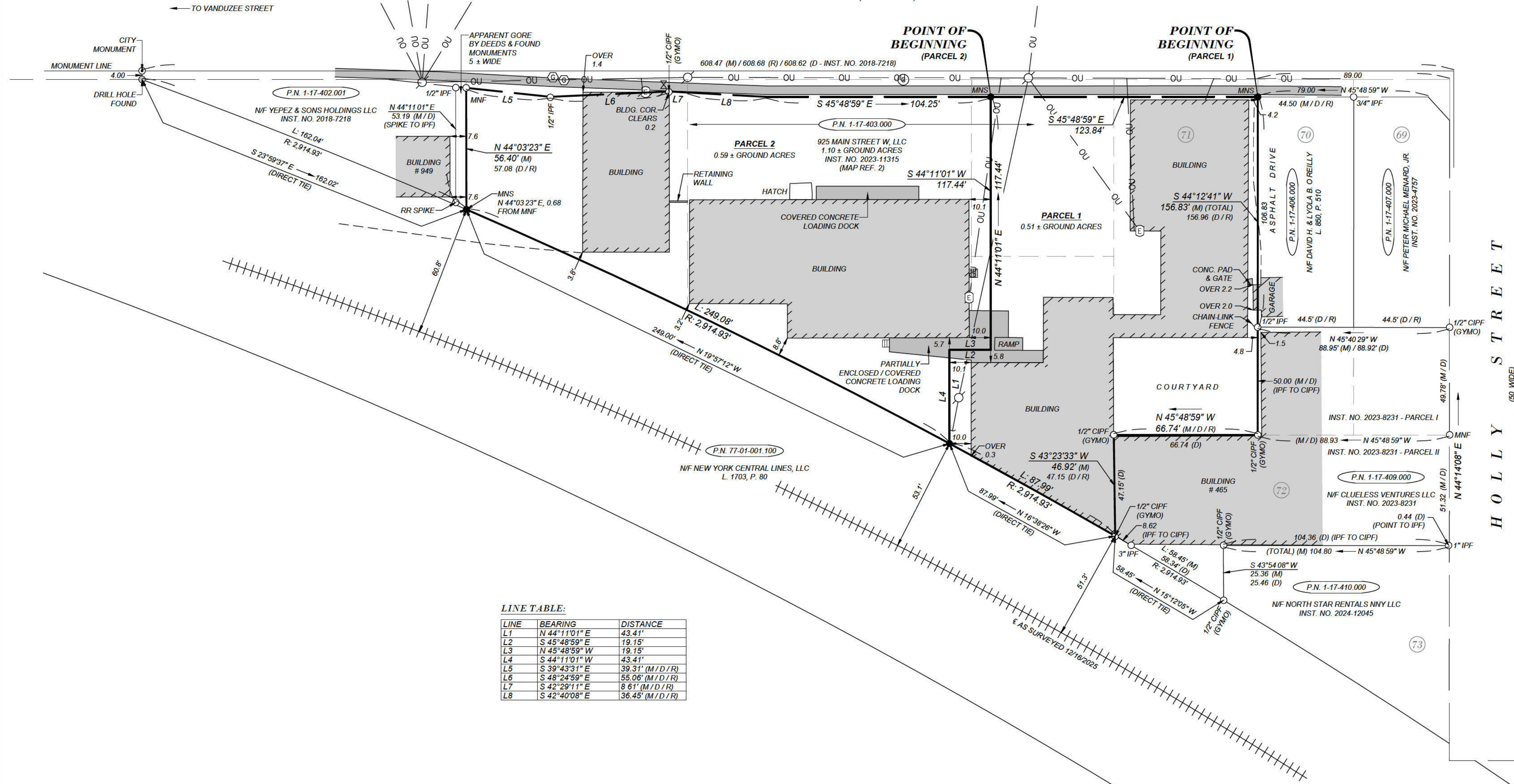


Tax Map  
**City Of Watertown**  
 Jefferson County, NY

Section 01 Block 17  
 Printed Date: 6/3/2024



**MAIN STREET WEST**  
(WIDTH VARIES)



**DEED REFERENCE:**

REBAN HOLDINGS, LLC  
TO  
925 MAIN STREET W, LLC  
DEED DATE: JULY 27, 2023  
DATE RECORDED: AUGUST 1, 2023  
INSTRUMENT NUMBER: 2023-11315

**ABSTRACT REFERENCE:**

- BROWNELL ABSTRACT CORPORATION NO. 312768, DATED JUNE 26, 1998
- BROWNELL ABSTRACT CORPORATION NO. 312766, DATED JUNE 26, 1998
- BROWNELL ABSTRACT CORPORATION NO. 312767, DATED JUNE 26, 1998
- BROWNELL ABSTRACT CORPORATION NO. 312765, DATED JUNE 26, 1998
- BROWNELL ABSTRACT CORPORATION NO. 312764, DATED JUNE 26, 1998
- BROWNELL ABSTRACT CORPORATION NO. 170218, DATED AUGUST 1, 2023

**ADJOINER REFERENCES:**

- PAULINE M. O'REILLY, BY DONALD S. HOWELL, HER ATTORNEY-IN-FACT TO DAVID H. LYOLA B. O'REILLY DEED DATE: OCTOBER 30, 1973 DATE RECORDED: OCTOBER 30, 1973 LIBER 850, PAGE 510
- CONSOLIDATED RAIL CORPORATION TO NEW YORK CENTRAL LINES LLC DEED DATE: JUNE 1, 1999 DATE RECORDED: NOVEMBER 3, 1999 LIBER 1703, PAGE 80
- REBAN HOLDINGS LLC TO YEPEZ & SONS HOLDINGS LLC DEED DATE: MAY 23, 2018 DATE RECORDED: MAY 24, 2018 INSTRUMENT NUMBER: 2018-7218
- LONG FALLS LLC TO CLUELESS VENTURES LLC DEED DATE: MAY 30, 2023 DATE RECORDED: JUNE 7, 2023 INSTRUMENT NUMBER: 2023-8231

**MAP REFERENCES:**

- "MRS. A. M. BINNIE'S HOMESTEAD ADDITION TO WATERTOWN" SURVEYED BY J. M. FARBRANKS, FILED IN THE JEFFERSON COUNTY CLERK'S OFFICE ON MAY 25, 1893, IN THE 9TH WARD BOOK OF MAPS, OLD FILE PLAN BOOK NO. 1 OF MAPS, AT PAGE NO. 103.
- "SURVEY MAP OF THE LANDS OF FRANK L. COTA," FILE NO. 2016-059, BY AUBERTINE & CURRIER, DATED MAY 10, 2016. SHEETS 227, 229, 231, 233, AND 235, MAIN ST. WEST

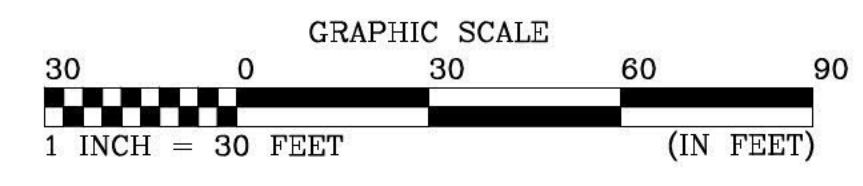
**SURVEY NOTES:**

- BEARINGS ARE REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (1102), AS REALIZED FROM STATIC GPS OBSERVATIONS REFERENCED TO NAD 83 (2011) MADE ON 10/16/2017 AND 10/18/2017 FOR THE CITY OF WATERTOWN 2017 GPS NETWORK - FILE NO. 2017-027.
- DISTANCES ARE GROUND DISTANCES (U.S. SURVEY FEET).
- SURVEY DATES: 11/11, 11/24, AND 12/16/2025 1/29/2026
- FIELD WORK ON SURVEY DATES INDICATED ABOVE, WAS PERFORMED UNDER ADVERSE WEATHER CONDITIONS, INCLUDING SIGNIFICANT GROUND SNOW AND ICE COVER.
- ALL ADJOINERS AND REFERENCES ARE PER THE CITY OF WATERTOWN ASSESSMENT DEPARTMENT.
- THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF AN UPDATED ABSTRACT OF TITLE.
- SURVEYOR HAS MADE NO INVESTIGATION NOR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT ABSTRACT TITLE SEARCH MAY DISCLOSE.
- NO UNDERGROUND FACILITIES, STRUCTURES OR UTILITIES ARE SHOWN ON THIS MAP. PRIOR TO CONSTRUCTION CONTACT PRIVATE UTILITY LOCATE AND DIS SAFELY NEW YORK FOR LOCATIONS OF UNDERGROUND UTILITIES: (1-800-962-7962 OR 811)
- (M) MEASURED DISTANCE (R) DEED DISTANCE (D) RECORD MAP DISTANCE (IPF) IRON PIPE FOUND (CIPF) CAPPED IRON PIPE FOUND (MNF) MAG NAIL FOUND (CIRS) CAPS ON 1/2" CAPPED IRON REBAR SET (CIRS) ARE YELLOW AND READ "STO GEO".
- MNS: MAG NAIL SET

**LINE TABLE:**

LINE	BEARING	DISTANCE
L1	N 44°11'01" E	43.41'
L2	S 45°48'59" E	19.15'
L3	N 45°48'59" W	19.15'
L4	S 44°11'01" W	43.41'
L5	S 39°43'31" E	39.31' (M/D/R)
L6	S 48°24'59" E	55.06' (M/D/R)
L7	S 42°29'11" E	8.61' (M/D/R)
L8	S 42°40'08" E	36.45' (M/D/R)

- LEGEND:**
- LOT NO. (PER MAP REF. 1) (2)
  - BOUNDARY LINE
  - FORMER BOUNDARY LINE
  - IRON FOUND (AS NOTED) ○
  - 1/2" CAPPED IRON REBAR SET (UNLESS NOTED OTHERWISE) ●
  - STREET MARGIN
  - EDGE OF ASPHALT
  - OVERHEAD UTILITY LINE
  - UTILITY POLE
  - GUY WIRE
  - ELECTRIC METER
  - GAS VALVE
  - WATER VALVE
  - SANITARY MANHOLE



IT IS HEREBY CERTIFIED THAT SUBDIVISION FINAL PLAT APPROVAL WAS GRANTED ON \_\_\_\_\_, PURSUANT TO SECTIONS 32, 33, AND 34 OF THE GENERAL CITY LAW.

\_\_\_\_\_  
DATE  
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR  
CLERK OF THE CITY OF WATERTOWN PLANNING COMMISSION

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 3, OF THE NEW YORK STATE EDUCATION LAW.

COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL AND ORIGINAL SIGNATURE IN RED INK SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

ANYONE POSSESSING AN UNAUTHORIZED COPY MAY FACE CIVIL AND POSSIBLE CRIMINAL DAMAGES. UNAUTHORIZED COPIES MAY CONTAIN FRAUDULENT, INCORRECT, ERRONEOUS, OR MISLEADING INFORMATION OR OMIT IMPORTANT AND RELEVANT INFORMATION. DO NOT USE OR RELY ON UNAUTHORIZED COPIES.

THE SEAL, SIGNATURE, AND CERTIFICATION ARE HEREBY REVOKED AND OTHERWISE VOID ON ALL UNAUTHORIZED COPIES.

**SUBDIVISION FINAL PLAT**  
**LANDS OF 925 MAIN STREET W, LLC**

TAX MAP P.N. 1-17-403.000

925 MAIN STREET WEST  
COUNTY OF JEFFERSON

CITY OF WATERTOWN  
STATE OF NEW YORK

DATE: 1/29/2026  
SCALE: 1" = 30'  
DRAWN BY: A.M.S.  
CHECKED BY: T.M.S. / A.M.S.  
FILE NO. 2025-062  
DWG. NO.

**STORINO GEOMATICS, PLLC**  
PROFESSIONAL LAND SURVEYORS

NY · NJ · PA · VT

ADAM MICHAEL STORINO  
P.L.S. NO. 50878

**V101**  
1 OF 1

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

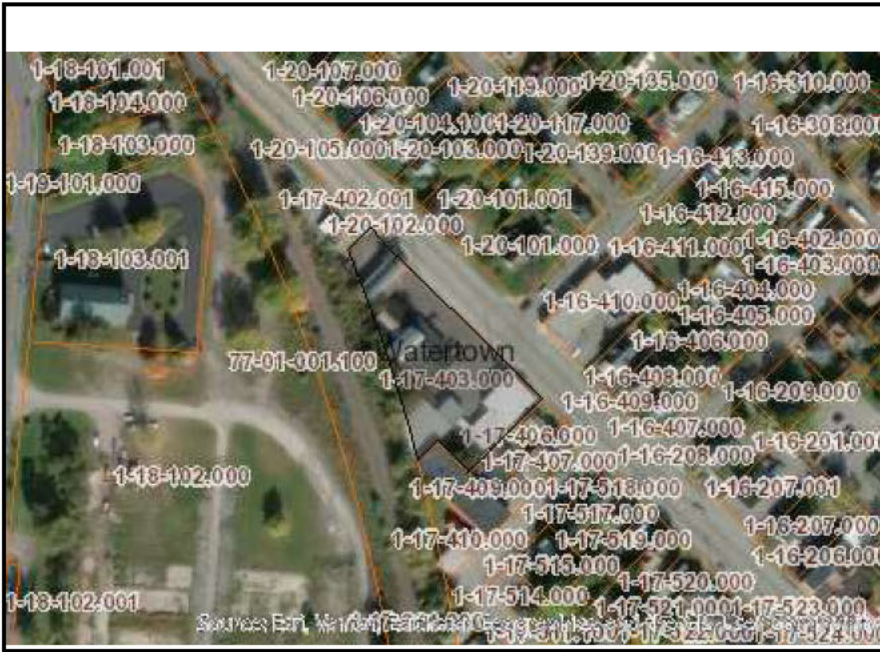
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: 925 Main Street W, LLC Subdivision			
Project Location (describe, and attach a location map): 925 Main Street West, City of Watertown Tax Map P.N. 1-17-403.000			
Brief Description of Proposed Action: Applicant proposes subdivision of 925 Main Street West, City of Watertown Tax Map P.N. 1-17-403.000 into two (2) parcels:  Parcel 1: 0.51 Acres Parcel 2: 0.59 Acres  An area variance for rear yard setback will be required for "Parcel 2".			
Name of Applicant or Sponsor: 925 Main Street W, LLC		Telephone: [REDACTED]	
Address: [REDACTED]		E-Mail: [REDACTED]	
City/PO: Watertown		State: NY	Zip Code: 13601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <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?		_____ 1.10 acres	
b. Total acreage to be physically disturbed?		_____ 0.00 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 1.10 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" 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: N/A - Subdivision only. _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ N/A - Subdivision only. _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ N/A - Subdivision only. _____	NO <input type="checkbox"/>	YES <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 <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? 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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	





**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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



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

NYS Department of Environmental Conservation  
DER Environmental Remediation Databases

## Details from Spill Incidents Database Search

### Spill Record

#### Administrative Information

---

**DEC Region:** 6

**Spill Number:** 9109318

#### Spill Date/Time

---

**Spill Date:** 12/02/1991

**Spill Time:** 10:00:00 AM

**Call Received Date:** 12/02/1991

**Call Received Time:** 01:05:00 PM

#### Location

---

**Spill Name:** AGWAY FARM & HOME, WATER.

**Address:** 925 WEST MAIN STREET

**City:** WATERTOWN

**County:** Jefferson

#### Spill Description

---

Material Spilled	Amount Spilled	Resource Affected
unknown petroleum	Unknown	Soil

**Cause:** Equipment Failure

**Source:** Commercial/Industrial

**Waterbody:** NONE

#### Record Close

---

**Date Spill Closed:** 09/02/1992

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.