



**INTEROFFICE MEMO
PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT**

DATE: March 9, 2026

TO: James Corriveau, ZBA Chairperson

FROM: Geoffrey Urda, Senior Planner

SUBJECT: Future 925 Main Street West (presently part of 925 Main Street West),
Parcel Number 1-17-403.000
Zoning – Neighborhood Mixed Use
Petition for an Area Variance to reduce the minimum rear setback
File #613

UPDATE (April 3, 2026): At the March 18, 2026, ZBA meeting, the board adopted a motion acknowledging the need for a coordinated review pursuant to SEQRA and stating that it had no objection to the Planning Commission acting as Lead Agency.

The concurrent Subdivision Application appears on the agenda for the Planning Commission's April 7, 2026, meeting. If the Planning Commission adopts a Negative Declaration at that meeting, then the ZBA will be free to act on the Area Variance request at its April 15, 2026, meeting. Planning Staff will update this memorandum following the Planning Commission meeting.

----- ORIGINAL TEXT FROM MARCH 9, 2026 MEMO -----

This petition, presented by 925 Main Street W, LLC., is to vary the requirements of Section 310-21 of the Zoning Ordinance to reduce the minimum rear setback in a Neighborhood Mixed Use (NMU) District. The Form Based Dimensional Table for the NMU District requires a minimum 10-foot rear-yard setback. The applicant is seeking relief to allow a 5.7-foot rear setback.

The applicant is also simultaneously seeking Subdivision Approval from the Planning Commission to divide 925 Main Street West 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. The western section would retain the 925 Main Street West address.

The NMU District requires a minimum 10-foot setback from the rear property line. The 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 the western section. Thus, the Subdivision would create a new nonconformity that could be legal only with the relief of an Area Variance.

Granting this Variance to reduce the minimum rear setback represents an Unlisted Action pursuant to SEQRA. However, it is part of a "whole action" that also includes the Subdivision Approval.

To avoid segmenting the review, all involved agencies must consider the aggregate environmental impacts of the proposed redevelopment as a single “whole action.”

As the Planning Commission has jurisdiction over the Subdivision Approval, this will also be a coordinated review. At its March 3, 2026, meeting, the Planning Commission adopted a motion acknowledging the coordinated review and declaring itself the Lead Agency pursuant to SEQRA. **Staff recommends that the Zoning Board of Appeals adopt a motion** acknowledging the necessity for a coordinated review and stating that it has no objection to the Planning Commission designating itself as the Lead Agency.

If the ZBA, as an Involved Agency, has environmental comments that it deems necessary to communicate to the Planning Commission for it to consider in its Lead Agency review, the ZBA should impart those comments to Staff at the March 18, 2026 ZBA meeting, so that Staff can convey them to the Planning Commission at the Commission’s April 6, 2026 meeting in advance of adopting a Negative Declaration. After the Planning Commission adopts a Negative Declaration pursuant to SEQRA, the ZBA will be free to vote on the request at its April 15, 2026 meeting.

Finally, as the proposed action occurs within 500 feet of New York State owned land, it required county review pursuant to Section 239-m of New York State General Municipal Law. The Jefferson County Planning Board considered this application at its meeting on February 24, 2026 and adopted a motion finding that this application was of local concern only.

cc: ZBA Members
File



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 AREA VARIANCE APPLICATION FORM

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

Application #:

Received:

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

PROPERTY INFORMATION:

PROPERTY ADDRESS: 925 Main Street West

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

APPLICANT INFORMATION:

APPLICANT NAME: 925 Main Street W, LLC

APPLICANT MAILING ADDRESS: 200 Washington Street Suite 202, Watertown, NY 13601

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

PROPERTY OWNER INFORMATION (if different from applicant):

PROPERTY OWNER NAME: _____

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

PHONE NUMBER: _____ E-MAIL: _____

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

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

Applicant Signature: _____ Date: _____

Property Owner Signature (if different) President/Member Date: 11/27/26



STORINO GEOMATICS, PLLC

PROFESSIONAL LAND SURVEYORS

185 MULLIN STREET, WATERTOWN, NY 13601

STORINOGEOMATICS.COM

NY · NJ · PA · VT

THOMAS M. STORINO, PLS
ADAM M. STORINO, PLS CPESC

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 C Walton, Member* Date: 4/27/26

Printed Name: 925 Main Street W, LLC

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

Printed Name: PETER C. WALTON

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

Printed Name: PETER C WALTON

Address: 200 Washington Street Suite 202

City: Watertown State: NY Zip: 13601

Phone: [REDACTED] Fax: _____ E-mail: [REDACTED]



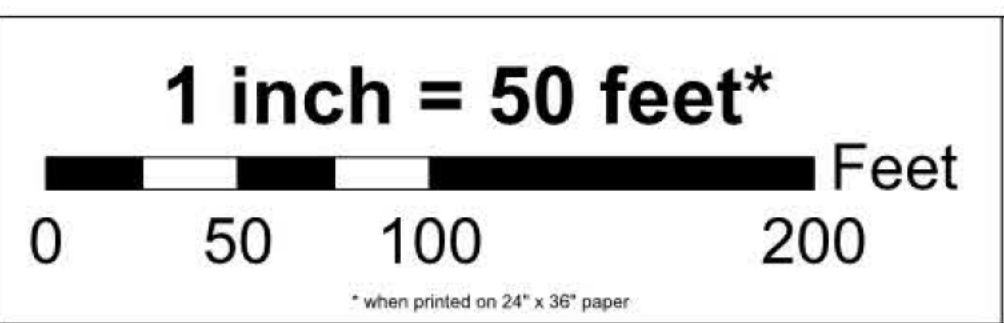
Prepared by
City of Watertown GIS
 For
City of Watertown
Assessment Department

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

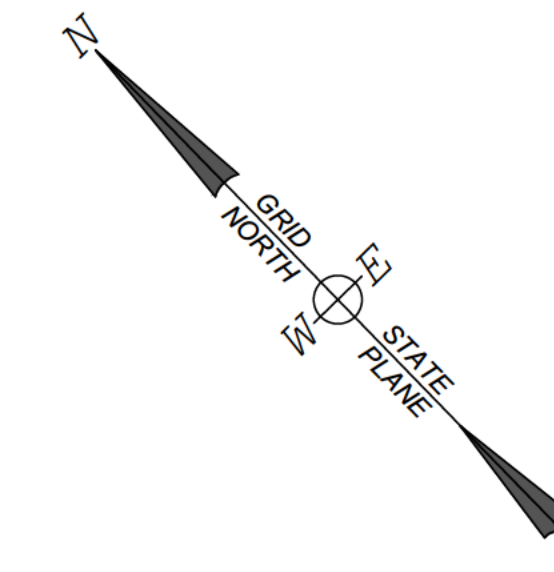
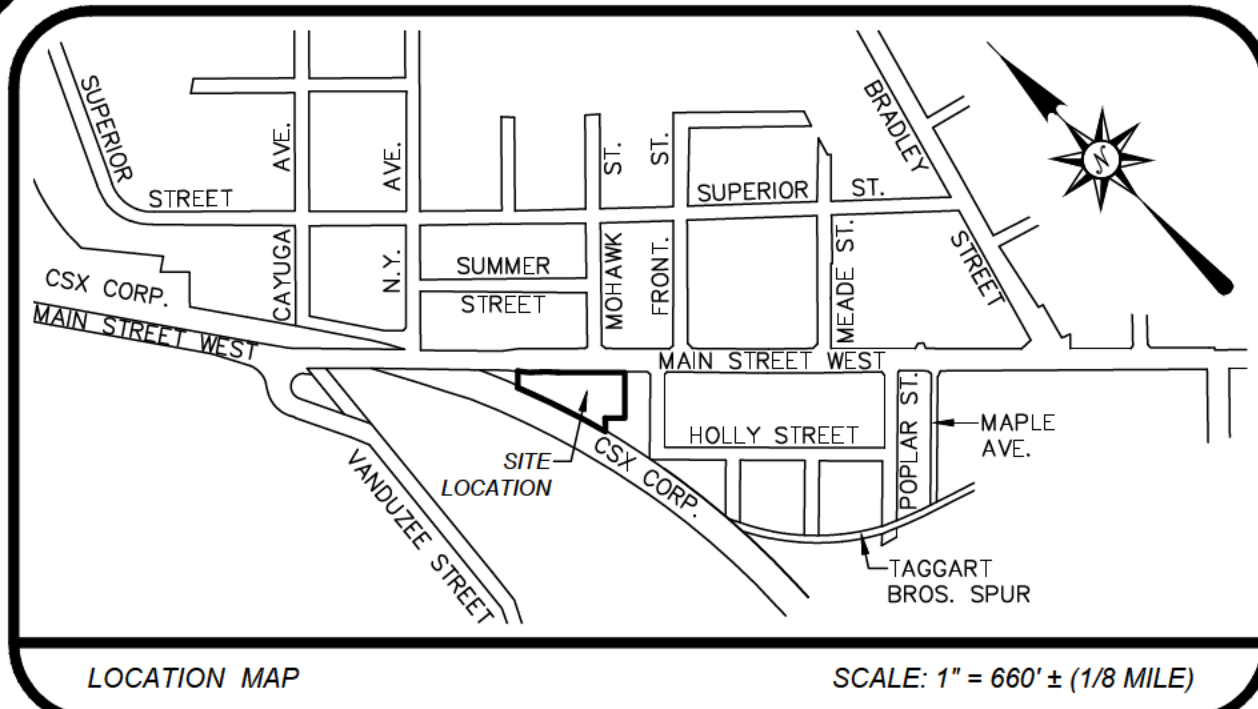
- Property Line
- - - Historic Property Line
- Building Outline
- ++++ Railroad
- - - City Boundary
- School District Boundary



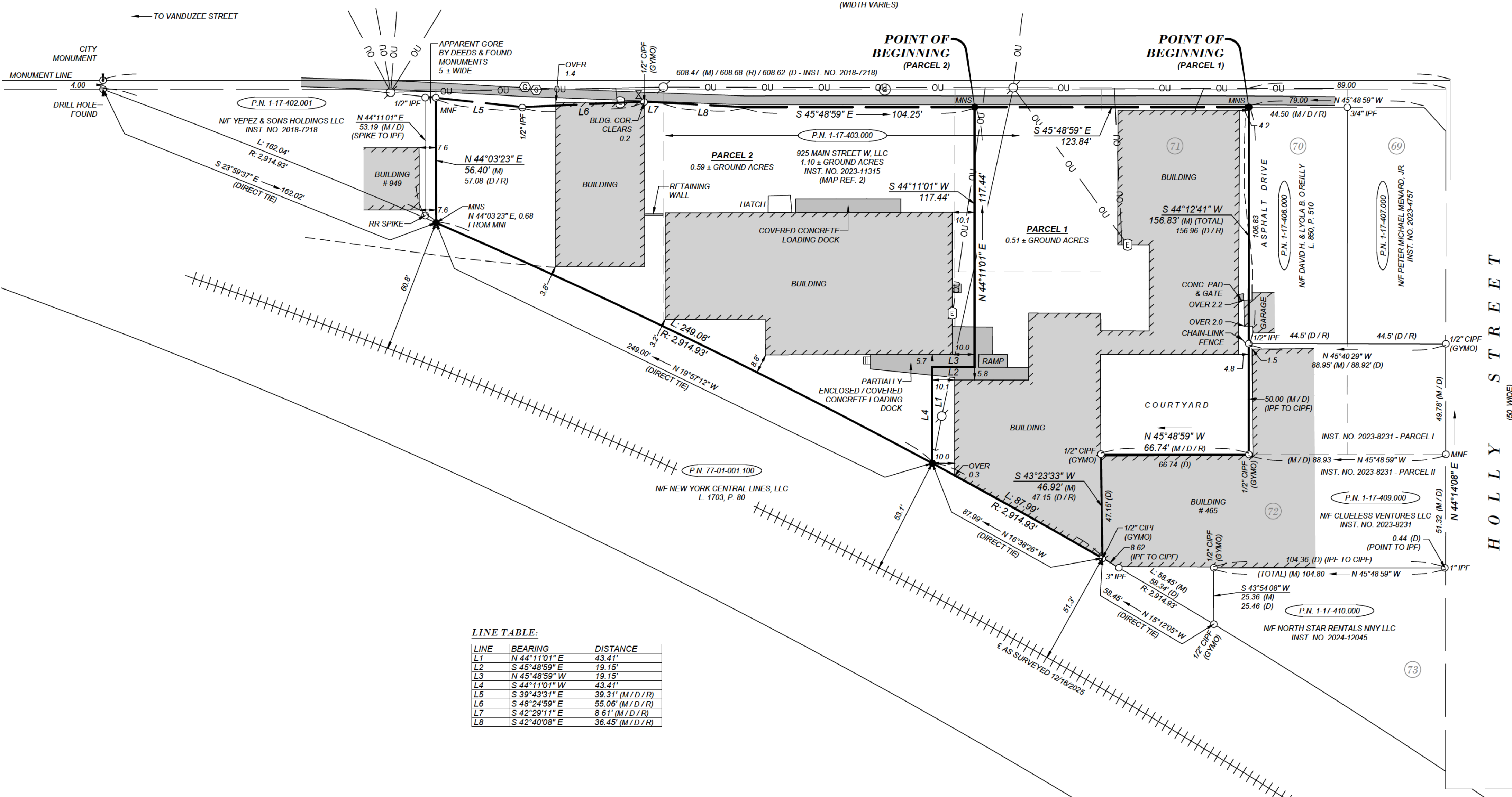
Tax Map
City Of Watertown
 Jefferson County, NY

Section 01 Block 17

Printed Date: 6/3/2024



MAIN STREET WEST
(WIDTH VARIES)



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)

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. 31276A, DATED JUNE 26, 1998
- BROWNELL ABSTRACT CORPORATION NO. 31276B, DATED JUNE 26, 1998
- BROWNELL ABSTRACT CORPORATION NO. 31276C, DATED JUNE 26, 1998
- BROWNELL ABSTRACT CORPORATION NO. 31276D, DATED JUNE 26, 1998
- BROWNELL ABSTRACT CORPORATION NO. 31276E, 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

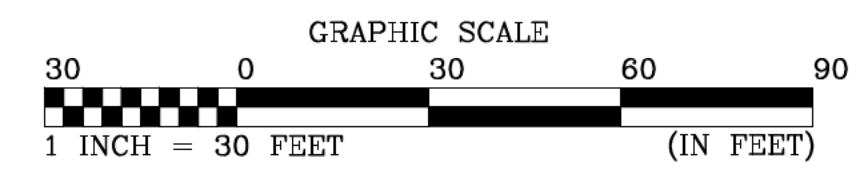
MAP REFERENCES:

- "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 (D) DEED DISTANCE (R) RECORD MAP DISTANCE (C) CAPPED IRON PIPE FOUND (IPF) IRON PIPE FOUND (MNF) MAG NAIL FOUND (MNS) MAG NAIL SET

- 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.

MICHAEL A. LUMBIS 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 7009, 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
165 MULLIN STREET, WATERTOWN, NY 13601
STORINOGEOMATICS.COM

NY · NJ · PA · VT

V101
1 OF 1

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

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**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.

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.

Adam Michael Storino, PLS No. 50878
Licensed Land Surveyor

Short Environmental Assessment Form

Part 1 - Project Information

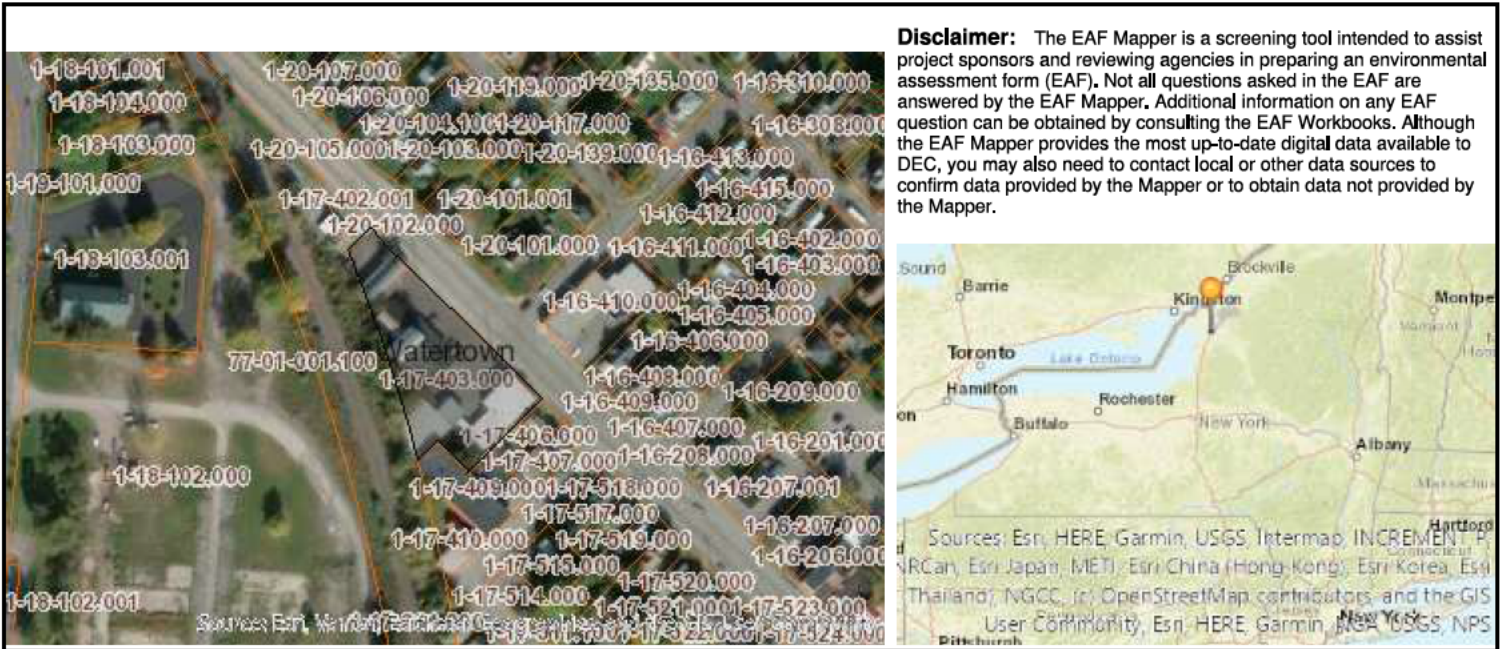
Instructions for Completing

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: 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: 200 Washington Street Suite 202		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"/>	



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.