

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

July 26, 2021

17972 NORTH ADAMS HEIGHTS
ADAMS, N.Y. 13605

TELEPHONE (315) 232-4068

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

PLANNING BOARD OF THE CITY OF WATERTOWN
City Engineer's Office
245 Washington Street
Watertown, NY 13601

PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT

AUG 24 2021

Re: Degel Israel Subdivision/Assemblage


RECEIVED
CITY OF WATERTOWN, NY

To Whom it may concern:

I Patsy A. Storino, Licensed Land Surveyor, represent the Degel Israel Synagogue who own a 1.947 acre parcel of land known as 557 Thompson Boulevard designated currently as Tax Parcel No. 1213117.007 on the City of Watertown Assessment Maps. The owner wishes to subdivide a 0.055 acre parcel of land (28 feet wide by 85.5 feet deep) designated as Parcel C on my survey plat. This parcel of land fronts on Temple Street and is a vacant parcel that is adjacent to and along the west side of a 0.251 acre parcel of land known as 1163 Temple Street and is currently owned by Kevin Caldwell and designated as Parcel B on my plat. The subject parcel (C) as it stands alone does not meet the minimum size per the Residence A Zoning District requirements. Therefore if this submittal is approved, the 0.055 acre parcel of land would need to be assembled with the 0.251 acre Caldwell parcel of land. I have included with this submittal my survey plat, deed descriptions, tax maps showing the proposed division and also required completed forms for submittal. I will be attending the Planning Board meeting tentatively scheduled for September 7, 2021 at 3:00 P.M. to address any concerns you may have.

Please feel free to contact me at (315) 408-6555 if you have any questions about this submittal. Thank you for your time and consideration on this matter.

Respectfully submitted,


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



City of Watertown
SUBDIVISION APPLICATION FORM

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

Received:
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
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CITY OF WATERTOWN, NY

PROPERTY INFORMATION:

PROPERTY ADDRESS: 557 THOMPSON BOULEVARD + 1163 TEMPLE STREET
TAX PARCEL NUMBER: 1213117.007 + 1213137.00 ZONING DISTRICT: RESIDENCE A
NUMBER OF LOTS TO DIVIDE PROPERTY INTO: 2 IS THERE A PROPOSED SUBSEQUENT ASSEMBLAGE? (Y) N

APPLICANT INFORMATION:

APPLICANT NAME: Patsy A. Storino, P.L.S.
APPLICANT MAILING ADDRESS: 17972 NORTH ADAMS HEIGHTS
ADAMS, N.Y. 13805
PHONE NUMBER: 315-408-6555 (cell) E-MAIL: PStorino@TWCNY.RR.COM

PROPERTY OWNER INFORMATION (if different from applicant):

PROPERTY OWNER NAME: DEEEL ISRAEL
PROPERTY OWNER MAILING ADDRESS (if different from subject parcel): 557 THOMPSON BOULEVARD
WATERTOWN, N.Y. 13601
PHONE NUMBER: 516-361-2891 E-MAIL: -

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

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

*See appendices for further information

Applicant Signature: [Signature] Date: 8/2/2021
Property Owner Signature (if different) Susan's Zolinski Date: 8/2/21

PAT A. STORINO
PROFESSIONAL LAND SURVEYOR AUG 24 2021
storinosurveying@twcny.rr.com

July 26, 2021

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7972 NORTH ADAMS HEIGHTS
ADAMS, N.Y. 13605
CITY OF WATERTOWN, NY
TELEPHONE (315) 232-4068

WATERTOWN, N.Y. 13601

TELEPHONE (315) 408-6555

SURVEY BILL---PARCELS B & C COMBINED

Job No. 19-047

ALL THAT TRACT OR PARCEL OF LAND known as 1163 Temple Street and Vicinity and situate on the southerly side thereof, in the City of Watertown, County of Jefferson, State of New York and being designated as Tax Parcel No. 1213137.00 and part of Tax Parcel No. 1213117.007 as shown on the City of Watertown Assessment Maps and being further described as follows:

BEGINNING at a point in the southerly street margin of Temple Street at the intersection of the northeast corner of a 0.251 acre parcel of land that was conveyed to Kevin Caldwell by deed dated July 15, 2020 (ID No. 2020-8566) and the most westerly corner of a 0.42 acre parcel of land that was conveyed to Paul W. & Phyllis L. Plante by deed dated October 10, 1969 (Liber 817, Page 929);

THENCE from said point of beginning, South 56 degrees 08 minutes 11 seconds East along the division line between the 0.251 acre parcel of land to the southwest and the 0.42 acre Plante parcel of land to the northeast, a total distance of 79.62 feet to a ½ inch iron pipe set and passing on line at 0.31 feet a ¾ inch iron pipe found;

THENCE South 33 degrees 51 minutes 49 seconds West a distance of 45.75 feet to a ½ inch iron pipe set;

THENCE South 72 degrees 29 minutes 52 seconds West along the south line and south line extended westerly of the 0.251 acre Caldwell parcel of land, a total distance of 138.00 feet to a ½ inch iron pipe set and passing on line at 110.00 feet a ½ inch iron pipe set that marks the southwest corner of Caldwell;

THENCE North 17 degrees 13 minutes 11 seconds West a distance of 84.86 feet to a ½ inch iron pipe set in the aforementioned southerly street margin of Temple Street;

THENCE North 69 degrees 45 minutes 50 seconds East along the southerly street margin of Temple Street, a total distance of 123.75 feet to the point of beginning and passing on line at 28.00 feet a ½ inch iron pipe set at the northwest corner of Caldwell.

CONTAINING 0.306 acres of land more or less.


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

AS SURVEYED BY Patsy A. Storino, Licensed Land Surveyor, on September 25, & October 3, 2019 and also on July 8, 2021 and being designated as Parcels B & C on a plat titled, "Subdivision Final Plat of the Degel Israel Synagogue Parcel of Land," dated October 25, 2019 and last revised on July 26, 2021.

ALL BEARINGS referenced to the bearings recited in the deed for the 0.251 acre Caldwell parcel of land.

INTENDING TO describe and consolidate into one parcel of land the following two (2) conveyances:

- (1) the 0.251 acre parcel of land that was conveyed by Degel Israel to Kevin Caldwell by deed dated July 15, 2020 and recorded in the Jefferson County Clerk's Office on July 22, 2020 as Instrument No. 2020-8566 and
- (2) a 0.055 acre parcel of land that was conveyed by Degel Israel to Kevin Caldwell by deed dated _____ and recorded in the Jefferson County Clerk's Office on _____ as Instrument No. _____.


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

PAT A. STORINO
PROFESSIONAL LAND SURVEYOR
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
storinosurveying@twcny.rr.com

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

July 26, 2021

AUG 24 2021

17972 NORTHADAMS HEIGHTS
ADAMS, N.Y. 13605

RECEIVED TELEPHONE (315) 232-4068
CITY OF WATERTOWN, NY

SURVEY BILL---PARCEL C

Job No. 19-047

ALL THAT TRACT OR PARCEL OF LAND situate on the southerly side of Temple Street, in the City of Watertown, County of Jefferson, State of New York and being part of Tax Parcel No. 1213117.007 as shown on the City of Watertown Assessment Maps and being further described as follows:

BEGINNING at a $\frac{1}{2}$ inch iron pipe set in the southerly street margin of Temple Street at the northwest corner of a 0.251 acre parcel of land that was conveyed to Kevin Caldwell by deed dated July 15, 2020 (ID No. 2020-8566);

THENCE from said point of beginning, South 17 degrees 14 minutes 43 seconds East along the west line of said Caldwell parcel of land, a distance of 86.20 feet to the southwest corner thereof marked by a $\frac{1}{2}$ inch iron pipe set;

THENCE South 72 degrees 29 minutes 52 seconds West along the westerly extension of the south line of the 0.251 acre Caldwell parcel of land, a distance of 28.00 feet to a $\frac{1}{2}$ inch iron pipe set;

THENCE North 17 degrees 13 minutes 11 seconds West a distance of 84.86 feet to a $\frac{1}{2}$ inch iron pipe set in the aforementioned southerly street margin of Temple Street;

THENCE North 69 degrees 45 minutes 50 seconds East along said southerly street margin of Temple Street, a distance of 28.00 feet to the point of beginning.

CONTAINING 0.055 acres of land more or less (2,393 square feet).


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

AS SURVEYED BY Patsy A. Storino, Licensed Land Surveyor, on July 8, 2021 and being designated as Parcel C on a plat titled, "Subdivision Final Plat of the Degel Israel Synagogue Parcel of Land," dated October 25, 2019 and last revised on July 26, 2021.

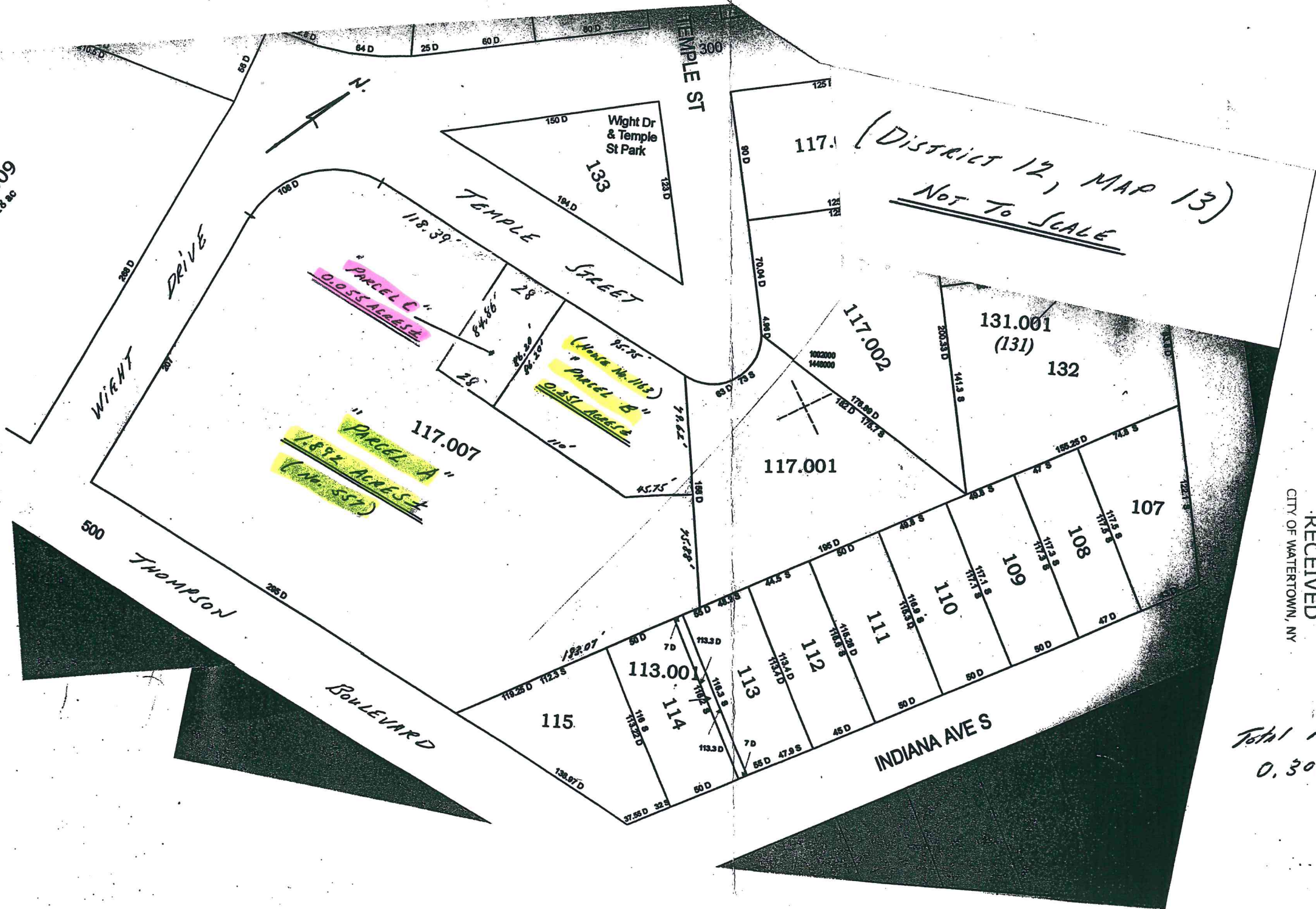
ALL BEARINGS referenced to the bearings recited in the deed for the 0.251 acre Caldwell parcel of land.

BEING A PORTION of a 2.22 acre parcel of land described in a deed from Harold J. Wight to Degel Israel dated June 7, 1951 and recorded in the Jefferson County Clerk's Office on the same date in Liber 552 of deeds, at Page 380.

The above described parcel of land is to be combined with Parcel B as shown on the above referenced plat known as 1163 Temple Street (Parcel No. 1213137.00) and currently owned by Kevin Caldwell.


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

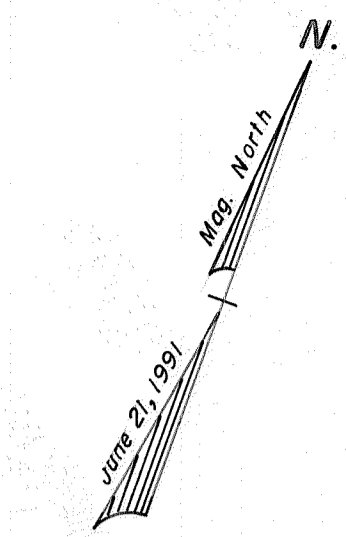
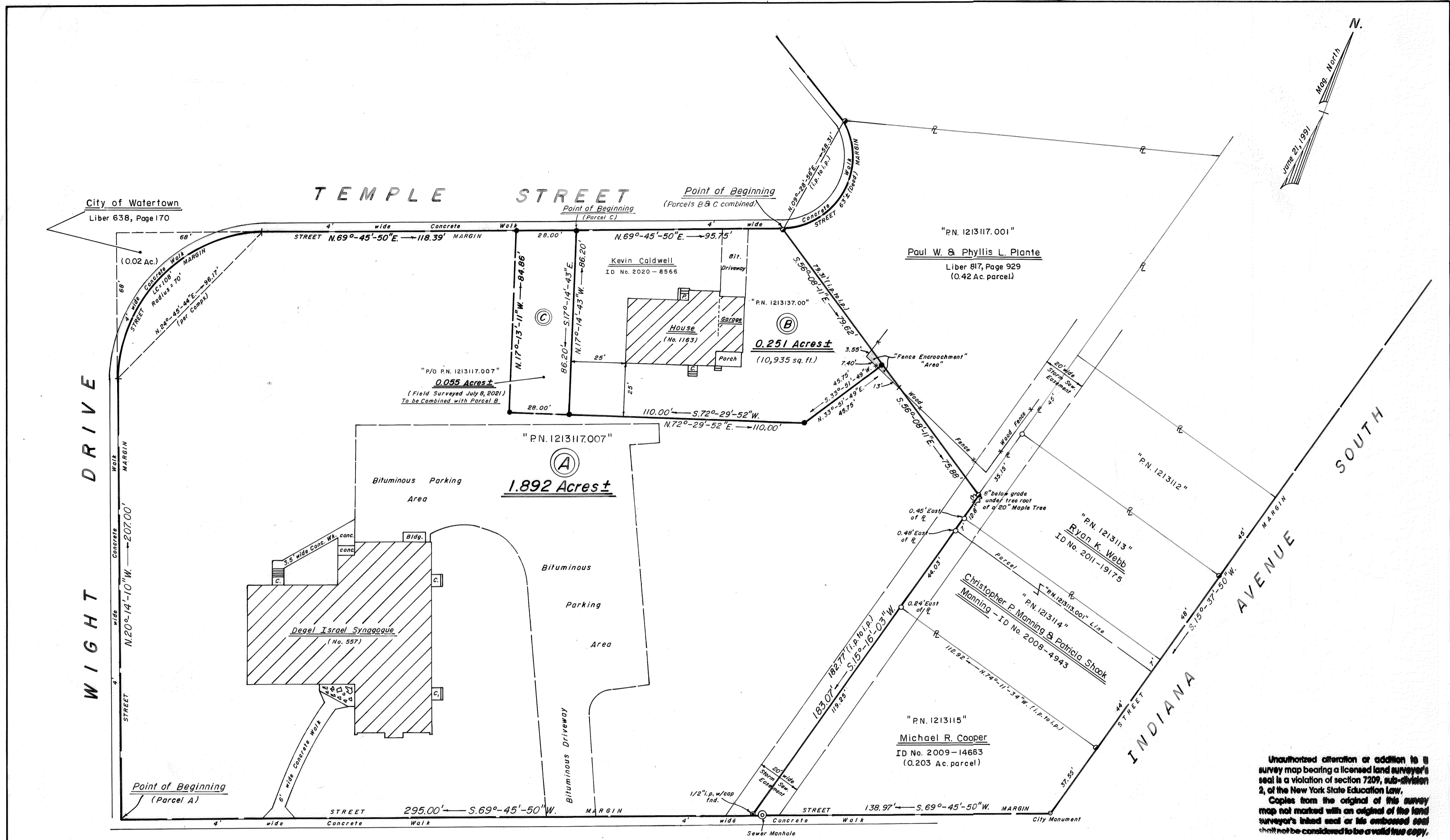
909
18.86



(District 12, MAP 13)
NOT TO SCALE

PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT
CITY OF WATERTOWN, NY
RECEIVED
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Total AREA of B+C's
0.306 ACRES ±



Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law. Copies from the original of this survey map not marked with an original of the land surveyor's linked seal or his embossed seal shall not be considered to be a valid true copy.

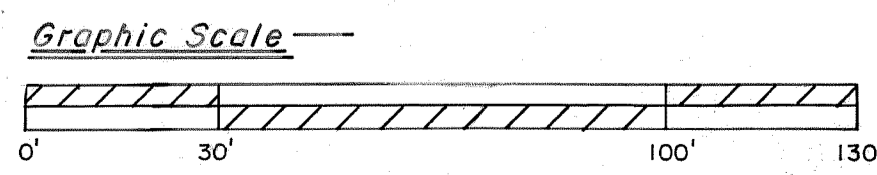
DEED REFERENCE — PARCELS A & C —
 Harold J. Wight to Degel Israel, deed date—June 7, 1951, date rec'd.—June 7, 1951, Liber 552, Page 380.

LEGEND & NOTES —
 P Denotes property line.
 i.p. " iron pipe.
 ● " 3/4" i.p. found.
 ○ " 1/2" i.p. found.
 ● " 1/2" i.p. set.

Abstract Reference — Black River Abstract Corp. No. 6650176 last dated — Jan. 19, 1953.

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

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



© Copyright dated — Oct. 25, 2019

Subdivision Final Plat of the Degel Israel Synagogue Parcel of Land.

557 Thompson Boulevard & 1163 Temple Street
 City of Watertown — County of Jefferson — State of New York

	Date Oct. 25, 2019	Checked by S. Kolb	Drwg. No.
	Scale 1" = 30'	File No. 19-047-Watn.(C)	1
	Drawn by P. Storino	Survey Sept. 25 & Oct. 3, 2019	
		PATSY A. STORINO PROFESSIONAL LAND SURVEYOR	
Revisions 7/26/2021 P.A.S.	Patsy A. Storino—P.L.S. No. 49013 Scott W. Kolb — P.L.S. No. 50541		
ADAMS		WATERTOWN	

Short Environmental Assessment Form

Part 1 - Project Information

AUG 24 2021

RECEIVED
CITY OF WATERTOWN, NY

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: <i>DEBEL ISRAEL SYNAGOGUE SUBDIVISION/ASSEMBLAGE</i>			
Project Location (describe, and attach a location map): <i>557 THOMPSON BLVD. + 1163 TEMPLE STREET</i>			
Brief Description of Proposed Action: <i>OWNER WISHES TO SUBDIVIDE A 0.055 ACRE PARCEL (28' X 85.5') PARCEL C ON PLAT FROM A 1.947 ACRE PARCEL KNOWN AS 557 THOMPSON BLVD. PARCEL C WOULD BE COMBINED WITH PARCEL B ON PLAT KNOWN AS 1163 TEMPLE STREET.</i>			
Name of Applicant or Sponsor: <i>PATSY A. STORINO, P.L.S.</i>		Telephone: <i>315-408-6555 (Bell)</i>	
		E-Mail: <i>PStorino@TOWN.PP.COM</i>	
Address: <i>17972 NORTH ADAMS HEIGHTS</i>			
City/PO: <i>ADAMS</i>		State: <i>N.Y.</i>	Zip Code: <i>13605</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<i>1.947</i> acres	
b. Total acreage to be physically disturbed?		<i>0.055</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>1.947</i> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

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	YES	
		<input type="checkbox"/>	<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	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action? <i>SCHOOL BUS 4</i>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ <i>NA - VACANT LOT</i>		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ <i>NA - VACANT LOT</i> <i>TO BE COMBINED WITH EXISTING HOUSE PARCEL</i>		NO	YES	
		<input checked="" 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?		NO	YES	
		<input checked="" 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?		<input 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?		NO	YES	
		<input checked="" 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"/>	
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 checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <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"/>

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"/>

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"/>

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"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>PATSY A. STORINO</u> Date: <u>JULY 26, 2021</u> Signature: <u><i>[Signature]</i></u> Title: <u>LAND SURVEYOR</u>		

Project:

Date:

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

Part 2 is to be completed by the Lead Agency.

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

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

Project:

Date:

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

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

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT FORM