



MEMORANDUM

CITY OF WATERTOWN, NEW YORK
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
245 WASHINGTON STREET, ROOM 305, WATERTOWN, NY 13601
PHONE: 315-785-7741 – FAX: 315-785-7829

TO: Planning Board Members

FROM: Michael A. Lumbis, Planning and Community Development Director

SUBJECT: Zone Change – 559 Factory Street

DATE: December 2, 2021

Request: To Amend the Allowed Uses for Planned Development District #20, Parcel Number 6-05-201.000

Applicant: Robert J. Busler, P.L.S. of LaFave, White & McGivern, L.S., P.C. on behalf of Onondaga Development, LLC

Owner(s): Onondaga Development, LLC

SEQRA: Unlisted

County review: No

Comments: This request is to amend the allowed uses for Planned Development District #20, Parcel Number 6-05-201.000. The City Council originally established PDD #20 on December 6, 1999, with the only allowed use being a single 11' x 50' double-sided billboard with a height not greater than 35' above the Factory Street sidewalk elevation and clearance not less than 20' above the ground. The applicant is requesting that the list of allowed uses be amended to allow a digital billboard or electronic messaging center.

PDDs are special districts that are established by the City Council for any lawful purpose. They are typically established to allow uses that would not otherwise be allowed within the existing zoning. They are intended to encourage innovation in land development and to meet special needs of the community.

Any applicant wishing to establish a PDD must submit a preliminary plan for City Council approval. This preliminary plan is a required component of establishing a PDD and serves as a master plan and establishes the overall design and layout for the development on the site. Future construction follows that plan. The ordinance that is adopted by the Council, approves the plan and establishes the list of specific uses that are allowed in the district.

As part of the establishment and approval of PDD #20, the property owner submitted a preliminary plan that established the overall design and layout for the site and the ordinance adopted by the City Council specified the allowed use on the property as being a single 11' x 50' double-sided billboard.

When PDD #20 was established with its specific criteria noted above, a digital billboard or electronic messaging center was not (and could not have been) considered by the City Council as digital billboards did not come into existence until the mid-2000's. While a traditional billboard and digital billboard are similar, digital billboards or electronic messaging centers are different and they therefore do not fall into the list of allowed uses in the district as established.

Since the proposed digital billboard or electronic messaging center is not included in the list of allowed uses, an amendment to the PDD is required in order to allow the use. Amending a PDD is similar to a zone change in which the application is considered by the Planning Board and a recommendation is forwarded to the City Council which makes the ultimate determination whether or not to approve the amendment.

The PDD section of the Zoning Ordinance states that the Planning Board, in reaching its decision on the proposed development "shall consider, among other things, the need for the proposed use in the proposed location, the existing character of the neighborhood in which the use would be located, and the safeguards provided to minimize possible detrimental effects of the proposed use on adjacent property".

Existing Conditions: The only existing structure on the subject parcel is a double-sided standard billboard that meets the specifications of the original PDD. The rest of the parcel is an empty grass field, except for a gravel parking area at the far west end of the property that essentially functions as an extension of the parking lot for the adjacent Griff's Redemption Center. While the subject parcel does have its own 36-foot-wide curb cut from Factory Street, there is a vertical curb behind the sidewalk that impedes vehicular access.

Between the subject parcel and the shore of the Black River lies the city-owned Factory Square Park. Visually, there is little to distinguish the property line between parkland and the subject parcel, other than a different mowing pattern, as the entire field is grass-covered.

PDD History and Future Plans: The cover letter for the original PDD application, dated October 19, 1999, stated that the applicant planned to develop the balance of the property in the future; however, there were no specific development plans at that time. The cover letter for the current application does not describe any proposed changes beyond converting the existing standard billboards to electronic billboards.

Zoning and the Comprehensive Plan: The majority of the surrounding parcels on and across Factory Street are currently zoned Commercial, while there is a Neighborhood Business district located on the southeast corner of Factory Street and High Street. The adjacent Factory Square Park is zoned Waterfront.

When the City Council originally established PDD #20 in 1999, it rezoned the subject parcel from Heavy Industrial zoning. The surrounding area has changed since 1999; most notably with the

creation of Factory Square Park, which was previously a contaminated industrial site. Zoning along this section of the street has also changed from Light Industrial to Commercial.

The City's adopted Comprehensive Plan recommends the future land use character of the entire north side of Factory Street as Black River Waterfront.

The plan envisions these areas as follows:

“The Black River is the spine of Watertown and a core part of the City’s identity. As the primary natural asset, it is the basis for economic development, education, recreation, and scenic beauty. The intention of this Character Area is to build on the setting of the river as a reinforcing asset to redevelopment. New development and redevelopment should be oriented around the river in all aspects of design, including preserving views, increased public access where feasible, and integrating green infrastructure or low impact development design (e.g., rain gardens, porous pavers, native plantings, etc.) to treat stormwater runoff before entering the river. Buildings should be placed on the site so that they do not obstruct the public’s enjoyment of the river whether physically or visually. Open space should be integrated and developed for all users regardless of abilities.”

The existing standard billboards are a legal conforming use under PDD #20 as established in 1999. Based on the description above, the available evidence suggests that this proposal to convert them to digital would not be in harmony with the Comprehensive Plan. However, the Planning Board and City Council will ultimately have to determine whether it is, and whether the proposed digital billboards or electronic messaging centers further the goal of the Black River Waterfront future land use character area, which calls for development that is oriented around the river in all aspects of design.

SEQR: In the applicant’s response to Question 4 on the State Environmental Quality Review (SEQR) Short Environmental Assessment Form (EAF), the applicant identifies “Urban” and “Commercial” as the only two land uses, that occur on or adjoining the proposed action. This is inaccurate, as Factory Square Park adjoins the site of the proposed action. The applicant must change the answer to Question 4 to add Parkland as an adjoining land use

The City Council, as the lead agency, will complete Part 2 of the EAF and make a determination of significance.

cc: City Council Members

Michael Delaney, City Engineer

Robert J. Busler, PLS, LaFave, White & McGivern, L.S., P.C., 133 Commercial Street,
P.O. Box 679, Theresa, NY 13691-0679

Onondaga Development, LLC, 137 Main Avenue, 3rd Floor, Watertown, NY 13601

Legend

-  559 Factory Street
-  RIVER DEVELOPMENT DISTRICT
-  DOWNTOWN CORE OVERLAY
-  Open Space and Recreation
-  DOWNTOWN
-  RESIDENCE A
-  RESIDENCE B
-  RESIDENCE C
-  WATERFRONT
-  LIMITED BUSINESS
-  NEIGHBORHOOD BUSINESS
-  COMMERCIAL
-  HEALTH SERVICES
-  LIGHT INDUSTRY
-  HEAVY INDUSTRY
-  PLANNED DEVELOPMENT



**CITY OF WATERTOWN, NEW YORK
GIS DEPARTMENT**

ROOM 305B, MUNICIPAL BUILDING
245 WASHINGTON STREET
WATERTOWN, NEW YORK 13601

TEL: (315) 785-7793
EMAIL: gis@watertown-ny.gov

Drawn By: G.Baxter

Date: 11/29/2021

Approved By:

Date:

Scale: 1 inch = 100 feet

Map Number: XX-XX

Revision:	Description of Revision:	Date:	By:



Project:

Planning Development District #20

Title:

559 Factory Street



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

LAND SURVEYORS & PHOTOGRAMMETRISTS

THERESA - BOONVILLE

November 22, 2021

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

Re: Onondaga Development LLC
Amendment to Planned Development District 20

Dear Mr. Lumbis:

On behalf of Onondaga Development LLC and PJ Simao, submitted herewith is documentation regarding a request for an amendment to Planned Development District 20 regulations. The purpose of the request is to allow the existing billboard located on the property located at 559 Factory Street to be converted to electronic or digital operation.

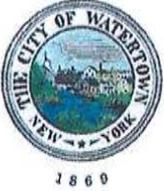
It appears that granting approval of this amendment would be consistent with the City of Watertown Comprehensive Plan considering that other electronic/digital billboards are currently operating in the City.

Included herewith are 15 copies of the cover letter, application, authorization letter, Short Environmental Assessment Form, property report, tax map, GIS aerial view, 2018 Google street views, recorded survey map 2523 and Liber 1784 of Deeds, Pages 303 through 306.

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

Sincerely,

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



City of Watertown
ZONE CHANGE APPLICATION FORM

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

Received:

PROPERTY INFORMATION:

PROPERTY ADDRESS: 559 Factory Street

TAX PARCEL NUMBER(S): 6-05-201.000

CURRENT ZONING DISTRICT: PDD No. 20 PROPOSED ZONING DISTRICT: PDD No. 20

APPLICANT INFORMATION:

APPLICANT NAME: Onondaga Development LLC, PJ Simao, Managing Member

APPLICANT MAILING ADDRESS: 137 Main Avenue, Floor 3, Watertown, NY 13601

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

PROPERTY OWNER INFORMATION (if different from applicant):

PROPERTY OWNER NAME: same

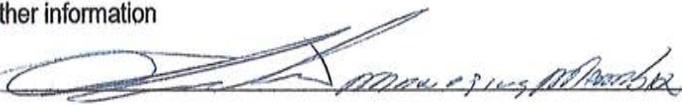
PROPERTY OWNER MAILING ADDRESS (if different from subject parcel): _____

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

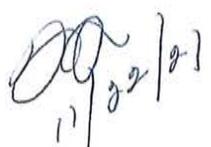
*See appendices for further information

Applicant Signature:  Date: 11/22/2021

Property Owner Signature (if different) _____ Date: _____

Appendix A: Checklist Instructions

- Cover Letter:** The applicant must submit a detailed cover letter describing what the applicant seeks to establish with the proposed Zone Change (e.g. the intended future use of the property) and should include any other information that will aid the Planning Board and City Council in comprehending the request. The cover letter should also address whether the proposed rezoning is consistent with the City of Watertown's adopted Comprehensive Plan, and if it is not, the rationale for why the Planning Board and City Council should grant the request. A digital version of the Comprehensive Plan is available at: <https://www.watertown-ny.gov/DocumentView.asp?DID=1840>
- Tax Map:** A copy of the City Tax Map, with the subject parcel highlighted. Tax maps are accessible using the following website: <https://www.watertown-ny.gov/imo/search.aspx>. Upon entering the required information, the search engine will direct the user to the Parcel Data page for their property. A link to the appropriate tax map will appear on the right hand side of the Parcel Data page.
- Drawing:** If applicable, the applicant should submit a sketch/site plan of the proposed development or construction that is prompting the Zone Change Request.
- SEQR:** The applicant must submit a completed Part I of a SEQR Short Environmental Assessment Form (EAF). The New York State Department of Environmental Conservation (DEC) offers an online mapping tool that assists in completing the SEQR form. It is available at the following website: <https://gisservices.dec.ny.gov/eamapper/>.
- Description:** A legal description of the boundaries of the subject parcel, measured in angles, bearings and distances. Typically, a property deed will contain such a description.
- Written Support:** While not required, if the applicant has the support of neighboring property owners, the applicant should include their written letters of support as supplemental materials with the application.
- Info for PDDs:** If an applicant is requesting to rezone any land as part of a Planned Development District, the application must contain all the additional data stipulated in Section 310-12 of the Zoning Ordinance. This section of Code is available as part of the City's online Code Book at: <https://www.ecode360.com/10498649>.
- Required Sets:** The items in the checklist (other than the application fee) collectively make up a "set." The applicant is responsible for submitting 15 complete collated "sets" to the City Planning Department. If the application requires Jefferson County Planning Board review, then the applicant must submit 16 "sets." Planning Staff will inform the applicant if this is necessary.
- Submittal Instructions:** Submit all required materials to:
Michael A. Lumbis, Planning and Community Development Director
City of Watertown
245 Washington Street, Room 305
Watertown, NY 13601
- Meeting Information:** The Planning Board normally meets at 3:00 p.m. on the first Tuesday of every month in Council Chambers at City Hall, 245 Washington Street. The application deadline is 14 days prior to the scheduled meeting date. Planning Board action does not represent final approval, as the Planning Board only votes to make a recommendation to City Council, which holds the sole authority to grant a Zone Change. Zone Change Requests carry a legal requirement for the City Council to hold a Public Hearing prior to voting on the Ordinance.
- Occasionally, due to holidays or other reasons, meetings may occur on other dates and/or times. The City will announce any changes to meeting dates in advance on its website at www.watertown-ny.gov. The Zone Change application process typically takes six-to-eight weeks.



LETTER OF AUTHORIZATION

Let it be known that LaFave, White & McGivern, LS, PC has been retained to act as agent to perform all acts for development on my property identified below.

Please Check One of the Following:

Minor Subdivision Major Subdivision Site Plan
 Planned Development District/Zoning Amendment
 Site Plan Modification Special Use Permit Lot Line Adjustment

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

AW Pre-application conferences with city staff, filing applications and/or other required documents relative to all Planning Board applications

AW Main point of contact for city staff

AW Agent will be contacted on all matter instead of the owner

AW Attend all Planning Board meetings on my behalf

Tax Parcel: 6-05-201

Address: 559 Factory Street , City of Watertown, Jefferson County, New York

PROPERTY OWNER(s):

Signature: *[Signature]* Date: 11/17/21

Signature: _____ Date: _____

Printed Name(s): Onondaga Development LLC, PJ Simao, Managing Member

Address: 137 Main Avenue, Floor 3

City: Watertown State: NY Zip: 13601

Phone: 315-727-7000 Fax: _____

AGENT:

Signature: *[Signature]* Date: 11/22/2021

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

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

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

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

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

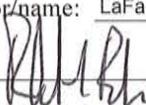
Part 1 – Project and Sponsor Information				
Name of Action or Project: 559 Factory Street-PDD No. 20 Amendment				
Project Location (describe, and attach a location map): 559 Factory Street, City of Watertown, Jefferson County				
Brief Description of Proposed Action: The landowner is seeking approval to amend Planned Development District No. 20 regulations in order to allow conversion of the existing 2-sided billboard to an electronic or digital billboard.				
Name of Applicant or Sponsor: Onondaga Development LLC, Philip J. Simao, Managing Member		Telephone: 315-727-7000 E-Mail: pj@dealmakerusa.com		
Address: 137 Main Avenue, Floor 3				
City/PO: Watertown		State: NY	Zip Code: 13601	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. (See cover letter.)			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Watertown City Planning Board and City Council			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.00 acres		
b. Total acreage to be physically disturbed?		0 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.00 acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input 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				

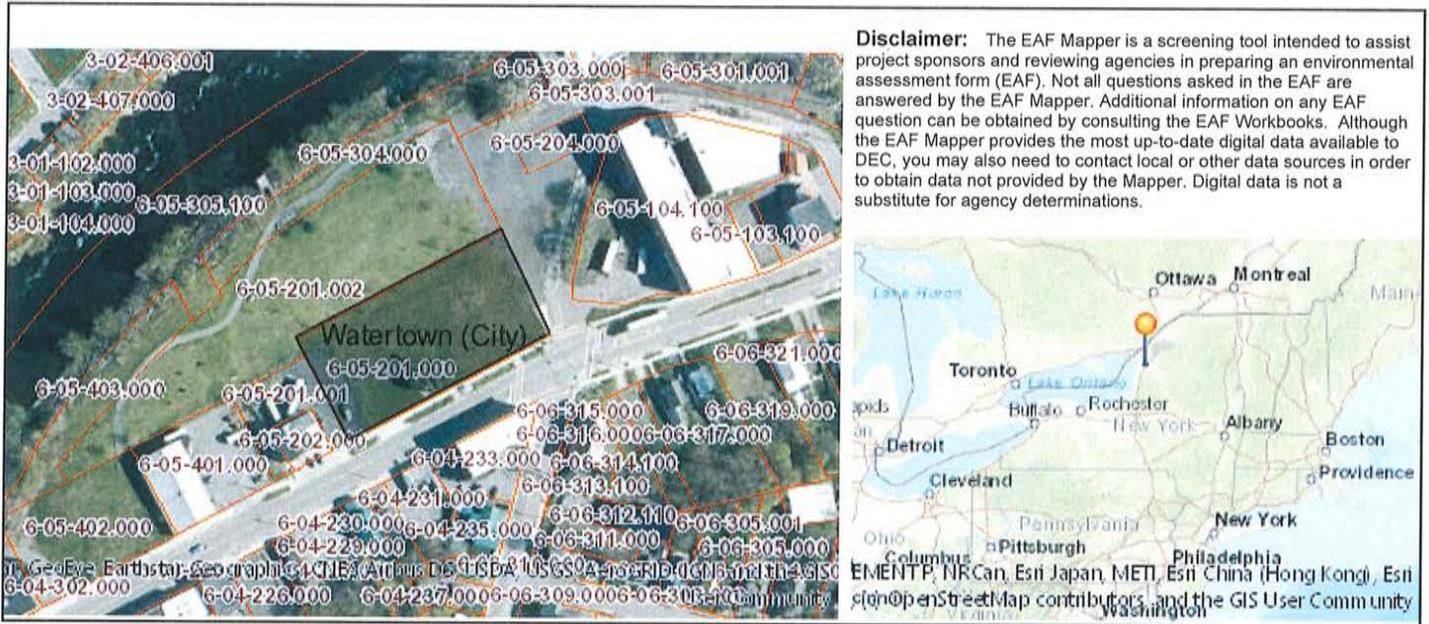
		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations? (It is not a defined use.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input 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: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Not applicable.		<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: _____ Not applicable.		<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? Eligible Buildings: USN Numbers 04540.000948 and 04540.000951 (attached) b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for (Project archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? 21PRO05606)		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<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? 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: _____ _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <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	YES
Northern Long-eared Bat	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<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)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		

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)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____ The automatic selection of this item appears to be related to Environmental Remediation at the former	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Abe Cooper Site, Code 623006, which was delisted in 1998.		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>LaFave, White & McGivern, LS, PC; Robert J. Busler, PLS</u> Date: <u>11/23/2021</u>		
Signature: <u></u> Title: <u>Land Surveyor</u>		



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]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	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

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

SEAF Item 12a

Buildings

USN Number: 04540.000948
Name: BAKERY
House: 120
Street: FACTORY SQUARE
City: WATERTOWN
ZIP:
Status: Eligible

 View

 Close

Existing
billboard.

New York State

SEAF Item 12a

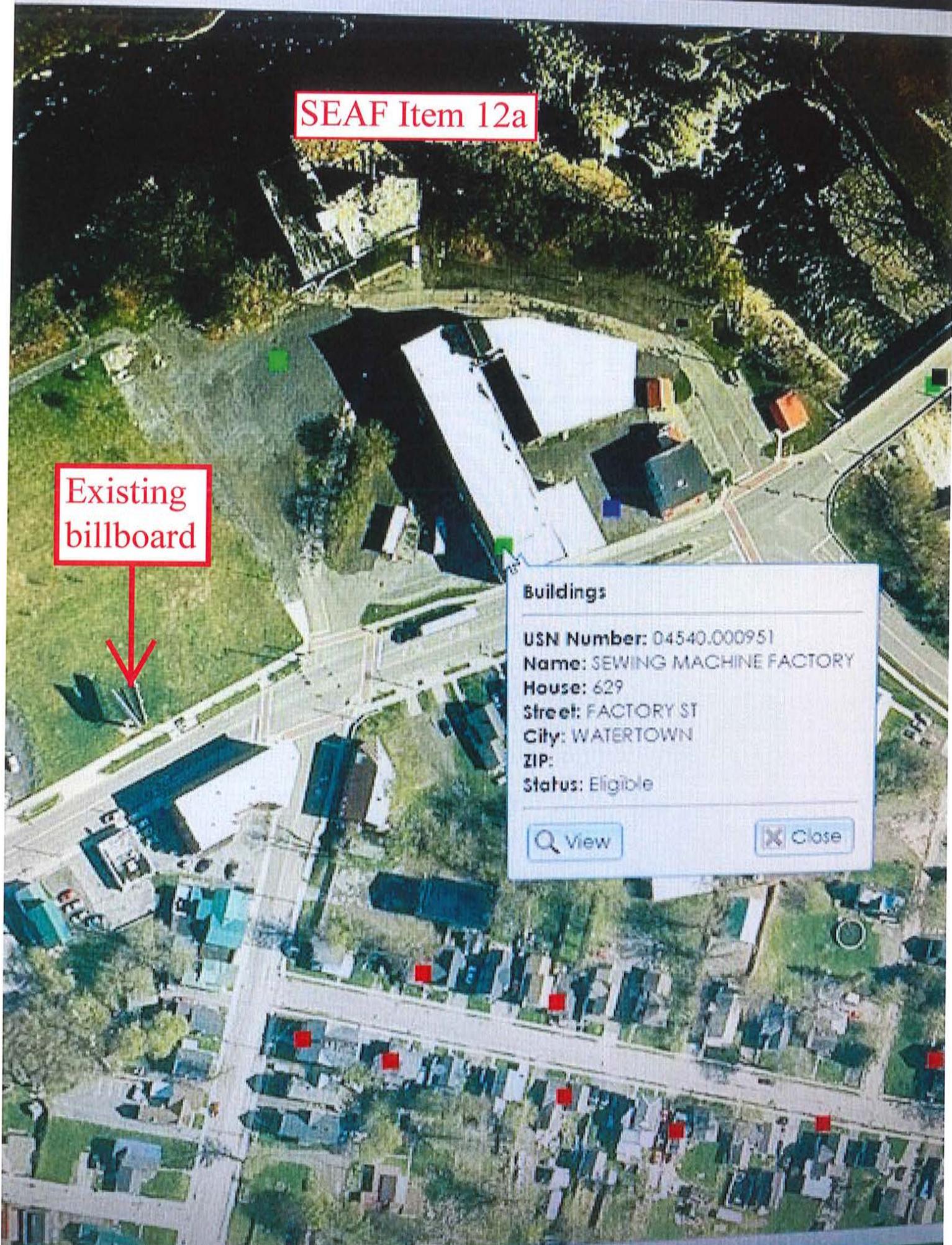
Existing billboard



Buildings

USN Number: 04540.000951
Name: SEWING MACHINE FACTORY
House: 629
Street: FACTORY ST
City: WATERTOWN
ZIP:
Status: Eligible

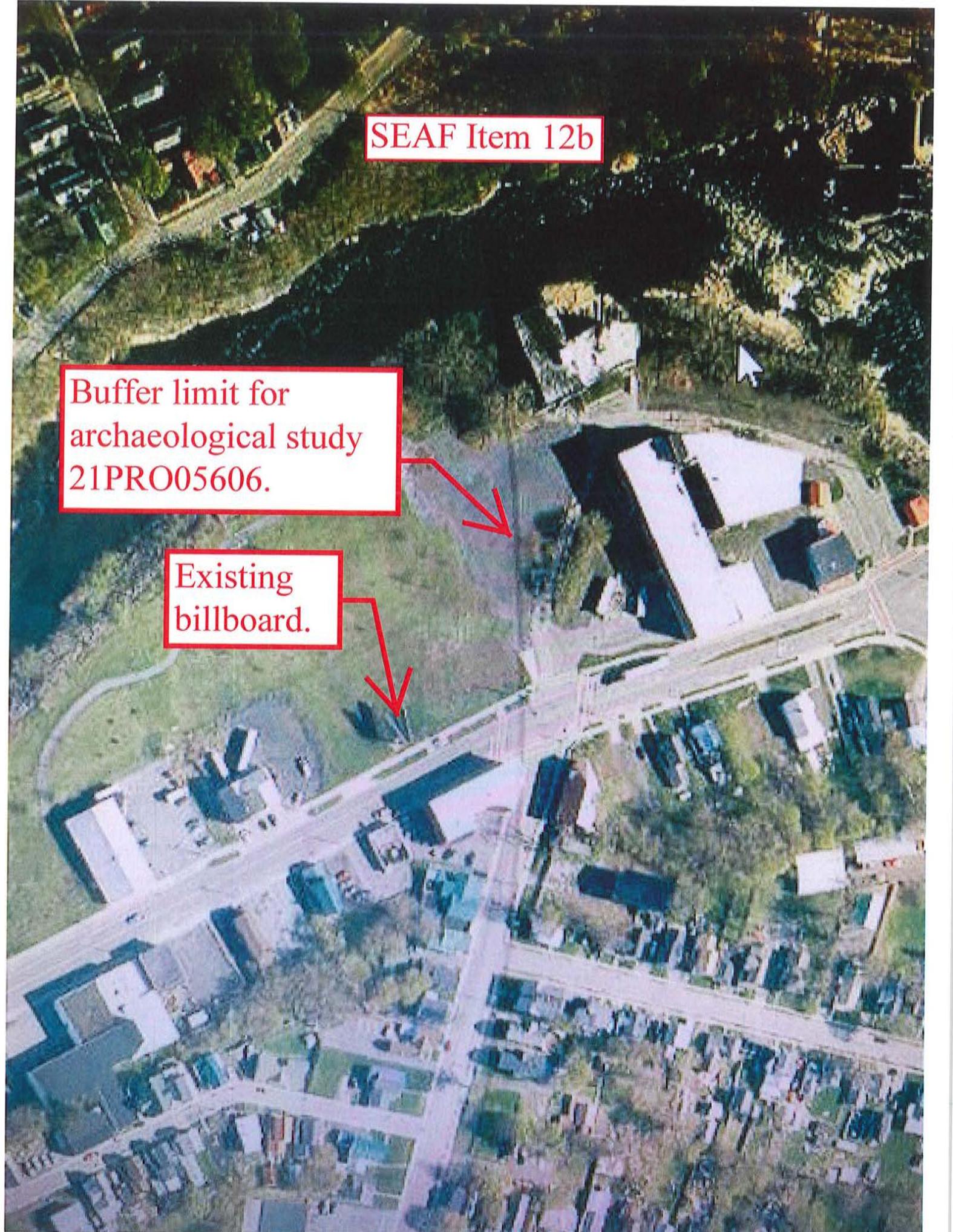
[View](#) [Close](#)



SEAF Item 12b

Buffer limit for archaeological study 21PRO05606.

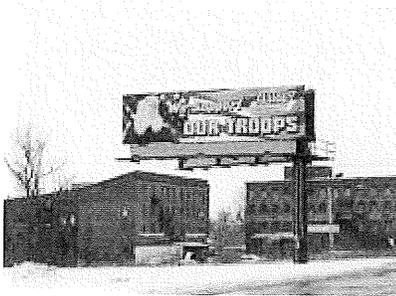
Existing billboard.



Project Numbe	Project Name	Status
16PR08311	Black River Apartments	Closed
20PR05875	138 Court St	Closed
18PR00745	Stevens	Closed
20PR05878	150 Court St.	Closed
20PR05880	170 Court St.	Closed
14PR04904	130 Court Street (Brighton-Empshall Bldg) Rehabilitation	Closed
17PR08204	Court St. Project	Closed
20PR05879	152 Court St.	Closed
21PR03907	Watertown YMCA Community and Aquatics Center	Closed
21PR05606	City of Watertown Streetscape Design Improvements	Open



Property Description Report For: 559 Factory St, Municipality of City of Watertown



Status: Active
Roll Section: Taxable
Swis: 221800
Tax Map ID #: 6-05-201.000
Account #: 06034480
Property Class: 474 - Billboard
Site: COM 1
In Ag. District: No
Site Property Class: 474 - Billboard
Zoning Code: PD-20 - Planned Dev
 20
Neighborhood Code: 00708
School District: Watertown
Total Assessment: 2021 - \$57,700
 2020 - \$57,700
Property Desc: 1.00 ac 605201
Deed Page: 303
Grid North: 1450174

Total Acreage/Size: 1.00
Land Assessment: 2021 - \$25,000
 2020 - \$25,000
Full Market Value: 2021 - \$62,717
 2020 - \$62,717
Equalization Rate: ----
Deed Book: 1784
Grid East: 999855

Owners

Onondaga Development LLC
 137 Main Ave Fl 3
 Watertown NY 13601

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
4/2/2001	\$20,000	330 - Vacant comm	Land & Building	City of Watertown	No	No	No	1784/303
7/29/1998	\$2,944	449 - Other Storage	Land & Building	Abe Cooper-Watn Corp	No	No	No	1630/310

Utilities

Sewer Type: Comm/public
Water Supply: Comm/public
Utilities: Gas & elec

Inventory

Overall Eff Year Built: 0
Overall Condition: 0
Overall Grade: 3
Overall Desirability: 3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
-----	------------	--------	-----------	---------------	------------	----------------	-----------	---------	-------------------------	---------

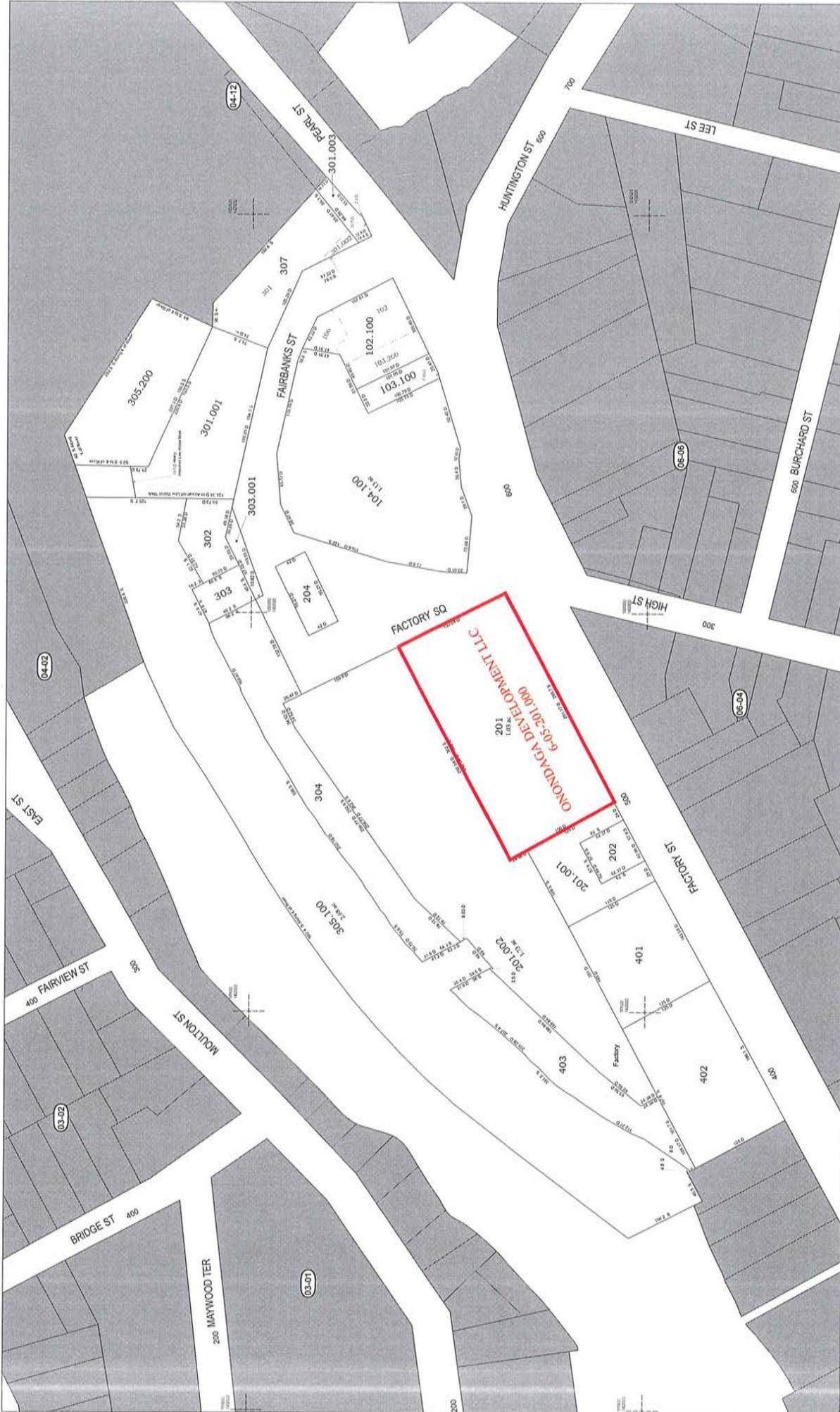
Improvements

Structure	Size	Grade	Condition	Year
Sign-dbl met	440.00 sq ft	Average	Normal	2001

Taxes

Year	Description	Amount
2021	City	\$516.13
2021	County	\$465.54
2021	School	\$635.63
2020	City	\$516.13
2020	County	\$462.06
2020	School	\$623.86

*** Taxes reflect exemptions, but may not include recent changes in assessment.**



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

For Tax Purposes Only
Not to be Used for Conveyance

Parcel ID	Address	Area (sq. ft.)	Volume	Year
6-05-301,000	201	10,000	100	2015
6-05-302,000	202	10,000	100	2015
6-05-303,000	203	10,000	100	2015
6-05-304,000	204	10,000	100	2015
6-05-305,000	205	10,000	100	2015
6-05-306,000	206	10,000	100	2015
6-05-307,000	207	10,000	100	2015
6-05-308,000	208	10,000	100	2015
6-05-309,000	209	10,000	100	2015
6-05-310,000	210	10,000	100	2015

Legend:
 - Property Line
 - Building Footprint
 - Building Outline
 - Easement
 - Utility Line
 - Other State Boundary
 - Contour Line
 - Elevation
 - Parcel ID
 - Assessor's ID
 - Assessor's Name

Scale: **1 inch = 50 Feet**
 0 50 100 200 Feet

Tax Map
 Section 06 Block 05
City of Watertown
 Jefferson County, NY
 Printed Date: 2/2/2016

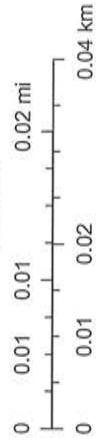
Onondaga Development LLC-559 Factory Street



11/22/2021, 9:32:37 AM

- Black River
- City Boundary
- ROADS
- Parcels

1:1,128



New York State, Maxar, Microsoft

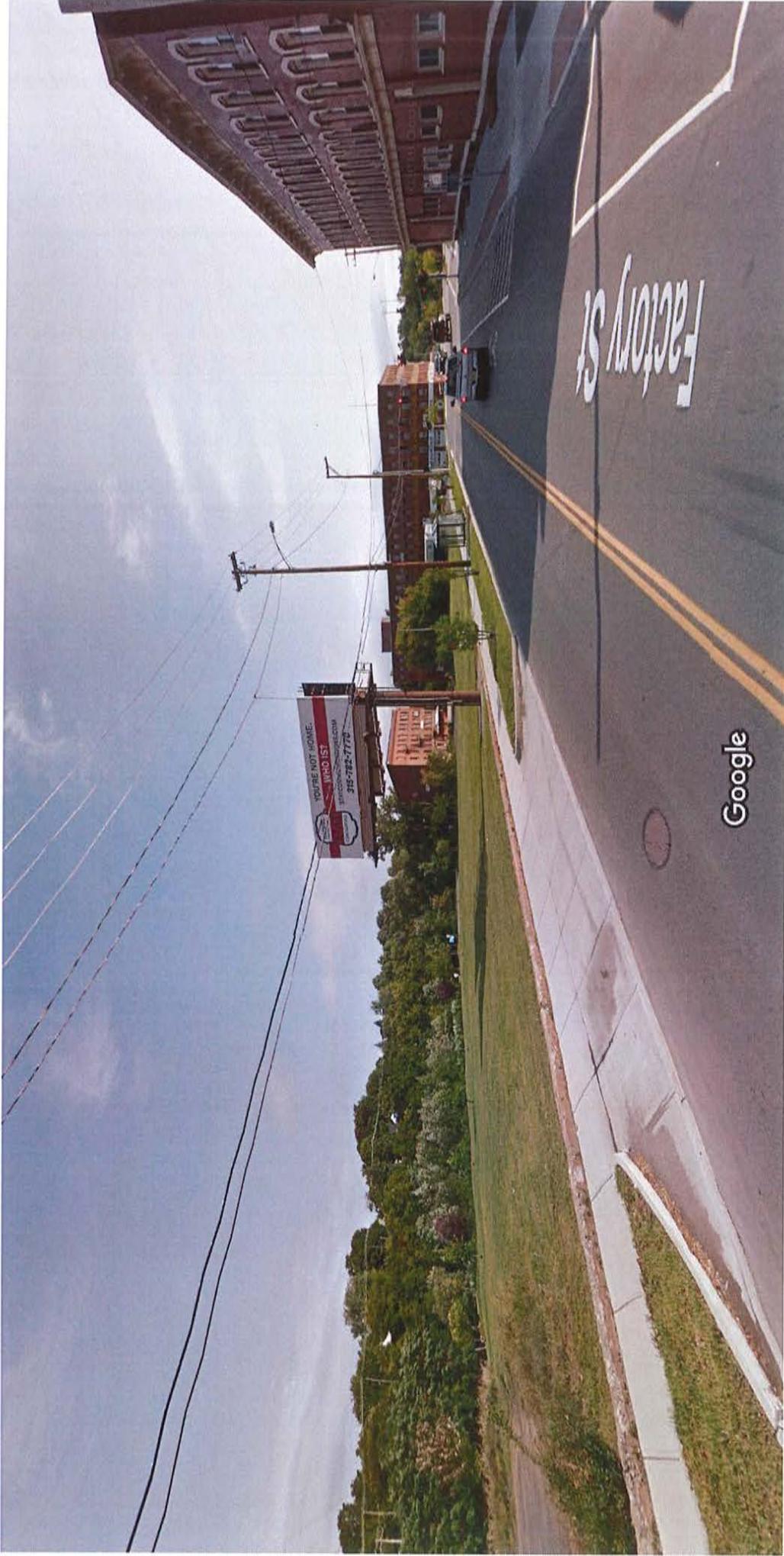


Image capture: Sep 2018 © 2021 Google

Watertown, New York

Google

Street View - Sep 2018

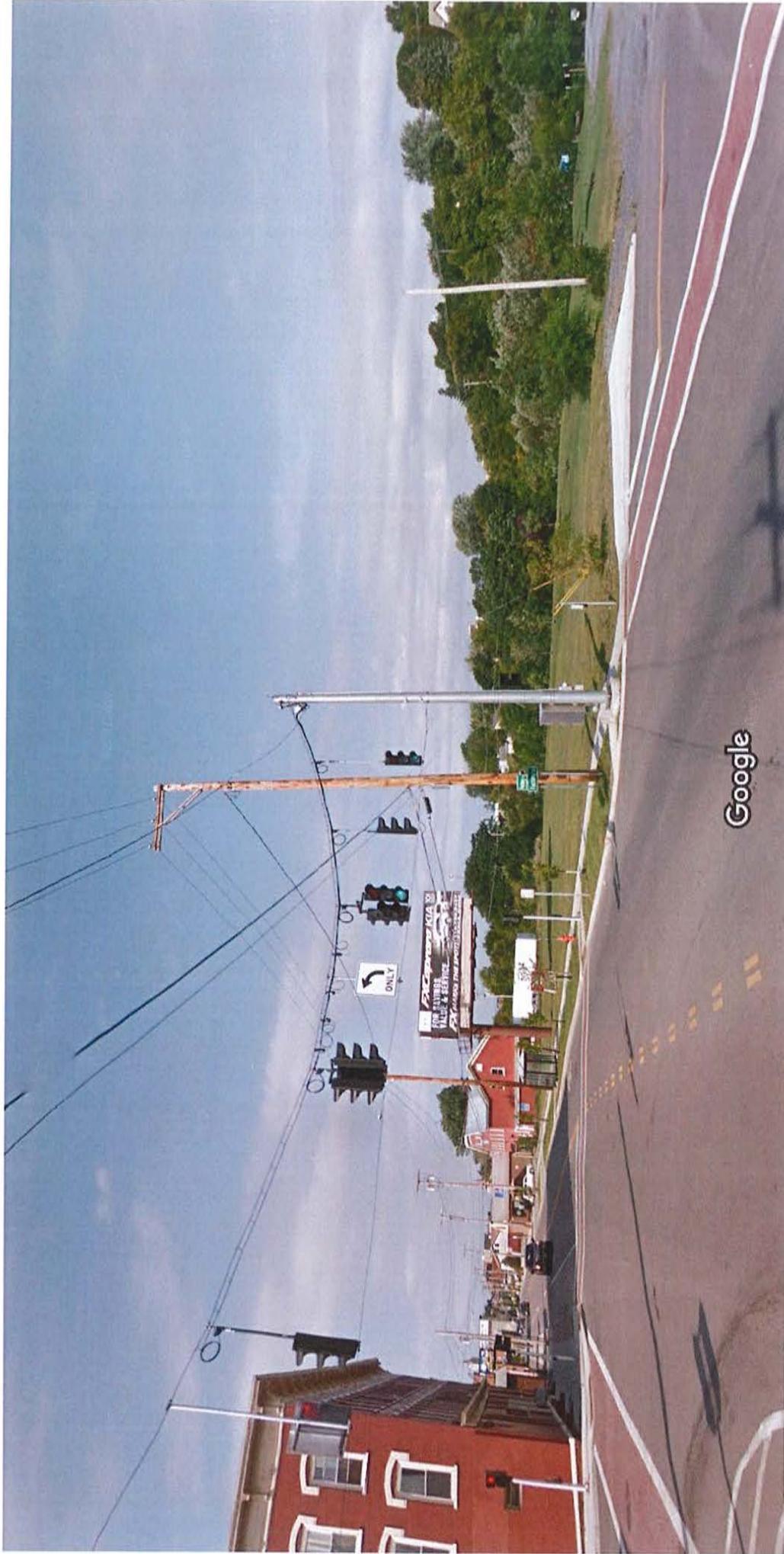


Image capture: Sep 2018 © 2021 Google

Watertown, New York

Google

Street View - Sep 2018

99 DEC 1 AM 9:32

John M. Stornio
 CLERK

FINAL SUBDIVISION
Survey Plot of Parcels of Land Known as
PA 6-05-201, 6-05-304, 6-05-306 & 6-05-403
555 - 557 FACTORY STREET

DATE: MARCH 19, 1999
 SCALE: 1" = 50'
 PREPARED BY: T. STORNO
 FILE NO.: 88-208
 SUBJECT: PLANNING & ZONING

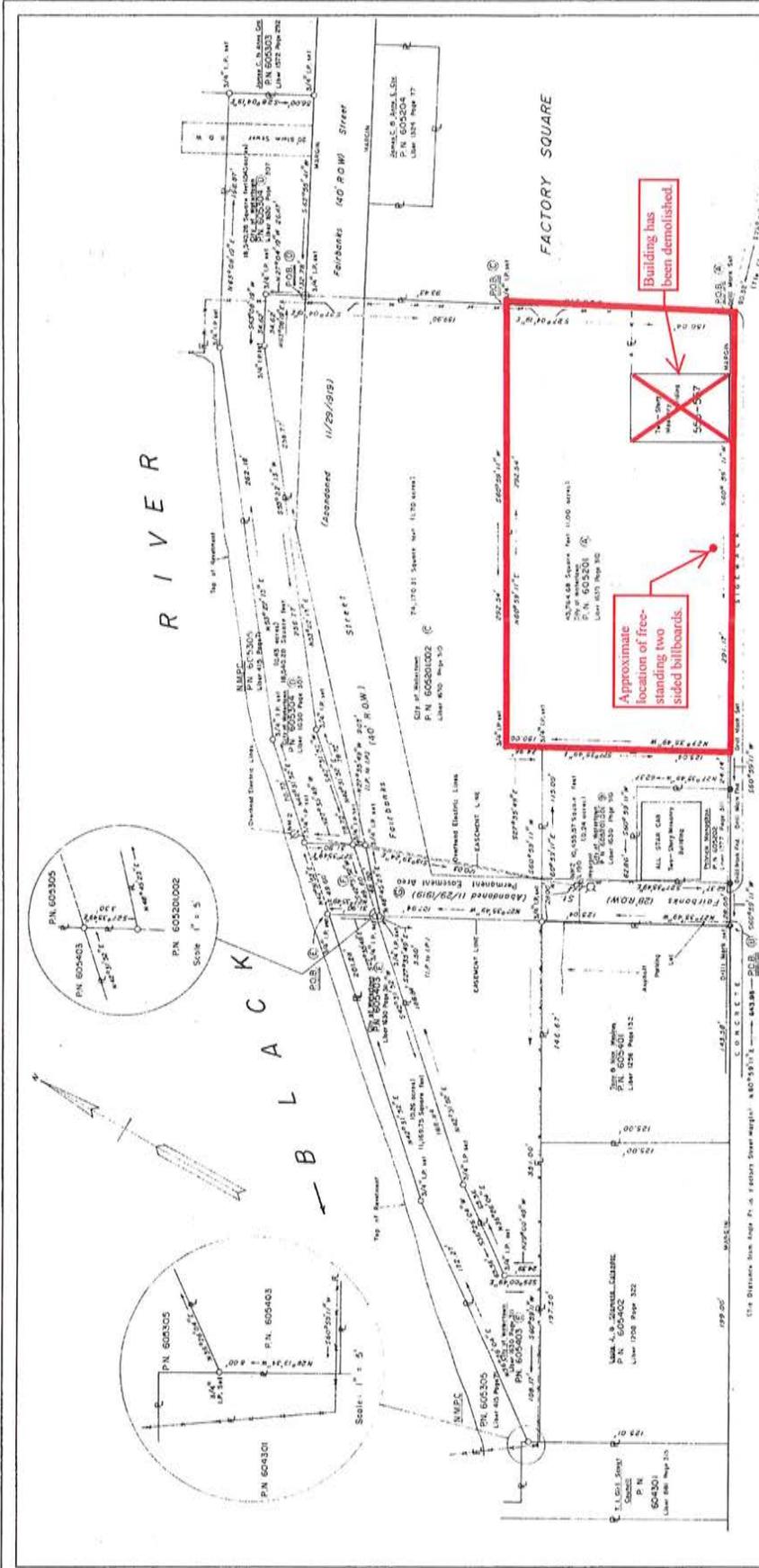


I CERTIFY THAT THIS PLAN WAS
 MADE FROM AN ACTUAL FIELD SURVEY
 AND THAT TO THE BEST OF MY KNOWLEDGE,
 INFORMATION AND BELIEF, THERE IS NO
 UNLAWFUL ENCUMBRANCE ON THE LAND SHOWN
 HEREON.
Thomas M. Stornio
 THOMAS M. STORNO, L.S. # 5005
 DATE: December 9, 1999

Copyright: Dated March 19, 1999
 THOMAS M. STORNO - P.L.S. NO. 5005 (REVISED)

CITY OF WATERTOWN
 Planning & Zoning
 THOMAS M. STORNO
 PROFESSIONAL LAND SURVEYOR

1



FACTORY STREET (66' R.O.W.)

NOTE: Bearings based on data from the "GPS Measurement Survey" dated January 14, 1996!

FACTORY

- Parcel Index**
- ① - PN 605201 - 43,764.68 Sq. ft. (1.00 acres) - To be conveyed to Philip J. Simco
 - ② - PN 605201-001 - 10,455.57 Sq. ft. (0.24 acres) - To be conveyed to Patrick J. Monaghan
 - ③ - PN 605201-002 - 74,170.31 Sq. ft. (1.70 acres) - To be retained by the City of Watertown
 - ④ - PN 605304 - 18,540.28 Sq. ft. (0.43 acres) - To become a portion of the new "Riverwalk Park"
 - ⑤ - PN 605403 - 11,165.75 Sq. ft. (0.26 acres) - To become a portion of the new "Riverwalk Park"

Map Distances (Feet)

Map No.	Dist.
1	29
2	51
3	20
4	42
5	21
6	89

LEGEND

- ① - 1" = 50'
- ② - 1" = 50'
- ③ - 1" = 50'
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City 4-4-2

Jefferson County - New York
Jo Ann M. Wilder

RECORDING CERTIFICATE

2848

Transaction Number: 010405296893

Type of Instrument: DEED RECORD

Received From: BROWNELL ABSTRACT CORPORATION
MAIL TO: JAN S KUBLICK
500 SOUTH SALINA STREET
SYRACUSE NY 13202-

Recording Charge: 54.00 Recording Pages: 4

** EXAMINED AND CHARGED AS FOLLOWS : **

** TRANSFER TAX **

** MTG/DEED AMOUNT **

80.00

20,000.00

RS#: 3002

Mortgage#:

Received Tax on Above Mortgage

Basic: .00

Special Addl: .00

Town:

Additional: .00

Mortgage Tax Total: .00

Total Recording Fees: 134.00

** THIS PAGE IS PART OF THE INSTRUMENT **

I HEREBY CERTIFY THAT THE WITHIN AND FOREGOING WAS RECORDED IN THE
CLERK'S OFFICE FOR Jefferson County - New York

LIBER 1784 PAGE 303

IN (Book/Page):

ON (Recorded Date): 04/05/01

AT (Time): 03:12 Terminal ID: 113



Jo Ann M. Wilder

JEFFERSON COUNTY CLERK
ENTERED/FILED/
RECEIVED/RECEIVED

LIBER 1784 PAGE 304

2001 APR -5 PH 3:12

BARGAIN AND SALE DEED

John M. Wilder
CLERK

*Rec'd + Retorn to
Atty Jan S. Kubick
500 S. Saline St.
Syracuse, NY 13202*

THIS INDENTURE, made the 2nd day of April, 2001 BETWEEN
The City of Watertown, New York, a municipal corporation with its
offices located at 245 Washington Street, Watertown, New York
13601, party of the first part, and Onondaga Development, LLC, a
New York limited liability company with its principal offices
located at 19441 Collins Landing West, Alexandria Bay, New York
13607, party of the second part,

WITNESSETH, that the party of the first part, in
consideration of Ten Dollars and other valuable consideration
paid by the party of the second part, does hereby grant and
release unto the party of the second part, the heirs or
successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with
the buildings and improvements thereon erected, situate, lying
and being in the City of Watertown, County of Jefferson, State of
New York, commonly known as 555-557 Factory Street, tax map
parcel number 6-05-201 as shown on a map entitled Final
Subdivision Survey Plat of Parcel of Land known as P.N. 605201,
605304, 605305, and 605403 - 555 Factory Street, dated March 19,
1999 and filed on December 1, 1999 as Map Number 2523 in plat
cabinet 4D, slide number 522D in the Jefferson County Clerk's
Office.

TOGETHER with all right, title and interest, if any, of
the party of the first part of, in and to any streets and roads
abutting the above-described premises to the center lines

thereof; 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, the heirs or successors and assigns of the party of the second part forever. Subject to all easements, rights of way and restrictions of record. Also subject to a Declaration of Covenants and Restrictions made by Abe Cooper-Watertown Corporation on the 8th day of April, 1998 and recorded in the Jefferson County Clerk's office on April 17, 1998 in Liber 1615 of Deeds, page 86.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the 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 the improvements and will apply the same first to the payment of the costs of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

This deed was prepared without the benefit of an abstract.

LIBER 1784 PAGE 305

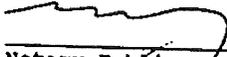
IN WITNESS WHEREOF, the party of the first part has
duly executed this deed the day and year first above written.

CITY OF WATERTOWN

BY: Joseph M. Butler
Joseph M. Butler, Mayor

STATE OF NEW YORK)
) ss.:
COUNTY OF JEFFERSON)

On April 2, 2001, before me, the undersigned, a Notary Public, in and for said State, personally appeared JOSEPH M. BUTLER, Mayor of the City of Watertown, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual or the person upon whose behalf the individual acted, executed the instrument.



Notary Public
ROBERT J. SLYE
Notary Public, State of New York
Qualified in Jefferson County
Commission No. 4829641
Commission Expires Sept. 30, 20 01