



MEMORANDUM

CITY OF WATERTOWN, NEW YORK
OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT
245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601
PHONE: 315-785-7740 – FAX: 315-785-7829

TO: Planning Board Members

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

SUBJECT: Subdivision Final Plat Approval – 27-30 Water Street

DATE: February 24, 2022

Request: Subdivision Final Plat Approval for a two-lot subdivision of 27-30 Water Street, Parcel Number 4-27-606.000

Applicant: Scott W. Kolb, PLS on behalf of Kate D. Harrienger

Proposed Use: Residential

Property Owner: Kate D. Harrienger

Overview: This proposal is being submitted for Planning Board review under Chapter A322 (Subdivision Regulations) of the City Code. The Planning Board has the option of not requiring a preliminary plat submission. Since this is a minor subdivision, Staff is processing this application as a final plat. A public hearing is required and a notice has been published for it to be held at 3:05 p.m. during the Planning Board meeting. After the public hearing and completion of Part II of the Environmental Assessment Form, the Planning Board will be free to make a decision on the proposal.

The applicant proposes to divide the 0.46-acre lot at 27-30 Water Street (900 block of Water Street), Parcel Number 4-27-606.000, into two parcels, a 0.115-acre western section and a 0.345-acre eastern section. The owner proposes to sell the western section to the adjacent property owner at 941 Water Street. The latter section will be updated to Parcel Number 4-27-606.100 and the smaller divided parcel will be updated to Parcel Number 4-27-606.200.

Lot Size and Width: The Residence C District requires a minimum lot size of 5,000 square feet and a width of 50 feet. Both the proposed parcel and remaining portion of Parcel Number 4-27-606.000 would meet the lot width and size requirements of the zoning ordinance.

Setbacks: The proposed subdivision would not create any nonconformities.

Required Descriptions: The applicant has submitted a metes and bounds description for the proposed resultant parcel.

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

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

After approval, the applicant must submit one (1) reproducible Mylar print and two (2) paper copies of the final plat for signature by the clerk of the Planning Board. The two paper copies will be returned, and one of them must be filed in the County Clerk's Office within 62 days of signing.

cc: Kate D. Harrienger, 24287 County Route 67, Watertown, NY 13601
Scott W. Kolb, PLS, 18281 Hickory Lane, Watertown, NY 13601
Michael Delaney, P.E., City Engineer



Scott W. Kolb

PROFESSIONAL LAND SURVEYOR

18281 Hickory Lane

Watertown, NY 13601

315-778-6586

storinosurveying.skolb@yahoo.com

February 14, 2022

Mr. Michael A. Lumbis
Planning and Community Development Director
Clerk of the City of Watertown Planning Board

Re: Kate D. Harrienger Proposed Subdivision

Mr. Lumbis:

I, Scott W. Kolb, Licensed Land Surveyor, represent the applicant Kate D. Harrienger regarding the proposed subdivision of a vacant parcel on Water Street known as Parcel Number 7-27-606.

I have included herewith a copy of a portion of the City of Watertown Assessment Map of the area, copies of the proposed survey descriptions and a survey plat showing the proposed subdivided parcel of land.

It is the intention of the applicants to take a 50 foot wide by 100 foot deep (0.115 acres of land) and subdivide the parcel out of Parcel Number 4-27-606. Parcel Number 4-27-206 currently has a street frontage of approximately 203 feet. The proposed subdivision would leave a residual of approximately 153 foot of street frontage.

It is my intention for me to attend the upcoming Planning Board meeting as scheduled for Tuesday, March 1, 22022 to address any comments or concerns that the planning board might have.

Respectfully submitted,

Scott W. Kolb, PLS #50541



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:

PROPERTY INFORMATION:

PROPERTY ADDRESS: Water Street

TAX PARCEL NUMBER: 4-27-606 ZONING DISTRICT: Reisidence C

NUMBER OF LOTS TO DIVIDE PROPERTY INTO: 1 IS THERE A PROPOSED SUBSEQUENT ASSEMBLAGE? (Y / N)

APPLICANT INFORMATION:

APPLICANT NAME: Kate D. Harrienger

APPLICANT MAILING ADDRESS: 24287 County Route 67 - Watertown, NY 13601

PHONE NUMBER: 315-408-6123 (Mike) E-MAIL: _____

PROPERTY OWNER INFORMATION (if different from applicant):

PROPERTY OWNER NAME: _____

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

PHONE NUMBER: _____ E-MAIL: _____

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

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

*See appendices for further information

Applicant Signature: *Kate D. Harrienger* **Date:** *2-20-2022*
Property Owner Signature (if different) _____ **Date:** _____

LETTER OF AUTHORIZATION

Let it be known that Kate D. Harrienger 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
 Site Plan Modification Lot Line Adjustment

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

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

KD Main point of contact for Town staff

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

KD Attend all Planning Board meetings on my behalf

Tax Parcel: 4-27-606

Address: Water Street - City of Watertown

PROPERTY OWNER(s):

Signature: _____ Date: _____

Signature: Kate D. Harrienger Date: Feb. 11, 2022

Printed Name(s): Kate D. Harrienger

Address: 24287 County Route 67

City: Watertown State: NY Zip: 13601

Phone: 315-408-6123 Fax: _____

AGENT:

Signature: Scott W. Kolb Date: Feb. 11, 2022

Printed Name: Scott W. Kolb, PLS

Address: 1509 State Street

City: Watertown State: NY Zip: 13601

Phone: 315-778-6586 Fax: 315-782-3777

Request for Real Property Tax Law 932 Split



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

Property Address

Parcel Id

Water Street

4-27-606

Owner(s) Name

Signature

Date

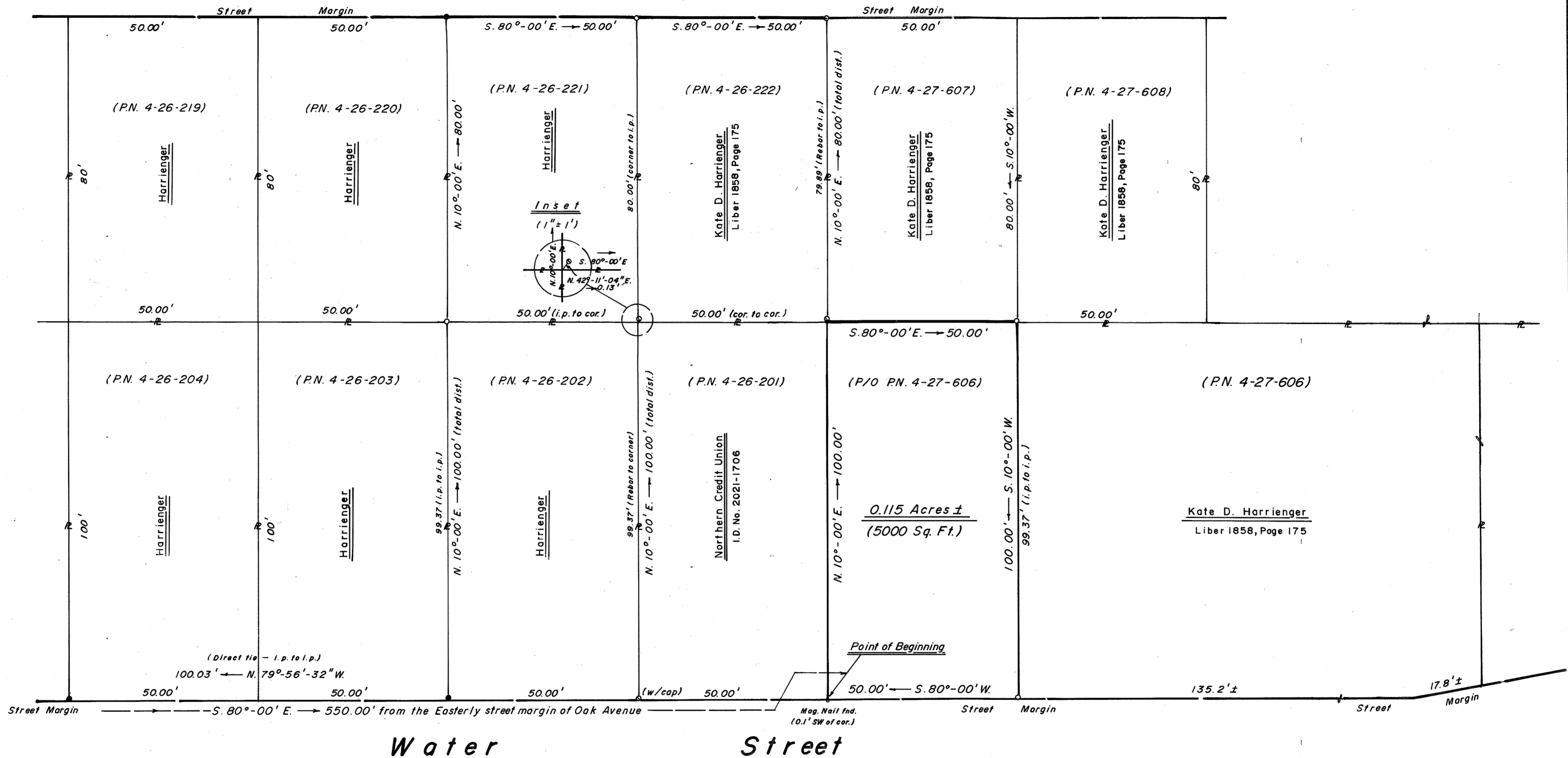
Kate D. Harrienger

Kate D. Harrienger

2-20-2022

MOG North
Oct. 17, 1995

North (Undeveloped) Street



NOTES & LEGEND -

- o - denotes 1/2" i.p. set
- - denotes 1/2" i.p. found
- - denotes 5/8" Rebar found
- i.p. denotes iron pipe
- R. denotes property line
- Survey performed with 12"-14" of snow cover
- Area is zoned Residence C
- denotes line not drawn to scale

Abstract ref. - None provided

Deed ref. -

Part of land described in a deed from Theodore M. Swan, Jr. to Kate D. Harrienger dated - May 31, 2002, date rec'd - June 3, 2002, Liber 1858, Page 175.

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 Board

Subdivision Final Plat of the Kate D. Harrienger Parcel of Land.
Water Street
City of Watertown - County of Jefferson - State of N.Y.

Date Feb. 11, 2022	Checked by P. Storino	Drwg. No.
Scale 1" = 20'	File No. 21-75-Watn(C)	1
Drawn by S. Kolb	Survey Jan. 19, 2022	

 **PATSY A. STORINO**
PROFESSIONAL LAND SURVEYOR

© Copyright dated - Feb. 11, 2022

Revisions

Patsy A. Storino - P.L.S. No. 49013
Scott W. Kolb - P.L.S. No. 50541

ADAMS

WATERTOWN

SCOTT W. KOLB

PROFESSIONAL LAND SURVEYOR

18281 Hickory Lane

WATERTOWN, NY 13601

(315) 778-6586

storinosurveying.skolb@yahoo.com

February 11, 2022

SURVEY BILL

File No: 21-75

ALL THAT TRACT OR PARCEL OF LAND situate on the northerly side of Water Street in the City of Watertown, County of Jefferson, State of New York being part of Parcel Number 4-27-606 on the City of Watertown Assessment Maps and being further described as follows:

BEGINNING at a point in the northerly street margin of Water Street at the intersection of the southwesterly corner of the parcel of land herein described and the southeasterly corner of a parcel of land that was conveyed by Steven G. Munson, Esq to Northern Credit Union by deed dated December 23, 2020 (Instrument Number 2021-1706); said point further being situate South 80 degrees 00 minutes East, along the northerly street margin of Water Street, a distance of 550.00 feet from the intersection of said northerly street margin and the easterly street margin of Oak Avenue;

THENCE from said point of beginning, North 10 degrees 00 minutes East, along the easterly line of the Northern Credit Union parcel of land, a distance of 100.00 feet to a point at the northeasterly corner of the Northern Credit Union parcel of land; said point further being situate South 10 degrees 00 minutes West a distance of 0.11 feet from a 5/8 inch rebar found;

THENCE South 80 degrees 00 minutes East, and being parallel with the northerly street margin of Water Street, a distance of 50.00 feet to a ½ inch iron pipe set;

THENCE South 10 degrees 00 minutes West and being parallel with the easterly line of the Northern Credit Union parcel of land, a total distance of 100.00 feet to a point in the northerly street margin of Water Street and passing on line at 99.37 feet a ½ inch iron pipe set;

THENCE South 80 degrees 00 minutes West, along the northerly street margin thereof, a distance of 50.00 feet to the point of beginning.

CONTAINING 0.115 acres of land more or less.

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

AS SURVEYED BY Scott W. Kolb, Licensed Land Surveyor, on January 19, 2022, and shown on a plat titled, "Subdivision Final Plat of the Kate D. Harrienger Parcel of Land," and dated February 11, 2022.

ALL BEARINGS referenced to magnetic north as observed on October 17, 1995.

BEING A PORTION OF LAND described in a deed from Theodore M. Swan, Jr. to Kate D. Harrienger dated May 31, 2002, and recorded in the Jefferson County Clerk's Office on June 3, 2002, in Liber 1858 of deeds, Page 175.

Scott W. Kolb, L.S. #50541
Licensed Land Surveyor

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

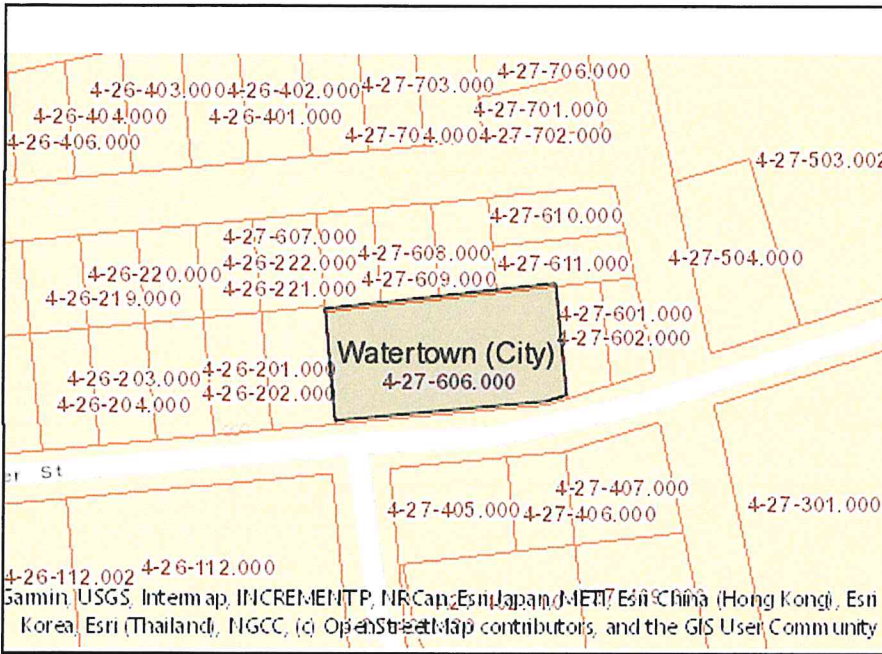
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Kate D. Harrienger Subdivision			
Project Location (describe, and attach a location map): Water Street - City of Watertown			
Brief Description of Proposed Action: Applicant is subdividing a 50 foot wide by 100 foot deep parcel from an existing 19,888 +/- square foot parcel with a total frontage on Water Street of 203+/- feet. Existing parcel will have 153+/- feet remaining frontage on Water Street.			
Name of Applicant or Sponsor: Kate D. Harrienger		Telephone: 315-408-6123	
		E-Mail:	
Address: County Route 67			
City/PO: Watertown		State: NY	Zip Code: 13601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 0.115 acres	
b. Total acreage to be physically disturbed?		_____ 0.115 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 1.767 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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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? 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	YES	
	<input checked="" type="checkbox"/>	<input 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: _____ _____	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: _____ Lot is being created to give adjacent parcel more green space.	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: _____ Lot is being created to give adjacent parcel more green space.	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? 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? 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	YES	
	<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: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Kate D. Harrienger</u> Date: <u>2-20-2022</u>		
Signature: <u><i>Kate D Harrienger</i></u> Title: <u>Owner</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
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]	No