



# MEMORANDUM

CITY OF WATERTOWN, NEW YORK  
OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT  
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: Subdivision Final Plat Approval – 1851 State Street

DATE: February 24, 2022

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**Request:** Subdivision Final Plat Approval for a two-lot subdivision of 1851 State Street, Parcel Number 5-21-122.000

**Applicant:** Nolan Kokkoris of Bond, Schoeneck & King on behalf of Northern Credit Union

**Proposed Use:** Unknown

**Property Owner:** 1851 State Street, LLC

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**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 2 of the Short Environmental Assessment Form, the Planning Board will be free to make a decision on the proposal.

The applicant proposes to divide the existing 5.368-acre parcel at 1851 State Street into two parcels, a 3.908-acre northern parcel (Parcel A) that contains the existing development on the site and would nominally front on Hunt Street, and a 1.460-acre southern parcel (Parcel B) that would become a vacant developable parcel and front on State Street.

**Required Descriptions:** The applicant has submitted suggested metes and bounds descriptions for both proposed resultant parcels.

**Area and Yard Regulations:** The existing structure on Parcel A would continue to meet all setback regulations of the Commercial District. The vehicular access to this site, which contains a Save-A-Lot store and a Pizza Hut in a shared building, is currently via the development at 144 Eastern Boulevard, more commonly known as Northland Plaza.

The deed to this parcel, dated August 29, 2016, references an easement between Watertown Center Development, LLC and Vogel Properties Watertown LLC (the entity that owned the subject parcel prior to 1851 State Street, LLC dated April 6, 2015 and recorded in the Jefferson County Clerk's Office on May 5, 2015. The applicant shall confirm that this is an access easement and that the proposed 3.908-acre northern parcel will continue to enjoy the benefit of this easement.

The area and yard regulations of any potential future development on Parcel B will be part of the Site Plan Review process for that development.

**Future Development:** The applicant's cover letter references the potential for Northern Credit Union to develop Parcel B. The cover letter does not provide any further details; however, the applicant indicates in the SEQR form that 1851 State Street LLC plans to sell Parcel B to Northern Credit Union.

**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.

The applicant answered "No" to Question 8b, indicating that there are no public transportation services available at or near the site of the proposed action. This is inaccurate, as the Watertown CitiBus's A-1 route enters Northland Plaza, providing transit access to the Save-A-Lot and Pizza Hut. The applicant shall change the answer to Question 8b from "No" to "Yes."

**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.

**Summary:** The following should be included as contingencies with the motion for approval:

1. The applicant shall confirm that the easement between Watertown Center Development, LLC and Vogel Properties Watertown LLC referenced in the existing deed for the subject parcel is an access easement allowing access across 144 Eastern Boulevard and that Parcel A, once subdivided, will continue to enjoy the benefit of this easement and that the deed filed for Parcel A with the County Clerk shall reflect this.
2. The applicant shall change the answer to Question 8b on the SEQR short EAF from "No" to "Yes."

cc: Michael Delaney, City Engineer  
Nolan T. Kokkoris, Bond, Schoeneck & King, PLLC, One Lincoln Center, Syracuse, NY 13202  
Nate Hunter, Northern Credit Union, 120 Factory Street, Watertown, NY 13601  
Richard Alexander, 162 Paddock Street, Watertown, NY 13601

**NOLAN T. KOKKORIS, ESQ.**  
nkokkoris@bsk.com  
P: 315.218.8279  
F: 315.218.8100

February 9, 2022

**VIA EMAIL AND UPS OVERNIGHT**

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

Re: *Subdivision Application*  
*1851 State Street; Tax Parcel Number 5-21-122.00*

Dear Mr. Lumbis:

We represent Northern Credit Union with respect to the proposed subdivision of real property located at 1851 State Street and known as Tax Parcel Number 5-21-122.00 (hereinafter, the "Property"). Enclosed with this letter please find Northern Credit Union's complete subdivision application, consisting of the following:

- Subdivision Application Form;
- Request for Real Property Tax Law 932 Split;
- Short Environmental Assessment Form, Part 1;
- Proposed Final Subdivision Plat Drawing;
- Tax Map with subject parcel highlighted;
- Suggested descriptions;
- Application fee in the amount of \$150.

This subdivision is requested in connection with the contemplated sale of a portion of the Property consisting of 1.46± acres of undeveloped land, identified on the enclosed subdivision plat as "Parcel B." The remainder of the Property, identified on the enclosed subdivision plat as "Parcel A," is not subject to the proposed sale agreement. No subsequent conveyances or assemblages are anticipated at this time. Any future development of Parcel B by Northern Credit Union will be done in accordance with the Zoning Ordinance of the City of Watertown and all applicable state and federal regulation.

We request that the Planning Board consider this proposed subdivision at its upcoming March meeting. Should any further materials be required, please do not hesitate to contact me.

Michael A. Lumbis  
February 9, 2022  
Page 2

Very truly yours,

BOND, SCHOENECK & KING, PLLC



Nolan T. Kokkoris  
Associate

Enclosures





# City of Watertown SUBDIVISION APPLICATION FORM

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

Received:

### PROPERTY INFORMATION:

PROPERTY ADDRESS: 1851 State Street

TAX PARCEL NUMBER: 5-21-122.00 ZONING DISTRICT: Commercial

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

### APPLICANT INFORMATION:

APPLICANT NAME: Northern Credit Union

APPLICANT MAILING ADDRESS: 120 Factory Street  
Watertown, New York 13601

PHONE NUMBER: (315) 782-0155 x3133 E-MAIL: [Nhunter@mynorthern.com](mailto:Nhunter@mynorthern.com)

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

PROPERTY OWNER NAME: 1851 State Street, LLC

PROPERTY OWNER MAILING ADDRESS (if different from subject parcel): 162 Paddock Street  
Watertown, New York 13601

PHONE NUMBER: (315) 225-2277 E-MAIL: [ceaseralex@aol.com](mailto:ceaseralex@aol.com)

### 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: \_\_\_\_\_ Date: \_\_\_\_\_

Property Owner Signature (if different)  \_\_\_\_\_ Date: 2/10/20

7/31/2020

## Appendix A: Checklist Instructions

- Cover Letter:** The applicant must submit a detailed cover letter describing what the applicant seeks to establish with the proposed Subdivision, including any proposed subsequent conveyances and/or assemblages with adjacent properties. Examples of what an applicant seeks to establish include separating part of a parcel to convey to a neighbor or dividing a large vacant lot into two buildable lots. The applicant must also describe the proposed future use of the property and any other information that will aid the Planning Board in comprehending the application.
- Drawing:** The drawing must depict the subject parcel(s) proposed for subdivision, and the locations where the split(s) will occur. The line weights must emphasize the split of the existing subject parcel into separate pieces and NOT what the property lines would look like following any subsequent proposed assemblages. If there is a proposed subsequent assemblage, or if the intent of the action is to achieve what is colloquially known as a “land swap” or a “lot line adjustment,” the cover letter is the appropriate place to communicate this.
- Descriptions:** The applicant must submit a suggested description for each new parcel created (e.g. for a two-lot subdivision, the applicant must submit two suggested descriptions; for a three-lot subdivision, the applicant must submit three suggested descriptions, etc.) These must be in the format of “legal descriptions,” measured in angles, bearings and distances. The applicant should note that these descriptions should reflect the new parcels that will *immediately* result from the proposed subdivision, *not* the future parcels what would result from a proposed subsequent assemblage.
- If a resultant subdivided parcel does not meet the minimum lot size and/or the minimum lot width requirements of the Zoning Ordinance, it will be a condition of Subdivision Approval to combine that parcel with an adjacent parcel by way of a new metes and bounds description. If the applicant proposes subsequent assemblages, the application should include those descriptions as well.
- 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.
- 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://qjsservices.dec.ny.gov/eafmapper/>.
- 932 Form:** This applicant must complete the attached Request for Real Property Tax Law 932 Split Form. This will assist the City Assessment Department in updating the City Tax Rolls in a timely manner.
- Additional Info:** Upon approval, the applicant must submit one Mylar Copy and two paper copies of the Subdivision Plat for signature by the Clerk of the Planning Board. The paper copies will be returned and the applicant must file one of them in the County Clerk’s office within 62 days of signing. Failure to file the Subdivision Plat within this timeframe will result in the approval expiring.
- When applying for Subdivision Approval, the applicant must be aware of the present Zoning of property to ensure that the resultant subdivided properties adhere to all setback and other Zoning regulations.

The words "Subdivision Final Plat" should appear as the title of the drawing. After the applicant files the plat with the County Clerk, the City Assessment Department will assign a new parcel number to the resulting parcel(s). The Mylar and paper copies should also include the following certification language:

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

**Required Sets:** The items in the checklist (other than the application fee) collectively make up a "set." The applicant is responsible for submitting eight (8) complete collated "sets" to the City Planning Department.

**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. The Planning Board typically acts on a Subdivision application at the first meeting at which it hears the case. Proposed Subdivisions require the Planning Board to hold a public hearing prior to voting.

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](http://www.watertown-ny.gov).



# 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

1851 State Street

5-21-122.00

Owner(s) Name

Signature

Date

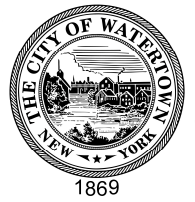
1851 State Street, LLC

A handwritten signature in black ink, appearing to be "J. J. J.", is written over the signature line.

7/10/22

Northern Credit Union

# 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

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Owner(s) Name

Signature

Date

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*John P. Schmitt*

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# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

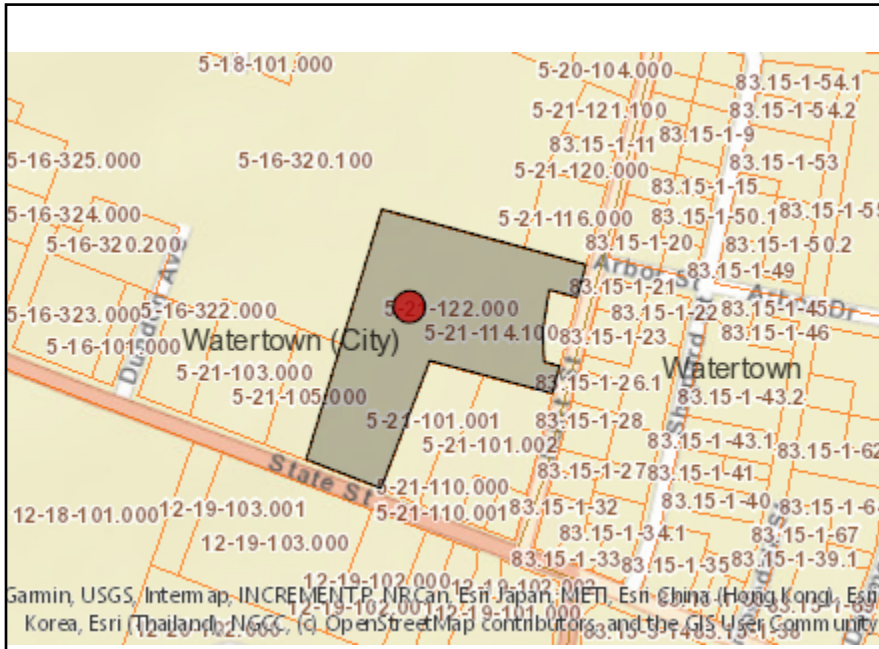
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
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? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input 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, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>	
	<input 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 type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input 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 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 type="checkbox"/>	
	<input 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    Agricultural/grasslands    Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban    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? Northern Long-eared Bat	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<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	YES
	<input 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? If Yes, describe: _____ _____	NO	YES
	<input 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? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor/name: _____ Date: _____ Signature: <u><i>M.P. Adams</i></u> Title: _____		



**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]	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]	No

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?”

	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

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)



**SUGGESTED DESCRIPTION -  
LOT A  
3.908 Acres ±**

**ALL** that tract or parcel of land situate in the City of Watertown, County of Jefferson and State of New York and being further described as follows:

**BEGINNING** at a half inch capped iron pipe stamped "GYMO" found at the northwest street margin of Hunt Street and the northeast corner of a parcel of land now or formerly owned by Earnest J. Clemons & Mark T. Schlupe as recorded in a deed filed at the Jefferson County Clerk's Office as Instrument Number 2021-00013623, said point being situate N.28°35'44"E., a distance of 373.10 feet from the intersection of the northeasterly street margin of State Street and the northwesterly street margin of Hunt Street;

**THENCE** N.61°19'23"W., a distance of 314.81 feet to a three quarter inch iron pipe found at the northwest corner of a parcel of land now or formerly owned by Ratana Ratanaphan as recorded in a deed filed at the Jefferson County Clerk's Office as Instrument Number 2008-00004006;

**THENCE** S.35°11'48"W., a distance of 33.32 feet to a set capped iron rod stamped "Moncrief & McLean";

**THENCE** N.54°51'34"W., a distance of 223.40 feet to a set capped iron rod stamped "Moncrief & McLean";

**THENCE** N.30°26'43"E., a distance of 337.62 feet to a magnetic nail found in an asphalt parking lot;

**THENCE** S.61°19'37"E., a distance of 529.95 feet to a half inch iron pipe found at the northwest street margin of Hunt Street and the southeast corner of a parcel of land now or formerly owned by John Harrienger as recorded in a deed filed at the Jefferson County Clerk's Office as Instrument Number 2009-00015429;

**THENCE** S.28°39'20"W., along the street margin of Hunt Street a distance of 84.50 feet to a three quarter inch iron pipe found at the northeast corner of a parcel of land now or formerly owned by Ronald Frost as recorded in a deed filed at the Jefferson County Clerk's Office as Instrument Number 2014-00012508;

**THENCE** N.61°19'37"W., passing through an iron pipe found at 48.51 feet and continuing for a total distance of 74.00 feet to a point, said point being the northwest corner of the aforementioned Frost parcel;

**THENCE** S.22°23'23"W., a distance of 100.59 feet to a point;

**THENCE** S.11°30'02"W., a distance of 78.54 feet to a half inch capped iron pipe stamped "GYMO" found at the southwest corner of the aforementioned Frost parcel;

**THENCE** S.61°35'18"E., a distance of 39.86 feet to a half inch capped iron pipe stamped "GYMO" found at the northwest street margin of Hunt Street and the southeast corner of the aforementioned Frost parcel;

**THENCE** S.28°35'44"W., a distance of 70.21 feet to the point of beginning.

**CONTAINING** 3.908 acres of land more or less.

**SUBJECT TO & TOGETHER WITH** the rights of the public in Hunt Street.

**ALSO SUBJECT TO** any easements, covenants, conditions and restrictions of record, and/or rights if any exist.

**IT BEING** the intent to describe a part or portion of the parcel of land conveyed by Vogel Properties Watertown LLC to 1851 State Street LLC as recorded in a deed filed at the Jefferson County Clerk's Office as Instrument Number 2016-00012370 on August 29, 2016.

**John D. McLean**

**P.L.S. 050925**

**SUGGESTED DESCRIPTION -  
LOT B  
1.460 Acres ±**

**ALL** that tract or parcel of land situate in the City of Watertown, County of Jefferson and State of New York and being further described as follows:

**BEGINNING** at a half inch iron rod found at the northeasterly street margin of New York State Route 12 a.k.a. State Street and the southeast corner of a parcel of land now or formerly owned by 1833 State Street LLC as recorded in a deed filed at the Jefferson County Clerk's Office as Instrument Number 2016-00016356, said point being situate N.54°49'20"W., a distance of 553.99 feet from the intersection of the northeasterly street margin of State Street and the northwesterly street margin of Hunt Street;

**THENCE** N.30°26'43"E., a distance of 302.57 feet to a set capped iron rod stamped "Moncrief & McLean";

**THENCE** S.54°51'34"E., a distance of 223.40 feet to a set capped iron rod stamped "Moncrief & McLean" in the western boundary line of a parcel of land now or formerly owned by Ratana Ratanaphan as recorded in a deed filed at the Jefferson County Clerk's Office as Instrument Number 2008-00004006;

**THENCE** S.35°11'48"W., a distance of 301.68 feet to a railroad spike found at the northeasterly street margin of State Street and the southwest corner of the aforementioned Ratanaphan parcel;

**THENCE** N.54°49'20"W., along the street margin a distance of 198.33 feet to the point of beginning.

**CONTAINING** 1.460 acres of land more or less.

**SUBJECT TO & TOGETHER WITH** the rights of the public in Hunt Street.

**ALSO SUBJECT TO** any easements, covenants, conditions and restrictions of record, and/or rights if any exist.

**IT BEING** the intent to describe a part or portion of the parcel of land conveyed by Vogel Properties Watertown LLC to 1851 State Street LLC as recorded in a deed filed at the Jefferson County Clerk's Office as Instrument Number 2016-00012370 on August 29, 2016.

**John D. McLean**

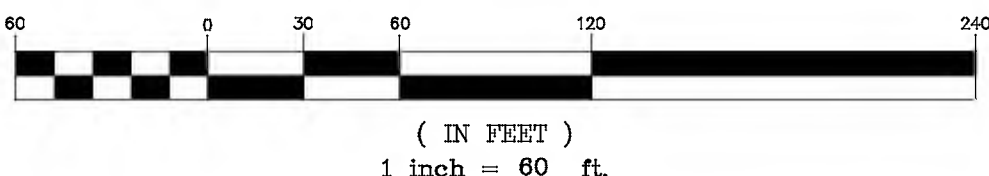
**P.L.S. 050925**



**LEGEND:**

- |  |   |  |                            |
|--|---|--|----------------------------|
|  | GAS VALVE                               |  | HANDICAPPED PARKING SPACE  |
|  | GAS METER                               |  | PAINTED TRAFFIC FLOW ARROW |
|  | GAS MARKOUT                             |  | GUARD RAIL                 |
|  | GAS ENTRANCE                            |  | CHAIN LINK FENCE           |
|  | WATER VALVE                             |  | OVERHEAD UTILITY LINE      |
|  | FIRE HYDRANT                            |  | EDGE OF WOODS              |
|  | WATER MARKOUT                           |  | ELECTRIC ENTRANCE          |
|  | METAL SIGN                              |  | ELECTRIC & GAS MARKOUT     |
|  | UTILITY POLE                            |  | CATCH BASIN                |
|  | LIGHT POLE                              |  | SEWER MARKOUT              |
|  | BOLLARD                                 |  | WELL                       |
|  | CENTERLINE                              |  | SANITARY MANHOLE           |
|  | CONCRETE SURFACE                        |  | CONCRETE HIGHWAY MONUMENT  |
|  | IRON PIPE FOUND                         |  | RAILROAD SPIKE FOUND       |
|  | CAPPED IRON ROD SET "MONCRIEF & McLEAN" |  | BUILDING OVERHANG          |

**GRAPHIC SCALE**



**MAP REFERENCE:**

1.) MAP ENTITLED "SURVEY MAP OF THE LAND OF NORTHLAND SHOPPING PLAZA, INC., EASTERN BLVD., COLUMBIA ST., STATE ST., HINDS AVE., DUNDON AVE. & HUNT ST." MADE BY LEO F. GOZALKOWSKI AND DATED JUNE 4, 1973 AND LAST REVISED JULY 25, 1973.  
 2.) MAP ENTITLED "MAP SHOWING THE SUBDIVISION OF THE NEW PLAN REALTY TRUST, INC. PROPERTY, EASTERN BOULEVARD, STATE STREET, HUNT STREET" MADE BY MONCRIEF LAND SURVEYING REVISED OCTOBER 20, 2005 AND FILED AT THE JEFFERSON COUNTY CLERK'S OFFICE AS MAP FILE NUMBER 3666 FILED ON OCTOBER 20, 2005.

**DEED REFERENCE:**

BEING THAT PARCEL OF LAND CONVEYED BY VOGEL PROPERTIES WATERTOWN LLC TO 1851 STATE STREET LLC BY BARGAIN AND SALE DEED RECORDED IN THE JEFFERSON COUNTY CLERK'S OFFICE AT INSTRUMENT NUMBER 2016-00012370 ON AUGUST 29, 2016.

**ABSTRACT REFERENCE:**

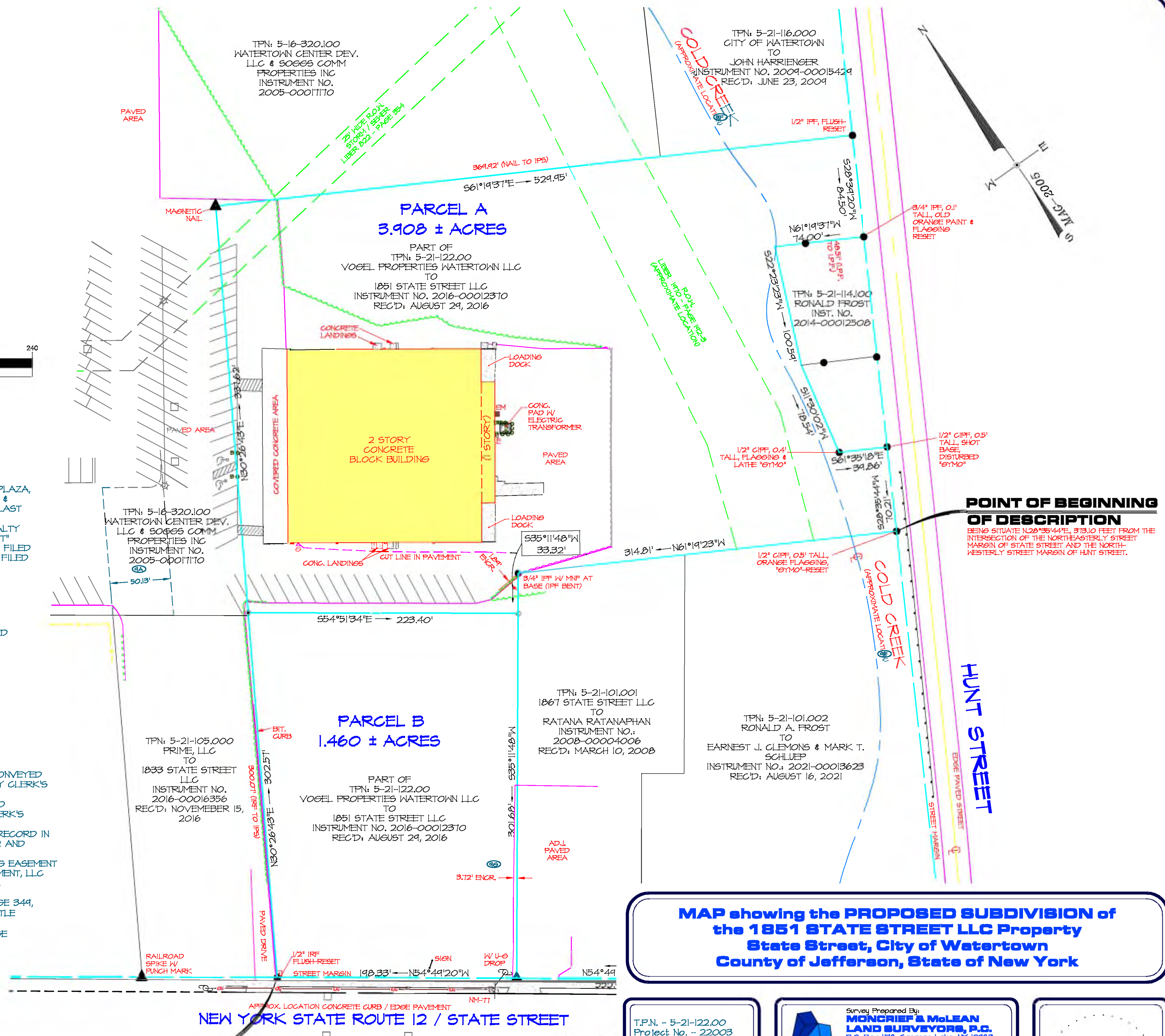
BROWNELL ABSTRACT CORPORATION  
 ABSTRACT OF TITLE NO. 148902CC  
 LAST DATED NOVEMBER 3, 2021.

**NOTES:**

- SUBJECT TO A TWENTY-FIVE FOOT RIGHT OF WAY AND EASEMENT AS CONVEYED AND DESCRIBED IN AN INSTRUMENT RECORDED IN THE JEFFERSON COUNTY CLERK'S OFFICE IN LIBER 822 AT PAGE 354.
- ALSO SUBJECT TO A RIGHT OF WAY AND EASEMENT AS CONVEYED AND DESCRIBED IN AN INSTRUMENT RECORDED IN THE JEFFERSON COUNTY CLERK'S OFFICE IN LIBER 1970 AT PAGES 192 AND 193.
- ALSO SUBJECT TO CERTAIN RESTRICTIVE COVENANTS APPEARING OF RECORD IN LIBER 720 OF DEEDS AT PAGE 187 AND INSTRUMENT NO. 2005-00019522 AND MODIFIED IN INSTRUMENT NO. 2007-10218.
- TOGETHER WITH AND SUBJECT TO A CROSS INGRESS/EGRESS, PARKING EASEMENT AND UTILITY ACCESS EASEMENT BETWEEN WATERTOWN CENTER DEVELOPMENT, LLC AND VOGEL PROPERTIES WATERTOWN, LLC RECORDED IN INSTRUMENT NO. 2005-00019523.
- SUBJECT TO THE RESERVATIONS CONTAINED WITHIN LIBER 822 AT PAGE 344, LIBER 716 AT PAGE 108 AND LIBER 726 AT PAGE 105, (ACCORDING TO TITLE INSURANCE POLICY NO. 201100663WN)
- ALSO SUBJECT TO A RIGHT OF WAY RECORDED IN LIBER 832 AT PAGE 444, (ACCORDING TO TITLE INSURANCE POLICY NO. 201100663WN)

**ACREAGE:**

AREA OF PARCEL A = 3.908 ACRES OF LAND MORE OR LESS.  
 AREA OF PARCEL B = 1.460 ACRES OF LAND MORE OR LESS.



**POINT OF BEGINNING OF DESCRIPTION**

BEING SITUATE N54°49'20"W, 533.89 FEET FROM THE INTERSECTION OF THE NORTHEASTERLY STREET MARGIN OF STATE STREET AND THE NORTH-WESTERLY STREET MARGIN OF HUNT STREET.

**MAP showing the PROPOSED SUBDIVISION of the 1851 STATE STREET LLC Property State Street, City of Watertown County of Jefferson, State of New York**

T.P.N. - 5-21-122.00  
 Project No. - 22003  
 Scale - 1"=60 Feet  
 Survey Date - 01/05/22  
 Map Date - 01/14/22  
 Print Date - 01/14/22  
 Checked By - RSM  
 Revisions -

Survey Prepared By:  
**MONCRIEF & McLEAN LAND SURVEYORS, P.C.**  
 P.O. Box 1178, Saranac Lake, NY 12983  
 151 Homestead Drive, Clinton, NY 13323  
 TEL: (518) 376-8444  
 WWW.NEYORKDRONESURVEY.COM

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 2209, sub-division 2, of the New York State Education Law."  
 "Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid true copies."  
 "Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for land surveys adopted by the New York State Association of Professional Land Surveyors. Such certifications shall run only to the persons for whom the survey is prepared, and on their behalf to the title company, governmental agency and lending institution named hereon and to the assignees of the lending institution."  
 "Certifications are not transmittable to additional institutions or subsequent owners."  
 "The location of underground improvements or encroachments, if any exist or are shown hereon, are not certified."  
 "This survey opinion is not valid, and the surveyor assumes no liability if it is used in connection with a 'Survey Affidavit' or other document, statement or mechanism to obtain title insurance."

JOHN D. McLEAN  
 PLS. No. 050925





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

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

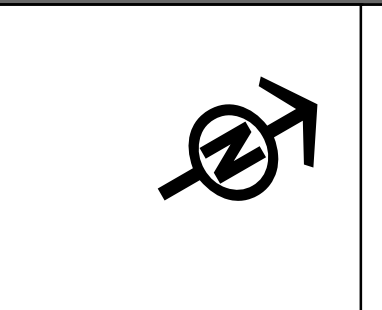
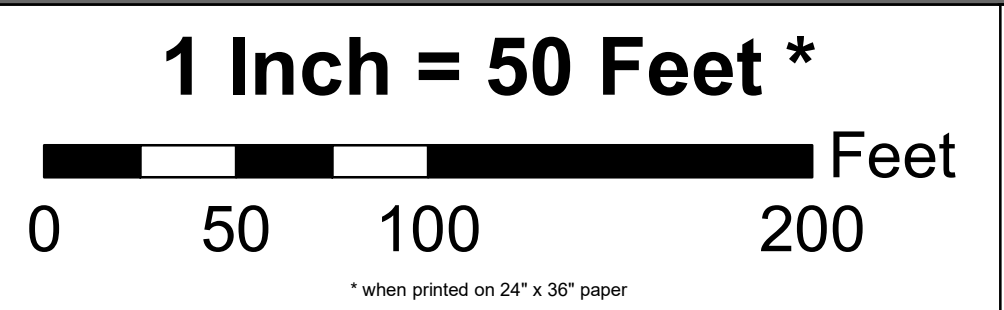
NAD 83 STATE PLANE  
 CENTRAL ZONE, US FEET

Print Key	Date
5-21-113.000	09/11/2014
5-21-114.000	09/11/2014

Parcel ID	Assessment ID
123	(124,000)
124	(124,000)

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

Coordinate Grid  
 Parcel ID  
 Assessment ID  
 (indicates informally combined parcels)



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

Section 05 Block 21

Printed Date: 10/4/2021