



MEMORANDUM

CITY OF WATERTOWN, NEW YORK
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
245 WASHINGTON STREET, ROOM 305, WATERTOWN, NY 13601
PHONE: 315-785-7741 – FAX: 315-782-9014

TO: Planning Board Members

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

SUBJECT: Subdivision Final Plat Approval – 148 North Pleasant Street

DATE: September 29, 2022

Request: Subdivision Final Plat Approval for a three-lot subdivision of 148 Pleasant Street North, Parcel Number 06-15-119.000

Applicant: City of Watertown

Proposed Use: Residential and Park

Property Owner: City of Watertown

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 4.44-acre lot at 148 Pleasant Street North, including a portion of Columbia Street that was abandoned by City Council on July 5, 2022, into three parcels, a 2.41-acre center section that the City proposes to use as public park land, a 1.31-acre northern section along Pleasant Street North and a 0.72-acre southern section along California Avenue. The parcels fronting Pleasant Street North and California Avenue are proposed for future residential use.

The subdivision is one of the final steps in the cleanup of the former Ogilvie Foods site located between Pleasant Street North and California Avenue. The subdivision must be completed to create separate parcels to distinguish areas of the site that were cleaned up to “unrestricted residential” standards and the area of the site that was cleaned up to “commercial” standards. The areas along both street frontages were cleaned up to unrestricted residential standards while the area in the center of the site was cleaned up to commercial standards. While the center of the

site was cleaned up to “commercial standards” the future land use of the site is not envisioned to be commercial, as is typically defined in zoning. The current vision for the property is to create a park in the center area, which would be allowed under DEC’s commercial designation. The areas along the street frontages are envisioned to be residential parcels.

Required Descriptions: Storino Geomatics has prepared suggested metes and bounds descriptions for each of the proposed parcels for the City. The proposed description for parcel I includes the required environmental easement language that is required as a result of the cleanup.

SEQR: Questions 12a. and 12b. of Part I of the Short Environmental Assessment Form (EAF) are answered yes due to the proximity of the subdivision parcel to the South-East Side of State Street which is eligible for listing as a historic district. The subdivision and potential future development of the parcels will have no impact on this area.

DEC’s online EAF Mapper automatically checked yes to Question 15 of the Short EAF form as the entire City is located within the habitat area of the Northern Long-eared bat. However, there are no trees or other suitable habitat areas on the subdivision parcel and this action and potential future development will have no impact on the Northern Long-eared bat.

The EAF Mapper also automatically checked yes to Question 20, indicating that the site of the proposed action or an adjoining property has been the subject of remediation (ongoing or completed) for hazardous waste. The Ogilvie Site has been remediated by the City and the subdivision is being completed as part of the process to finalize the project and place an environmental easement on the property.

Prior to approval of the subdivision, the Planning Board must consider Part 2 of the Short EAF and make a determination of significance relative to SEQRA.

Miscellaneous: If the Planning Board approves the subdivision, the City will file a signed copy of the plat in the County Clerk’s Office within 62 days of signing.

cc: Michael Delaney, City Engineer



City of Watertown
SUBDIVISION APPLICATION FORM

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

Received:
PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT

SEP 28 2022

RECEIVED
CITY OF WATERTOWN, NY

PROPERTY INFORMATION:

PROPERTY ADDRESS: 148 Pleasant Street North

TAX PARCEL NUMBER: 6-15-119.000 ZONING DISTRICT: Light Industry

NUMBER OF LOTS TO DIVIDE PROPERTY INTO: 3 IS THERE A PROPOSED SUBSEQUENT ASSEMBLAGE? (Y / N)

APPLICANT INFORMATION:

APPLICANT NAME: City of Watertown

APPLICANT MAILING ADDRESS: 245 Washington Street, Watertown, NY 13601

PHONE NUMBER: 315-785-7741 E-MAIL: planning@watertown-ny.gov

PROPERTY OWNER INFORMATION (if different from applicant):

PROPERTY OWNER NAME: _____

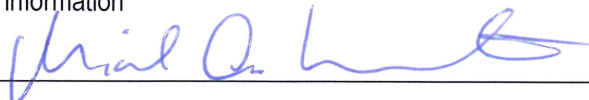
PROPERTY OWNER MAILING ADDRESS (if different from subject parcel): _____

PHONE NUMBER: _____ E-MAIL: _____

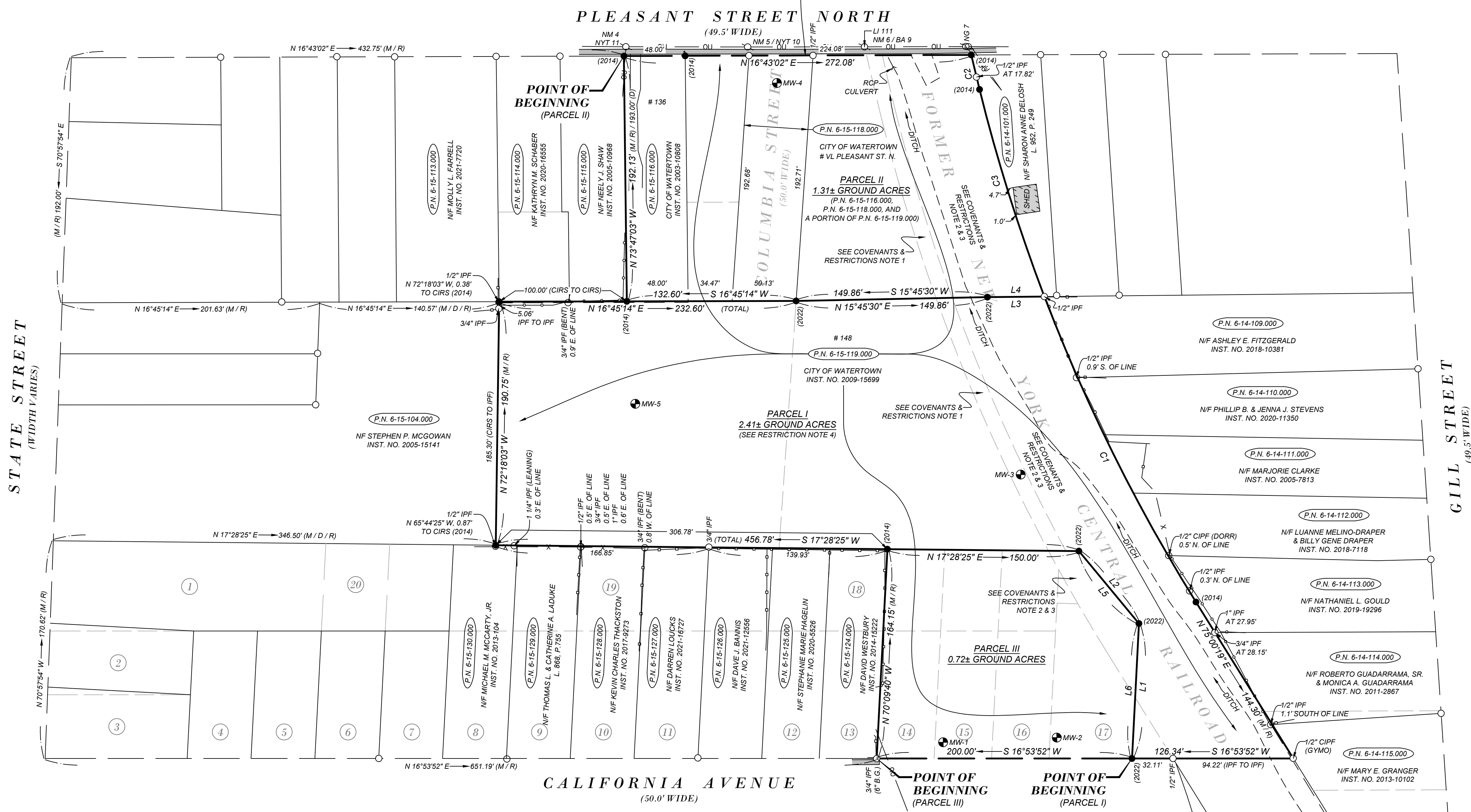
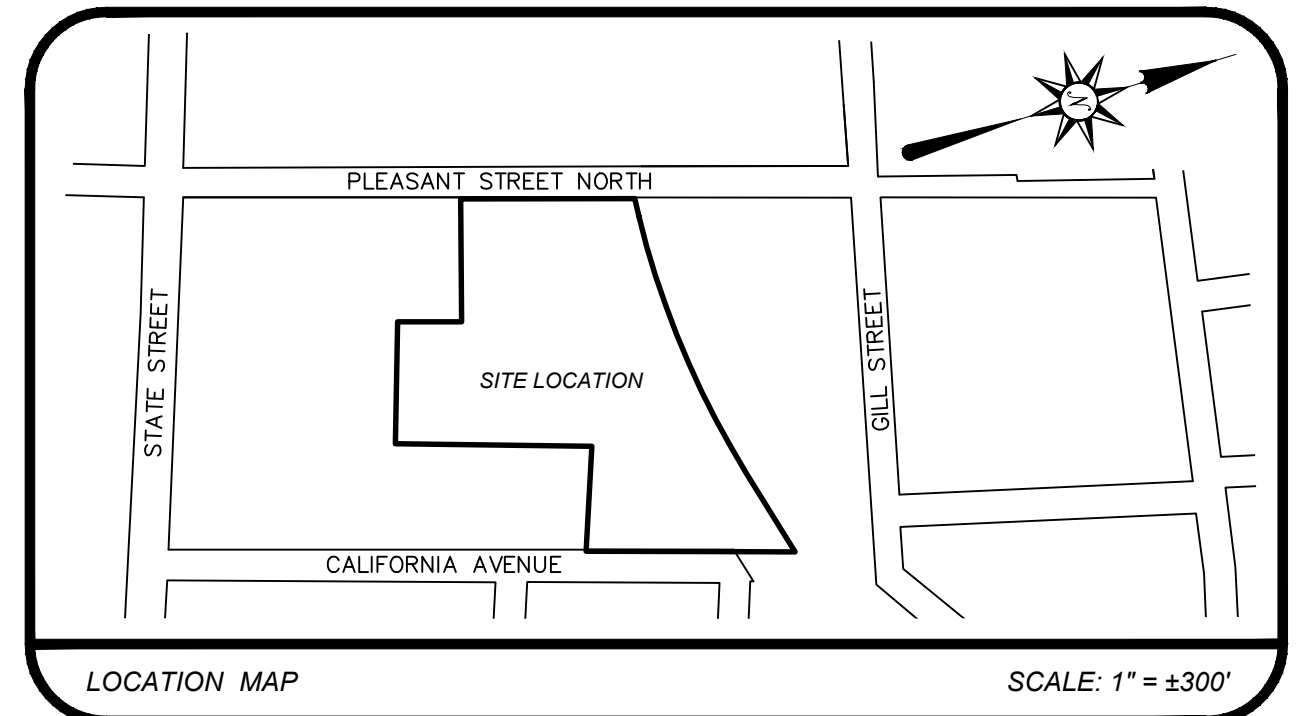
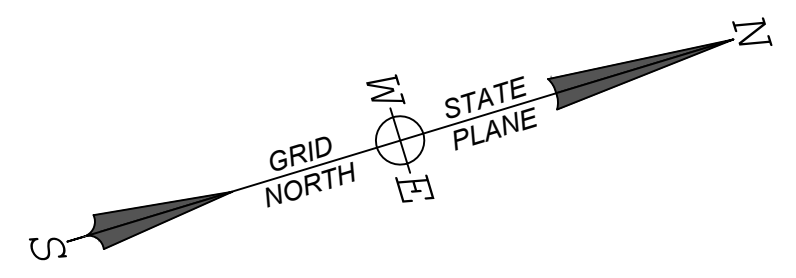
CHECKLIST (please include all of the following in addition to this application form):

- | | |
|---|--|
| <input 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 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:  **Date:** 9/28/22

Property Owner Signature (if different) _____ **Date:** _____



- LEGEND:**
- BOUNDARY LINE
 - FORMER BOUNDARY LINE
 - STREET MARGIN
 - DEED LINE
 - CHAIN LINK FENCELINE
 - PAGE WIRE FENCELINE
 - STOCKADE FENCELINE
 - 1/2" CAPPED IRON REBAR SET (CIRS)
 - IRON FOUND (AS NOTED)
 - UTILITY POLE
 - GUY WIRE
 - OVERHEAD UTILITY LINE
 - MONITORING WELL
- ADJOINER REFERENCES:**
- [P.N. 6-14-101.000] GLENN F. & EVELYN M. KANE TO SHARON ANNE DELOSH DEED DATE: AUGUST 15, 1984 DATE RECORDED: AUGUST 16, 1984 LIBER 952, PAGE 249
 - [P.N. 6-14-109.000] KEVIN F. OLSON TO ASHLEY E. FITZGERALD DEED DATE: JULY 13, 2018 DATE RECORDED: JULY 19, 2018 INSTRUMENT NUMBER: 2018-10381
 - [P.N. 6-14-110.000] AARON M. HIBBARD TO PHILLIP B. & JENNA J. STEVENS DEED DATE: AUGUST 14, 2020 DATE RECORDED: SEPTEMBER 15, 2020 INSTRUMENT NUMBER: 2020-11350
 - [P.N. 6-14-111.000] TIMOTHY C. & LORI A. ROBERTS TO MARJORIE CLARKE DEED DATE: MAY 23, 2005 DATE RECORDED: MAY 27, 2005 INSTRUMENT NUMBER: 2005-7813
 - [P.N. 6-14-112.000] NATHANIEL J. & ALICIA E. VAN ZYL TO LUANNE MELINO-DRAPER & BILLY GENE DRAPER DEED DATE: MAY 18, 2018 DATE RECORDED: MAY 23, 2018 INSTRUMENT NUMBER: 2018-7118
 - [P.N. 6-14-113.000] JAMES W. & PRISCILLA JACOBO TO NATHANIEL L. GOULD DEED DATE: NOVEMBER 18, 2019 DATE RECORDED: DECEMBER 2, 2019 INSTRUMENT NUMBER: 2019-19296
 - [P.N. 6-14-114.000] ROBERTA TANNER, LINDA CONVERSE, & JEANETTE A. LETTIERE AS CO-EXECUTRICES TO ROBERTO GUADARRAMA, SR. & MONICA A. GUADARRAMA DEED DATE: DECEMBER 17, 2010 DATE RECORDED: FEBRUARY 28, 2011 INSTRUMENT NUMBER: 2011-2867
 - [P.N. 6-14-115.000] NATIONAL TRANSFER SERVICES, LLC TO MARY E. GRANGER DEED DATE: JULY 8, 2013 DATE RECORDED: JULY 11, 2013 INSTRUMENT NUMBER: 2013-10102
 - [P.N. 6-15-104.000] STEPHEN P. MCGOWAN DEED DATE: SEPTEMBER 21, 2005 DATE RECORDED: SEPTEMBER 22, 2005 INSTRUMENT NUMBER: 2005-15141
 - [P.N. 6-15-113.000] MELVIN J. BALDWIN TO MOLLY L. FARRELL DEED DATE: MAY 10, 2021 DATE RECORDED: MAY 20, 2021 INSTRUMENT NUMBER: 2021-7720
 - [P.N. 6-15-114.000] TOMMY FENTON TO KATHRYN M. SCHABER DEED DATE: NOVEMBER 25, 2020 DATE RECORDED: DECEMBER 15, 2020 INSTRUMENT NUMBER: 2020-16555
 - [P.N. 6-15-115.000] KURT P. & ANGELA DANO TO NEELY J. SHAW DEED DATE: JULY 13, 2005 DATE RECORDED: JULY 18, 2005 INSTRUMENT NUMBER: 2005-10968
 - [P.N. 6-15-124.000] ANDREA L. GRANT TO DAVID WESTBURY DEED DATE: OCTOBER 22, 2014 DATE RECORDED: OCTOBER 27, 2014 INSTRUMENT NUMBER: 2014-15222
 - [P.N. 6-15-125.000] TERENCE G. SMITH, II TO STEPHANIE MARIE HAGELIN DEED DATE: MAY 7, 2020 DATE RECORDED: MAY 20, 2020 INSTRUMENT NUMBER: 2020-5526
 - [P.N. 6-15-126.000] DAVE J. & SHANNON M. BANNIS TO DAVE J. BANNIS DEED DATE: OCTOBER 28, 2020 DATE RECORDED: AUGUST 3, 2021 INSTRUMENT NUMBER: 2021-12556
 - [P.N. 6-15-127.000] COREY C. BOULIO TO DARRIN LOUCKS DEED DATE: SEPTEMBER 20, 2021 DATE RECORDED: OCTOBER 12, 2021 INSTRUMENT NUMBER: 2021-16727
 - [P.N. 6-15-128.000] NICHOLAS SHERWOOD TO KEVIN CHARLES THACKSTON DEED DATE: JUNE 16, 2017 DATE RECORDED: JUNE 21, 2017 INSTRUMENT NUMBER: 2017-9273
 - [P.N. 6-15-129.000] BARBARA L. NUTTING TO THOMAS L. & CATHERINE A. LADUKE DEED DATE: OCTOBER 21, 1975 DATE RECORDED: OCTOBER 21, 1975 LIBER 888, PAGE 755
 - [P.N. 6-15-130.000] RUTH H. SODERQUIST, CHRISTINE R. BENTON & JAN E. SODERQUIST TO MICHAEL M. MCCARTY, JR. DEED DATE: DECEMBER 12, 2012 DATE RECORDED: JANUARY 3, 2013 INSTRUMENT NUMBER: 2013-104
 - [P.N. 6-16-201.100] FRANCIS P. DONNELLY III TO NICHOLAS D. PISTILLI DEED DATE: AUGUST 26, 2015 DATE RECORDED: SEPTEMBER 16, 2015 INSTRUMENT NUMBER: 2015-13775

MAP REFERENCE:

"SURVEY PLAT OF PARCELS OF LAND KNOWN AS TAX MAP P.N. 6-15-116.000 AND TAX MAP P.N. 6-15-119.000, LANDS OF THE CITY OF WATERTOWN", FILE NO. 204-012, BY STORINO GEOMATICS, PLLC, DATED JUNE 26, 2014, REVISED MARCH 25, 2015.

SURVEY NOTES:

- BEARINGS ARE REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (1102), AS REALIZED FROM STATIC GPS OBSERVATIONS REFERENCED TO NAD 83 (2011) MADE ON MAY 27, 2014.
- DISTANCES ARE GROUND DISTANCES (U.S. SURVEY FEET).
- SURVEY DATES: 6/15 AND 6/18/2018, 9/4/2022
- ALL ADJOINERS AND REFERENCES ARE PER THE CITY OF WATERTOWN ASSESSMENT DEPARTMENT.
- THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF UPDATED ABSTRACTS OF TITLE.
SURVEYOR HAS MADE NO INVESTIGATION NOR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT ABSTRACT TITLE SEARCHES MAY DISCLOSE.
- NO UNDERGROUND FACILITIES, STRUCTURES OR UTILITIES ARE SHOWN ON THIS MAP. PRIOR TO CONSTRUCTION CONTACT PRIVATE UTILITY LOCATE AND DIG SAFELY NEW YORK FOR LOCATIONS OF UNDERGROUND UTILITIES. (1-800-962-7962 OR 811)
- (M): MEASURED DISTANCE (D): DEED DISTANCE (R): RECORD MAP DISTANCE
IPF: IRON PIPE FOUND
CIPF: CAPPED IRON PIPE FOUND
- CAPS ON ALL 1/2" CAPPED IRON REBAR SET (CIRS) (2014) ARE YELLOW AND READ "STORINO LS 50035".
CAPS ON ALL 1/2" CAPPED IRON REBAR SET (CIRS) (2022) ARE YELLOW AND READ "STOR GEOM PLS 50035".

COVENANTS & RESTRICTIONS:

- THIS PARCEL IS SUBJECT TO A RESTRICTION THAT IT BE USED FOR RAILROAD PURPOSES ONLY AS SET FORTH IN A DEED FROM WILLIAM I. COMINS AND CORNELIA COMINS TO THE CARTHAGE, WATERTOWN AND SACKETS HARBOR RAILROAD COMPANY, RECORDED IN THE JEFFERSON COUNTY CLERK'S OFFICE IN LIBER 194 OF DEEDS, AT PAGE 126 ON SEPTEMBER 13, 1872 AND IN A DEED FROM BENJAMIN AND ALMEDA HADCOCK TO THE CARTHAGE, WATERTOWN AND SACKETS HARBOR RAILROAD COMPANY, RECORDED IN THE JEFFERSON COUNTY CLERK'S OFFICE IN LIBER 194 OF DEEDS, AT PAGE 102 ON SEPTEMBER 13, 1872, MAY 27, 2014.
- THIS PARCEL IS SUBJECT TO A COVENANT AND RESTRICTION THAT NO PART BE USED, OR MADE PART OF, A TRANSPORTATION, COMMUNICATION, ELECTRICAL OR OTHER CORRIDOR OR RIGHT-OF-WAY AS SET FORTH IN A DEED FROM BRADFORD A. WHITE TO BORDEN, INC. RECORDED IN THE JEFFERSON COUNTY CLERK'S OFFICE IN LIBER 928 OF DEEDS, AT PAGE 281 ON JANUARY 3, 1983.
- THIS PARCEL IS SUBJECT TO ALL EXISTING WIRE AND PIPE AGREEMENTS, OCCUPANCIES AND LICENSES, IF ANY, BETWEEN GRANTOR AND OTHER PARTIES, NOT OF RECORD, THAT IN ANY WAY ENCLUMBER THE PREMISES AS SET FORTH IN A DEED FROM THE OVASCO RIVER RAILWAY, INC. TO BRADFORD A. WHITE, RECORDED IN THE JEFFERSON COUNTY CLERK'S OFFICE IN LIBER 923 OF DEEDS, AT PAGE 881 ON JULY 2, 1982.
- "THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL CONSERVATION LAW. THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THIS EASEMENT ARE SET FORTH IN MORE DETAIL IN THE SITE MANAGEMENT PLAN (SMP). A COPY OF THE SMP MUST BE OBTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY. THE SMP CAN BE OBTAINED FROM NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 12233 OR AT DERWEB@DEC.NY.GOV."

DEED REFERENCES:

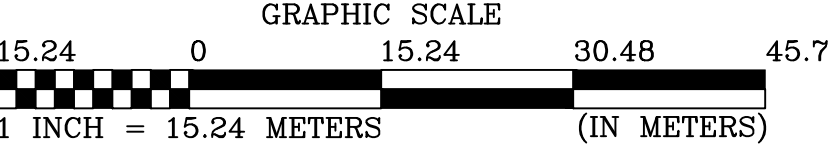
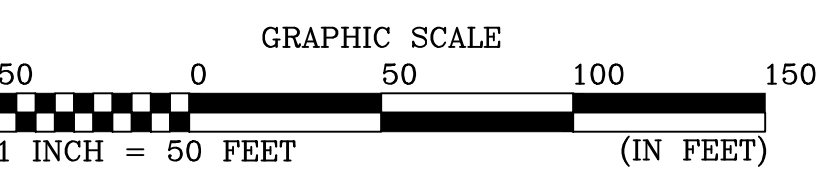
- (QUITCLAIM DEED) JAMES E. MILLS, CITY COMPTROLLER TO CITY OF WATERTOWN DEED DATE: JUNE 27, 2003 DATE RECORDED: JULY 11, 2003 INSTRUMENT NUMBER: 2003-10808
REFER TO: GARRY T. MCGIVNEY & SALLIE L. PRENTICE TO GARRY T. MCGIVNEY DEED DATE: OCTOBER 19, 1982 DATE RECORDED: OCTOBER 25, 1982 LIBER 928, PAGE 843
- (QUITCLAIM DEED) JAMES E. MILLS, CITY COMPTROLLER TO CITY OF WATERTOWN DEED DATE: OCTOBER 7, 2009 DATE RECORDED: OCTOBER 7, 2009 INSTRUMENT NUMBER: 2009-15699
REFER TO: HEUVELTON WHEY COMPANY TO OGIWIE FOODS, INC. DEED DATE: AUGUST 15, 1991 DATE RECORDED: AUGUST 27, 1991 LIBER 1271, PAGE 184

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 70°09'40" W	105.84'
L2	S 67°14'37" W	73.67'
L3	N 16°19'07" E	44.63'
L4	S 16°19'07" W	44.63'
L5	N 67°14'37" E	73.67'
L6	S 70°09'40" E	105.84'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1392.69'	267.49'	267.07'	N 80°30'27" E
C2	1870.08'	27.81'	27.81'	S 86°34'07" E
C3	1392.69'	170.04'	169.94'	N 89°30'27" E



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,
PLANNING & COMMUNITY DEVELOPMENT DIRECTOR,
CLERK OF THE CITY OF WATERTOWN PLANNING BOARD

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL AND ORIGINAL SIGNATURE IN RED INK SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.
ANYONE POSSESSING AN UNAUTHORIZED COPY MAY FACE CIVIL AND POSSIBLE CRIMINAL DAMAGES. UNAUTHORIZED COPIES MAY CONTAIN INACCURATE, INCORRECT, ERRONEOUS OR MISLEADING INFORMATION OR OMIT IMPORTANT AND RELEVANT INFORMATION. DO NOT USE OR RELY ON UNAUTHORIZED COPIES.
THE SEAL, SIGNATURE, AND CERTIFICATION ARE HEREBY REVOKED AND OTHERWISE VOID ON ALL UNAUTHORIZED COPIES.



**- SUBDIVISION FINAL PLAT -
LANDS OF THE CITY OF WATERTOWN**

TAX MAP P.N. 6-15-119.000

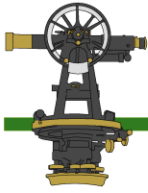
148 PLEASANT STREET NORTH
COUNTY OF JEFFERSON

CITY OF WATERTOWN
STATE OF NEW YORK

Preliminary
09/12/2022 10:14:46 AM
THOMAS MICHAEL STORINO
P.L.S. NO. 50035

STORINO GEOMATICS
LAND SURVEYING SERVICES & CONSULTING, PLLC
PROFESSIONAL LAND SURVEYORS
165 MULLIN STREET
WATERTOWN, NY 13601
TEL: (315) 788-0287
WWW.STORINOGEOMATICS.COM
NJ · NY · PA · VT

DATE: 9/XX/2022
SCALE: 1" = 50'
DRAWN BY: A.M.S.
CHECKED BY: T.M.S. / A.M.S.
FILE NO. 2014-012.01
DWG. NO. V101
1 OF 1



SUGGESTED DESCRIPTION – PARCEL I
A 2.41 ± ACRE PORTION OF TAX MAP P.N. 6-15-119.000
CALIFORNIA AVENUE
LANDS OF THE CITY OF WATERTOWN

ALL THAT TRACT OR PARCEL OF LAND, being situate in the City of Watertown, County of Jefferson, State of New York, and being further described as follows:

BEGINNING at a 1/2" capped iron rebar set (2022) in the northwesterly margin of California Avenue (50.0 feet wide), said rebar being situate N 16°53'52" E, a distance of 851.19 feet from the intersection of said margin with the northeasterly margin of State Street (width varies);

THENCE the following three (3) courses and distances through the parcel of land conveyed by James E. Mills, City Comptroller to the City of Watertown in a deed dated October 7, 2009, recorded in the Jefferson County Clerk's Office as Instrument Number 2009-15699 on October 7, 2009:

1. N 70°09'40" W, a distance of 105.84 feet to a 1/2" capped iron rebar set (2022);
2. S 67°14'37" W, a distance of 73.67 feet to a 1/2" capped iron rebar set (2022);
3. S 17°28'25" W, a distance of 150.00 feet to a 1/2" capped iron rebar set (2014);

THENCE CONTINUING S 17°28'25" W, a distance of 306.78 feet to a 1/2" capped iron rebar set (2014);

THENCE N 72°18'03" W, a distance of 190.75 feet to a 1/2" capped iron rebar set (2014);

THENCE N 16°45'14" E, passing through a 1/2" capped iron rebar set (2014) at 100.00 feet and continuing a total distance of 148.00 feet to a point;

THENCE CONTINUING N 16°45'14" E, through the aforementioned James E. Mills, City Comptroller to the City of Watertown conveyance, a distance of 34.47 feet to a point at the former southeasterly terminus of Columbia Street (50.0 feet wide), said portion of Columbia Street was abandoned by City Council resolution on July 5, 2022;

THENCE CONTINUING N 16°45'14" E, along the former easterly terminus of Columbia Street, a distance of 50.13 feet to a 1/2" capped iron rebar set (2022) at the former northeasterly terminus of said street;

THENCE CONTINUING through the aforementioned James E. Mills, City Comptroller to the City of Watertown conveyance, the following two (2) courses and distances:

1. N 15°45'30" E, a distance of 149.86 feet to a 1/2" capped iron rebar set (2022);
2. N 16°19'07" E, a distance of 44.63 feet to a 1/2" iron pipe found in the former northeasterly boundary of the New York Central Railroad;

THENCE the following two (2) courses and distances along said former northeasterly boundary of the New York Central Railroad:

1. Along a curve to the left at a radius of 1,392.69 feet, a distance of 267.49 feet to a 1/2" capped iron rebar set (2014), said rebar being situate a direct tie of N 80°30'27" E, a distance of 267.07 feet from the last-mentioned pipe;
2. N 75°00'19" E, passing through a 1" iron pipe found and 3/4" iron pipe found at a distance of 27.95 feet and 28.17 feet respectively, and continuing a total distance of 144.30 feet to a 1/2" capped iron pipe found (Gymo);

THENCE S 16°53'52" W, passing through a bent 1/2" iron pipe found marking the northwesterly terminus of aforementioned California Avenue at 94.22 feet and continuing along the northwesterly margin of California Avenue a total distance of 126.34 feet to the point and place of **BEGINNING**.

CONTAINING 2.41 Ground Acres of land more or less.

Bearings in this description are referenced to the New York State Plane Coordinate System, Central Zone (3102), as realized from static GPS observations referenced to NAD 83 (2011) made on May 27, 2014.

Distances in this description are ground distances (U.S. Survey Feet).

Caps on all 1/2" capped iron rebars set (CIRS) (2014) are yellow and read "T STORINO LS 50035".

Caps on all 1/2" capped iron rebars set (CIRS) (2022) are yellow and read "STOR GEOM PLS 50035".

SUBJECT TO an environmental easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the New York Environmental Conservation Law. The engineering and institutional controls for this Easement are set forth in more detail in The Site Management Plan (SMP). A copy of the SMP must be obtained by any party with an interest in the property. The SMP can be obtained from NYS Department of Environmental Conservation, Division

of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at derweb@dec.ny.gov.

Portions of the above-described parcel are also subject to the following covenants and restrictions as indicated on the subdivision plat:

1. That it be used for railroad purposes only as set forth in a deed from William I. Comins and Cornelia Comins to the Carthage, Watertown and Sackets Harbor Railroad Company, recorded in the Jefferson County Clerk's Office in Liber 194 of Deeds, at Page 126 on September 13, 1872 and in a deed from Benjamin and Almeda Hadcock to the Carthage, Watertown and Sackets Harbor Railroad Company, recorded in the Jefferson County Clerk's Office in Liber 194 of Deeds, at Page 102 on September 13, 1872.
2. That no part be used, or made part of, a transportation, communication, electrical or other corridor or right-of-way as set forth in a deed from Bradford A. White to Borden, Inc., recorded in the Jefferson County Clerk's Office in Liber 928 of Deeds, at Page 281 on January 3, 1983.
3. Subject to all existing wire and pipe agreements, occupancies and licenses, if any, between grantor and other parties, not of record, that in any way encumber the premises as set forth in a deed from the Owasco River Railway, Inc. to Bradford A. White, recorded in the Jefferson County Clerk's Office in Liber 923 of Deeds, at Page 881 on July 2, 1982.

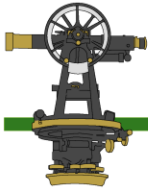
ALSO SUBJECT TO AND INCLUDING any rights or restrictions of record that an updated Abstract of Title may disclose.

ALSO SUBJECT TO AND INCLUDING any and all other rights or restrictions of record.

AS SURVEYED by STORINO GEOMATICS, Land Surveying Services & Consulting, PLLC, on 6/15 and 6/18/2018, and 9/4/2022, shown on a plat titled “- SUBDIVISION FINAL PLAT - LANDS OF THE CITY OF WATERTOWN TAX MAP P.N. 6-15-119.000”, dated 9/XX/2022, a copy of which is part of this instrument.

INTENDING to describe a 2.41 ± Acre portion of the parcel of land conveyed by James E. Mills, City Comptroller to the City of Watertown in a deed dated October 7, 2009, recorded in the Jefferson County Clerk's Office as Instrument Number 2009-15699 on October 7, 2009.

Thomas Michael Storino, PLS No. 50035
Licensed Land Surveyor



**SUGGESTED DESCRIPTION – PARCEL II
TAX MAP P.N. 6-15-116.000, TAX MAP P.N. 6-15-118.00,
& A PORTION OF TAX MAP P.N. 6-15-119.000
PLEASANT STREET NORTH
LANDS OF THE CITY OF WATERTOWN**

ALL THAT TRACT OR PARCEL OF LAND, being situate in the City of Watertown, County of Jefferson, State of New York, and being further described as follows:

BEGINNING at a 1/2" capped iron rebar set (2014) in the southeasterly margin of Pleasant Street North (49.5 feet wide), said rebar being situate N 16°43'02" E, a distance of 432.75 feet from the intersection of said margin with the northeasterly margin of State Street (width varies);

THENCE N 16°43'02" E, along the southeasterly margin of Pleasant Street North, passing through a 1/2" capped iron rebar set (2014) at 48.00 feet and continuing a total distance of 272.08 feet to a 1/2" capped iron rebar set (2014) at the intersection of the said southeasterly street margin with the former northeasterly boundary of the New York Central Railroad;

THENCE the following two (2) courses and distances along said former northeasterly boundary of the New York Central Railroad:

1. Along a curve to the left at a radius of 1,870.08 feet, passing through a 1/2" iron pipe found at 17.82 feet and continuing a total distance of 27.81 feet to a 1/2" capped iron rebar set (2014), said rebar being situate a direct tie of S 86°34'07" E, 27.81 feet from the last-mentioned rebar;
2. Along a curve to the left at a radius of 1,392.69 feet, a distance of 170.04 feet to a 1/2" iron pipe found, said rebar being situate a direct tie of N 89°30'27" E, a distance of 169.94 feet from the last-mentioned rebar;

THENCE the following two (2) courses and distances through the parcel of land conveyed by James E. Mills, City Comptroller to the City of Watertown in a deed dated October 7, 2009, recorded in the Jefferson County Clerk's Office as Instrument Number 2009-15699 on October 7, 2009:

1. S 16°19'07" W, a distance of 44.63 feet to a 1/2" capped iron rebar set (2022);
2. S 15°45'30" W, a distance of 149.86 feet to a 1/2" capped iron rebar set (2022) at the former northeasterly terminus of Columbia Street (50.0 feet wide), said portion of Columbia Street was abandoned by City Council resolution on July 5, 2022;

THENCE S 16°45'14" W, along the former easterly terminus of Columbia Street, a distance of 50.13 feet to a point at the former southeasterly terminus of said street;

THENCE CONTINUING S 16°45'14" W, through the aforementioned James E. Mills, City Comptroller to the City of Watertown conveyance, a distance of 34.47 feet to a point;

THENCE CONTINUING S 16°45'14" W, a distance of 48.00 feet to a 1/2" capped iron rebar set (2014);

THENCE N 73°47'03" W, a distance of 192.13 feet to the point and place of **BEGINNING**.

CONTAINING 1.31 Ground Acres of land more or less.

Bearings in this description are referenced to the New York State Plane Coordinate System, Central Zone (3102), as realized from static GPS observations referenced to NAD 83 (2011) made on May 27, 2014.

Distances in this description are ground distances (U.S. Survey Feet).

Caps on all 1/2" capped iron rebars set (CIRS) (2014) are yellow and read "T STORINO LS 50035".

Caps on all 1/2" capped iron rebars set (CIRS) (2022) are yellow and read "STOR GEOM PLS 50035".

Portions of the above-described parcel are subject to the following covenants and restrictions as indicated on the subdivision plat:

1. That it be used for railroad purposes only as set forth in a deed from William I. Comins and Cornelia Comins to the Carthage, Watertown and Sackets Harbor Railroad Company, recorded in the Jefferson County Clerk's Office in Liber 194 of Deeds, at Page 126 on September 13, 1872 and in a deed from Benjamin and Almeda Hadcock to the Carthage, Watertown and Sackets Harbor Railroad Company, recorded in the Jefferson County Clerk's Office in Liber 194 of Deeds, at Page 102 on September 13, 1872.
2. That no part be used, or made part of, a transportation, communication, electrical or other corridor or right-of-way as set forth in a deed from Bradford A. White to Borden, Inc., recorded in the Jefferson County Clerk's Office in Liber 928 of Deeds, at Page 281 on January 3, 1983.
3. Subject to all existing wire and pipe agreements, occupancies and licenses, if any, between grantor and other parties, not of record, that in any way encumber the premises as set forth

in a deed from the Owasco River Railway, Inc. to Bradford A. White, recorded in the Jefferson County Clerk's Office in Liber 923 of Deeds, at Page 881 on July 2, 1982.

SUBJECT TO AND INCLUDING any rights or restrictions of record that an updated Abstract of Title may disclose.

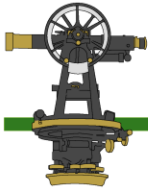
ALSO SUBJECT TO AND INCLUDING any and all other rights or restrictions of record.

AS SURVEYED by STORINO GEOMATICS, Land Surveying Services & Consulting, PLLC, on 6/15 and 6/18/2018, and 9/4/2022, shown on a plat titled “- SUBDIVISION FINAL PLAT - LANDS OF THE CITY OF WATERTOWN TAX MAP P.N. 6-15-119.000”, dated 9/XX/2022, a copy of which is part of this instrument.

INTENDING to more accurately describe and assemble the following parcels of land:

1. The parcel of land conveyed by James E. Mills, City Comptroller to the City of Watertown in a deed dated October 7, 2009, recorded in the Jefferson County Clerk's Office as Instrument Number 2009-15699 on October 7, 2009;
2. A portion of the parcel of land conveyed by James E. Mills, City Comptroller to the City of Watertown in a deed dated October 7, 2009, recorded in the Jefferson County Clerk's Office as Instrument Number 2009-15699 on October 7, 2009, and
3. A portion of Columbia Street abandoned by City Council resolution on July 5, 2022.

Thomas Michael Storino, PLS No. 50035
Licensed Land Surveyor



**SUGGESTED DESCRIPTION – PARCEL III
A 0.72 ± ACRE PORTION OF TAX MAP P.N. 6-15-119.000
CALIFORNIA AVENUE
LANDS OF THE CITY OF WATERTOWN**

ALL THAT TRACT OR PARCEL OF LAND, being situate in the City of Watertown, County of Jefferson, State of New York, and being further described as follows:

BEGINNING at a 3/4" iron pipe found (6" below grade) in the northwesterly margin of California Avenue (50.0 feet wide), said pipe being situate N 16°53'52" E, a distance of 651.19 feet from the intersection of said margin with the northeasterly margin of State Street (width varies);

THENCE N 70°09'40" W, a distance of 164.15 feet to a 1/2" capped iron rebar set (2014);

THENCE the following three (3) courses and distances through the parcel of land conveyed by James E. Mills, City Comptroller to the City of Watertown in a deed dated October 7, 2009, recorded in the Jefferson County Clerk's Office as Instrument Number 2009-15699 on October 7, 2009:

1. N 17°28'25" E, a distance of 150.00 feet to a 1/2" capped iron rebar set (2022);
2. N 67°14'37" E, a distance of 73.67 feet to a 1/2" capped iron rebar set (2022);
3. S 70°09'40" E, a distance of 105.84 feet to a 1/2" capped iron rebar set (2022) in the aforementioned northwesterly margin of California Avenue;

THENCE S 16°53'52" W, along the northwesterly margin of California Avenue, a distance of 200.00 feet to the point and place of **BEGINNING**.

CONTAINING 0.72 Ground Acres of land more or less.

Bearings in this description are referenced to the New York State Plane Coordinate System, Central Zone (3102), as realized from static GPS observations referenced to NAD 83 (2011) made on May 27, 2014.

Distances in this description are ground distances (U.S. Survey Feet).

Caps on all 1/2" capped iron rebars set (CIRS) (2014) are yellow and read "T STORINO LS 50035".

Caps on all 1/2" capped iron rebars set (CIRS) (2022) are yellow and read "STOR GEOM PLS 50035".

Portions of the above-described parcel are also subject to the following covenants and restrictions as indicated on the subdivision plat:

2. That no part be used, or made part of, a transportation, communication, electrical or other corridor or right-of-way as set forth in a deed from Bradford A. White to Borden, Inc., recorded in the Jefferson County Clerk's Office in Liber 928 of Deeds, at Page 281 on January 3, 1983.
3. Subject to all existing wire and pipe agreements, occupancies and licenses, if any, between grantor and other parties, not of record, that in any way encumber the premises as set forth in a deed from the Owasco River Railway, Inc. to Bradford A. White, recorded in the Jefferson County Clerk's Office in Liber 923 of Deeds, at Page 881 on July 2, 1982.

ALSO SUBJECT TO AND INCLUDING any rights or restrictions of record that an updated Abstract of Title may disclose.

ALSO SUBJECT TO AND INCLUDING any and all other rights or restrictions of record.

AS SURVEYED by STORINO GEOMATICS, Land Surveying Services & Consulting, PLLC, on 6/15 and 6/18/2018, and 9/4/2022, shown on a plat titled “- SUBDIVISION FINAL PLAT - LANDS OF THE CITY OF WATERTOWN TAX MAP P.N. 6-15-119.000”, dated 9/XX/2022, a copy of which is part of this instrument.

INTENDING to describe a 0.72 ± Acre portion of the parcel of land conveyed by James E. Mills, City Comptroller to the City of Watertown in a deed dated October 7, 2009, recorded in the Jefferson County Clerk's Office as Instrument Number 2009-15699 on October 7, 2009.

Thomas Michael Storino, PLS No. 50035
Licensed Land Surveyor

Short Environmental Assessment Form

Part 1 - Project Information

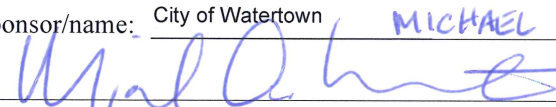
Instructions for Completing

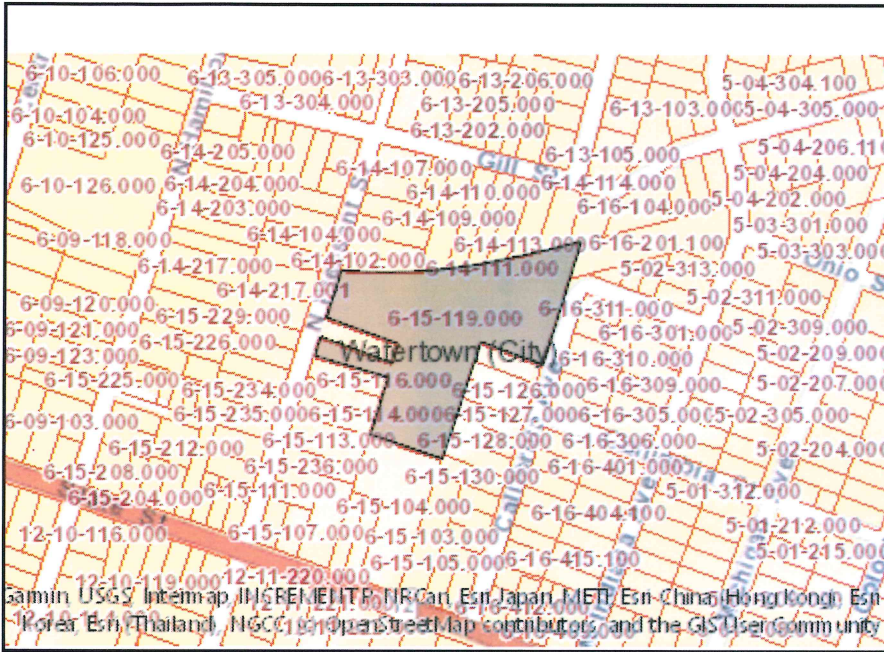
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: 148 Pleasant Street North Three-Lot Subdivision			
Project Location (describe, and attach a location map): 148 Pleasant Street North			
Brief Description of Proposed Action: The applicant proposes to divide the existing 4.44-acre lot at 148 Pleasant Street North, including a portion of Columbia Street that was abandoned by City Council on July 5, 2022 into three parcels, a 2.41-acre center section that the applicant proposes to use as public park land, a 1.31-acre northern section along Pleasant Street North that the applicant proposes to use as residential and a 0.72-acre southern section along California Avenue that the applicant proposes to use as residential.			
Name of Applicant or Sponsor: City of Watertown		Telephone: 315-785-7741	
		E-Mail: planning@watertown-ny.gov	
Address: 245 Washington Street			
City/PO: Watertown		State: New York	Zip Code: 13601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		4.44 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?		4.44 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 type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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"/>	
	<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: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" 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: <u>Remediation of the former Ogilvie Foods site has been completed. This subdivision is being done to create different parcels to distinguish the areas that were cleaned up to residential and commercial standards</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>City of Watertown</u> <u>MICHAEL A. LUMBUS</u> Date: <u>9/28/22</u>		
Signature: <u></u> Title: <u>PLANNING & COMM. DEV. DIRECTOR</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]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
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