

# 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: Zone Change – 123 Winthrop Street, Parcel Numbers 12-03-124 and 12-03-125 and the rear portion of 528 and 540 State Street, Parcel Numbers 12-03-127 and 12-03-128

DATE: October 27, 2022

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**Request:** To Change the Approved Zoning Classification of 123 Winthrop Street, Parcel Numbers 12-03-124 and 12-03-125 and the rear portion of 528 and 540 State Street, Parcel Numbers 12-03-127 and 12-03-128 from Residence C to Commercial

**Applicant:** Stephanie Albright of APD Engineering on behalf of Hospitality Syracuse, Inc

**Owner(s):** Jon Lennox, North Drive-In Corporation and Church of the Holy Family

**SEQRA:** Unlisted

**County review:** No

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**Comments:** The applicant seeks to rezone the subject parcels from Residence C to Commercial to accommodate the construction of a Taco Bell restaurant. If approved, the proposed restaurant would be located on the corner of Winthrop and State Streets, with a parking area to the rear along Winthrop Street.

According to Section 310-54 of the City’s Zoning Ordinance “No driveway or other means of access for vehicles, other than a public street, shall be maintained or used in any Residence District for the servicing of any allowable use located in a Neighborhood Business, Limited Business, Commercial, Light Industrial, Heavy Industrial District or Planned Development District”. In order to allow for access to the restaurant’s parking lot, the zoning must be changed on the subject parcels from Residence C to Commercial.

**Existing Conditions:** Presently, the parcels that front on State Street are all zoned Commercial to approximately 90 feet in depth and then the zoning changes to Residence C, which results in several parcels that are split zoned. The parcels that front on Winthrop Street are all zoned Residence C.

There is currently a vacant building at 540 State Street that is proposed to be demolished as part of the project. The building was most recently the former Greyhound Bus Terminal. The remainder of the State Street parcels are vacant.

Along Winthrop Street, the subject parcels are owned by the Church of the Holy Family and are used as their parking area. As part of the proposed project, Taco Bell will reconfigure this parking and will have a shared parking agreement with the church. As such, the parcels must be zoned Commercial, subject to Section 310-54 of the Zoning Ordinance.

**Future Plans:** The applicant plans to develop an approximately 2,600 square foot Taco Bell restaurant with a drive thru at the corner of Winthrop and State Streets. Parcel numbers 12-03-126.000, 12-03-127.000 and 12-03-128.000, addressed as 514, 528 and 540 State Street are proposed to be combined as part of the project. The two parcels along Winthrop Street, 12-03-125.000 and 12-03-124.000 will remain under the church's ownership, but will be used for shared parking with the proposed restaurant.

**Zoning and the Comprehensive Plan:** The City's adopted Comprehensive Plan recommends this block of State Street as the transition between Downtown/Central Business District and Urban Mixed Use. The Comprehensive Plan describes the two areas as follows:

***Downtown/Central Business District***

*This district has the highest density, greatest variety of uses, and includes buildings of regional and historic significance. New infill development should reinforce the urban and historic character. Buildings are taller than in other parts of the City and parking is generally off-site. On-site parking, where it exists, is behind the building to preserve the historic building pattern and reinforce the walkable nature of downtown.*

***Urban Mixed Use***

*The Urban Mixed-Use areas are historic areas generally located between the Central Business District (CBD) and residential neighborhoods where land use transitions from intense urban business to lesser intense residential and compatible non-residential uses. These transitional areas begin to have obvious changes in building types, architectural styles, lot sizes, and pedestrian activity. Buildings are generally lower in height and parking may be onsite, preferably behind or at the side of the building to avoid a suburban look. Buildings are designed to be visually appealing with shorter setbacks to address the sidewalk and help reinforce a positive pedestrian experience.*

While the new Zoning Ordinance has not yet been finalized and is still in draft form, the new zoning map has this area zoned as Urban Mixed Use, the same as the Comprehensive Plan. While the proposed zone change and proposed use is in accord with the Comprehensive Plan, there are some proposed site plan layout and site plan elements that conflict with the recommendations in the plan. Those can be discussed and addressed during the site plan application process if the zone change is approved.

**SEQR:** The applicant has submitted a State Environmental Quality Review (SEQR) Short Environmental Assessment Form (EAF) as part of the application for the Zone Change. The City Council, as the lead agency, will complete Part 2 of the EAF and make a determination of significance. The City Council will need to consider the Zone Change and Site Plan as a single “whole action” to avoid segmenting the review.

















cc: City Council Members

Michael Delaney, City Engineer

Stephanie Albright, APD Engineering, 615 Fishers Run, Victor, NY 14564

Mike McCracken, Hospitality Syracuse, Inc., 290 Elwood Davis Rd, Suite 320, Liverpool, NY 13088

**Legend**

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



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

ROOM 305B, MUNICIPAL BUILDING  
245 WASHINGTON STREET  
WATERTOWN, NEW YORK 13601  
TEL: (315) 785-7793

Drawn By: G. Jeronimo  
Date: 10/26/2022  
Requested By: J. Voss  
Date:  
Scale: As Noted  
Map Number:

Revision:	Description of Revision:	Date:	By:



Project: **ZONE CHANGE MAP**  
(Residence C to Commercial)

Title: **123 Winthrop Street, Rear portions of 528  
and 540 State Street**  
(12-03-124.000,12-03-125.000,12-03-127.000,12-03-128.000)

October 17, 2022

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

RE: Taco Bell State St – Zoning Change Request

Dear Mr. Lumbis,

On behalf of our client, Hospitality Syracuse, Inc., we are submitting the Zoning Change Application and supporting materials for the proposed Taco Bell project on State St. We are currently preparing the full site plan package for City Staff and Planning Board review, but we would like to start the process with the zoning change.

The proposed Taco Bell development would include modifications to the adjacent church parking lot to allow for shared parking between the two developments. As such, Tax Parcels 12-03-124 and 12-03-125 (church parking lot parcels) would need to be rezoned to Commercial based on City code (no access allowed from Commercial to residential properties). Tax Parcels 12-03-127 and 12-03-128 have split zoning (Commercial and Residence C). We would like these parcels to be rezoned to Commercial.

Please find the following documents enclosed:

1. Fifteen (15) or copies of the Letter of Intent (this letter)
2. Fifteen (15) copies of the Zoning Change Application Form
3. Fifteen (15) copies of the Letters of Authorization from the three property owners (Church letter to be provided prior to PB meeting)
4. Fifteen (15) copies of the SEQR Short Form EAF
5. Fifteen (15) copies of the metes and bounds description for church parking lot parcels
6. Fifteen (15) copies of the Tax Map with parcels highlighted (11x17)
7. Fifteen (15) copies of the preliminary property survey (legal description provided for 12-03-127 and 12-03-128 on the map)
8. Fifteen (15) copies of the sketch plan, SK2 (11x17)
9. Flash Drive with application materials (PDF)
10. \$125 application fee

Should you have any questions, comments, or are in need of additional information, please feel free to contact me at 585-764-3588 or [salbright@apd.com](mailto:salbright@apd.com).

Sincerely,

*Stephanie Albright*

Stephanie Albright, P.E.  
Senior Civil Engineer

#### Headquarters

615 Fishers Run, Victor, NY 14564  
phone 585.742.2222 • fax 585.924.4914  
web [www.apd.com](http://www.apd.com) • email [info@apd.com](mailto:info@apd.com)

#### Office Locations

P.O. Box 11626, Santa Ana, CA 92711 • phone/fax 714.987.1380



# City of Watertown **ZONE CHANGE APPLICATION FORM**

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

Received: \_\_\_\_\_

**PROPERTY INFORMATION:**

PROPERTY ADDRESS: 123 Winthrop St ad 528 and 540 State St, Watertown NY 13601

TAX PARCEL NUMBER(S): 12-03-124, 12-03-125, 12-03-127, 12-03-128

CURRENT ZONING DISTRICT: Commercial & Residence C PROPOSED ZONING DISTRICT: Commercial

**APPLICANT INFORMATION:**

APPLICANT NAME: Hospitality Syracuse, Inc (Attn: Mike McCracken)

APPLICANT MAILING ADDRESS: 290 Elwood David Rd, Suite 320, Liverpool NY 13088

PHONE NUMBER: 315-451-1957 E-MAIL: mikem@hrgweb.com

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

PROPERTY OWNER NAME: Jon Lennox (528 State St), North Drive-In Theater Corp (540 State St), and Church of the Holy Family (123 Winthrop)

PROPERTY OWNER MAILING ADDRESS (if different from subject parcel): Jon Lennox: 555 State St, Watertown NY 13601

North Drive-In Theater Corp: PO Box 203 Watertown NY 13601; Church of the Holy Family: 129 Winthrop St, Watertown NY 13601

PHONE NUMBER: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

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

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

\*See appendices for further information

Applicant Signature:  Date: 10/11/2022

Property Owner Signature (if different) \_\_\_\_\_ Date: \_\_\_\_\_

October 11, 2022

City of Watertown  
245 Washington St  
Watertown NY 13601

RE: Letter of Authorization – 540 State St

To Whom it may concern,

This letter serves as formal authorization for APD Engineering and Architecture, Fairlane Drive LLC, and/or Hospitality Syracuse Inc and its agents or employees to submit on my behalf and represent North Drive In Theater Corp on matters relating to applications to the City of Watertown for the building, planning, and zoning requests associated with the proposed Taco Bell Development.

Tax Map #12-03-128

Sincerely,

North Drive In Theater Corp  
Property Owner *Alexander Papayanakos*

**Headquarters**

615 Fishers Run, Victor, NY 14564  
phone 585.742.2222 • fax 585.924.4914  
web [www.apd.com](http://www.apd.com) • email [info@apd.com](mailto:info@apd.com)

**Office Locations**

P.O. Box 11626, Santa Ana, CA 92711 • phone/fax 714.987.1380

October 10, 2022

City of Watertown  
245 Washington St  
Watertown NY 13601

RE: Letter of Authorization – 514 & 528 State St

To Whom it may concern,

This letter serves as formal authorization for APD Engineering and Architecture, Fairlane Drive LLC, and/or Hospitality Syracuse Inc and its agents or employees to submit on my behalf and represent me on matters relating to applications to the City of Watertown for the building, planning, and zoning requests associated with the proposed Taco Bell Development.

Tax Map #12-03-126 and 12-03-127

Sincerely,

Jon Lennox  
Property Owner

A handwritten signature in black ink, appearing to read "Jon Lennox", written over the typed name and title.



## SURVEYOR'S DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF WATERTOWN, COUNTY OF JEFFERSON, AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

**Beginning** at a mag nail standing on the easterly highway boundary of Winthrop Street, said mag nail marking the intersection of said easterly highway boundary of Winthrop Street with the southerly boundary of Jon Lennox (now or formerly) as described in a Warranty Deed, dated May 17, 1976 and filed in the Jefferson County Clerk's Office in Liber 872 of deeds, at Page 861, said point of beginning being further described as standing therein distant **S04°07'27"W 97.06 feet** as measured along the easterly highway boundary of Winthrop Street with its intersection with the southerly highway boundary of State Street (New York State Route 3);

Thence **S04°07'27"W 122.70 feet** along the easterly highway boundary of Winthrop Street to a point;

Thence **S75°55'21"E 142.52 feet** to a spike nail standing on the westerly boundary of North Drive-In Theatre Corporation (now or formerly);

Thence **N15°04'08"E 33.00 feet** along the westerly boundary of North Drive-In Theatre Corporation (now or formerly) to an iron rod standing on the southerly boundary of Jon C. Lennox (now or formerly);

Thence **N68°59'18"W 68.74 feet** along the southerly boundary of Jon C. Lennox (now or formerly) to a mag nail standing on the westerly boundary of Jon C. Lennox (now or formerly);

Thence **N10°15'53"E 70.01 feet** along the westerly boundary of Jon C. Lennox (now or formerly) to an iron rod standing on the southerly boundary of Jon Lennox (now or formerly);

Thence **N69°51'34"W 91.92 feet** along the southerly boundary of Jon Lennox (now or formerly) to the **point and place of beginning**.

The above described parcel containing **0.28 acres** of land, more or less.

**Subject to** any easements, covenants, or restrictions of record.



Parcels proposed for  
Zone Change to  
Commercial

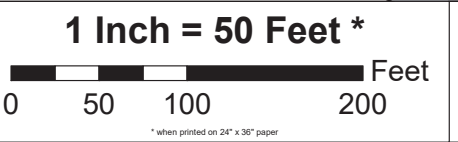
Prepared by  
City of Watertown GIS  
For  
City of Watertown  
Assessment Department

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

Print Key	Date
12-03-102.100	08/06/2014
12-03-130.000	08/06/2014

Symbol	Description
—	Property Line
- - -	Historic Property Line
— · — ·	Building Outline
—+—+—+—	Railroad
- · - · - · - ·	City Boundary
· · · · ·	School District Boundary

Symbol	Description
+	Coordinate Grid
123	Parcel ID
(124.000)	Assessment ID (indicates informally combined parcels)



Tax Map  
**City of Watertown**  
Jefferson County, NY  
Section 12 Block 03  
Printed Date: 9/11/2020

NAD 83 STATE PLANE  
CENTRAL ZONE, US FEET

\*when printed on 24" x 36" paper

**CATCH BASINS:**

<b>Catch Basin #1</b> Rim Elevation = 491.74 (12") NE Invert Out = 487.80
<b>Catch Basin #2</b> Rim Elevation = 491.01 (12") W Invert Out = 488.20
<b>Catch Basin #3</b> Rim Elevation = 491.38 (12") NE Invert Out = 488.70
<b>Catch Basin #4</b> Rim Elevation = 492.40 (12") SE Invert Out = 488.70
<b>Catch Basin #5</b> Rim Elevation = 492.72 (12") NE Invert Out = 489.15
<b>Catch Basin #6</b> Rim Elevation = 495.08 (6") Vert. Clay Pipe = 493.75

**STORM MANHOLES:**

<b>Storm Manhole #1</b> Rim Elevation = 493.00 (12") S Invert In = 487.75 (15") N Invert Out = 485.15
<b>Storm Manhole #2</b> Rim Elevation = 491.28 (12") SW Invert In = 487.05 (12") E Invert In = 485.90 (15") S Invert In = 484.85 (15") N Invert Out = 484.85
<b>Storm Manhole #3</b> Rim Elevation = 491.03 (12") NW Invert In = 484.90 (15") SE Invert In = 484.80 (24") SE Invert In = 485.60 (36") NW Invert Out = 483.75
<b>Storm Manhole #4</b> Rim Elevation = 492.80 (12") NW Invert In = 488.50 (12") S Invert In = 488.30 (24") SE Invert In = 485.60 (24") NW Invert Out = 485.60

**MAP REFERENCE:**

"A Map of Land Surveyed For Jon C. Lennox"  
City of Watertown, County of Jefferson, State of New York  
By Michael W. Battista, Licensed Land Surveyor, dated August 2, 9, & 16, 2014.

**SIGNS:**

<b>Sign #1 (Pylon Sign)</b> Length = 6'-0"; Height = 4'-0" Top Sign Elevation = 510.50 Bottom Sign Elevation = 505.50 Sign Base Elevation = 494.75
<b>Sign #2 (Pylon Sign)</b> Length = 6'-0"; Height = 5'-4" Top Sign Elevation = 513.90 Bottom Sign Elevation = 508.55 Sign Base Elevation = 494.75
<b>Sign #3 (ACE Pylon Sign)</b> Length = 6'-0"; Height = 3'-0" Top Sign Elevation = 509.00 Bottom Sign Elevation = 505.50 Sign Base Elevation = 493.00

**GENERAL NOTES:**

- The subsurface utilities are depicted at "Quality Level C" as defined in ASCE Standard 38-02. Quality Level C involves surveying visible above ground utility facilities and correlating this information with utility records provided to the undersigned. Therefore, locations should be considered approximate only. Utility laterals connecting to the building are shown per plan, size, material & elevations are unknown. There may be other facilities or utilities, the existence of which are not known; for this reason, UFFO shall be contacted 72 hours prior to any underground excavation.
- Elevations shown are tied to the North American Vertical Datum of 1988 (NAVD 88). Elevations are based on field measurements. Contours are merely interpolation and should be considered as such only.
- The horizontal datum is referenced to the New York State Plane Coordinate System (NAD 83), Central Zone. Total Station methods were used in combination with GPS methods where closure accuracies exceed the minimum positional tolerance of 1 in 10,000.
- The total number of striped parking spaces within the boundary of the subject property is 6.
- No setback, height or building restrictions have been violated by any improvements on the subject property.
- At the time of this ALTA Survey, there was no observable evidence of earth moving work, building construction or building additions within the process of conducting fieldwork.
- At the time of this ALTA Survey, there were no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction or observable evidence of recent street or sidewalk construction repairs.
- There are no canals, watercourses, streams, rivers, springs, ponds, lakes, ditches, drains or sewers located or bordering on or running through the subject property, except as shown on the survey.
- The sign for the "Church Of The Holy Family" encroaches onto the subject parcel by 2+/- Feet.

**SANITARY MANHOLES:**

<b>Sanitary Manhole #1</b> Rim Elevation = 492.28 (8") S Invert In = 486.60 (8") N Invert Out = 484.80
<b>Sanitary Manhole #2</b> Rim Elevation = 490.90 (8") S Invert In = 483.30 (12") E Invert In = 483.00 (12") W Invert Out = 482.10
<b>Sanitary Manhole #3</b> Rim Elevation = 493.35 (12") SE Invert In = 484.75 (12") NW Invert Out = 484.75

**LIGHT POLES:**

<b>Light Pole #1</b> Conc. Base = 494.34 Top Of Pole = 509.70
<b>Light Pole #2</b> Base (Grade) = 495.05 Top Of Pole = 524.35
<b>Light Pole #3 (Wood)</b> Base (Grade) = 495.23 Top Of Pole = 519.80
<b>Light Pole #4</b> Base (Grade) = 492.97 Top Of Pole = 509.30
<b>Light Pole #5</b> Base (Grade) = 493.80 Top Of Pole = 509.15

**DEED REFERENCES:**

- D.R. #1** Aline C. E. Ellis Taylor to Jon Lennox Warranty Deed - Dated: May 17, 1976 Liber 872 of Deeds / Page 861 Tax Parcel 12-03-126.000
  - D.R. #2** Calvin E. Lennox to Jon C. Lennox Warranty Deed - Dated: December 29, 1975 Liber 870 of Deeds / Page 298 Tax Parcel 12-03-127.000
  - D.R. #3** Shell Oil Company to North Drive-In Theatre Corporation Warranty Deed - Dated: March 18, 1970 Liber 821 of Deeds / Page 204 Tax Parcel 12-03-128.000
- Subject to any easements, covenants, or restrictions of record.

**NOTES CORRESPONDING TO SCHEDULE B "SEC. II"**

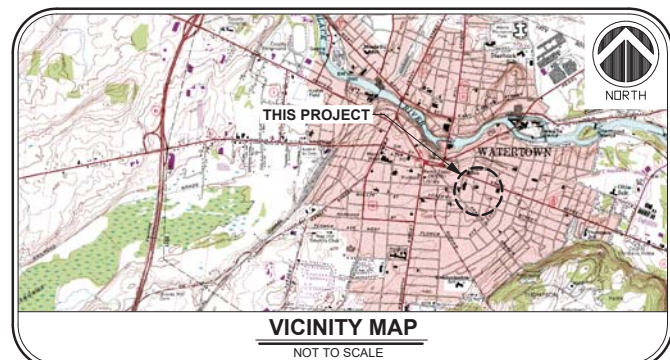
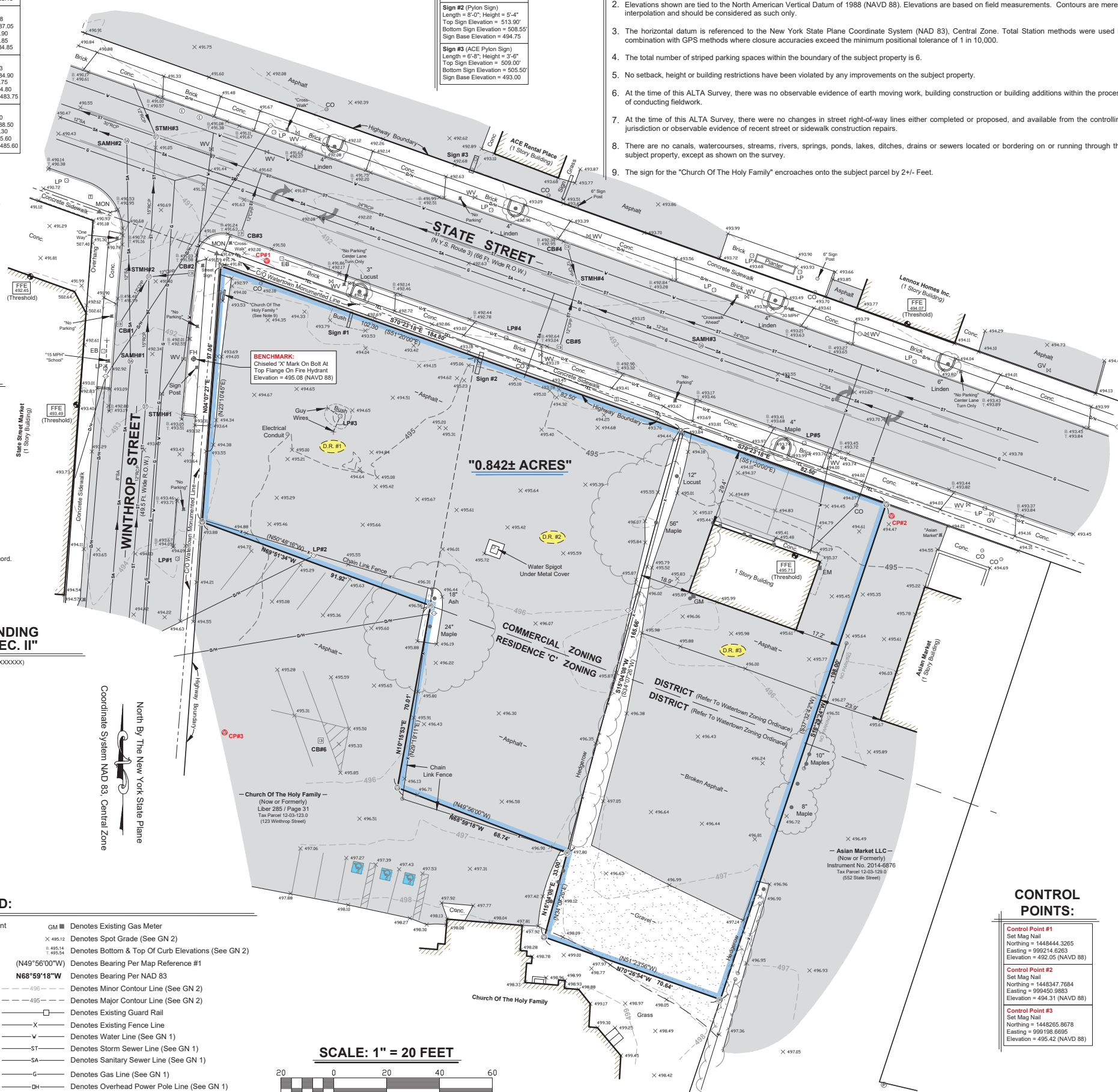
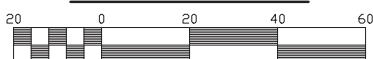
(Title Report No. XXXXXXX) (Effective Date: XXXXXXX)

- Item 14
- Item 15
- Item 16
- Item 17
- Item 18

**LEGEND:**

MON ▲ Denotes Existing Concrete Highway Monument	GM ■ Denotes Existing Gas Meter
⊙ Denotes Existing Iron Pipe	⊗ Denotes Spot Grade (See GN 2)
⊙ Denotes Existing Iron Rod	⊗ Denotes Bottom & Top Of Curb Elevations (See GN 2)
⊙ Denotes Existing Overhead Utility Pole	(N49°56'00"W) Denotes Bearing Per Map Reference #1
LPW ⊙ Denotes Existing Light Pole	N68°59'18"W Denotes Bearing Per NAD 83
⊙ Denotes Existing Sanitary Sewer Manhole	--- Denotes Minor Contour Line (See GN 2)
⊙ Denotes Existing Storm Sewer Manhole	--- Denotes Major Contour Line (See GN 2)
⊙ Denotes Existing Square Catch Basin	□ Denotes Existing Guard Rail
EB □ Denotes Existing Electric Box	—X— Denotes Existing Fence Line
□ Denotes Existing Traffic Signal Box	—W— Denotes Water Line (See GN 1)
FH ⊙ Denotes Existing Fire Hydrant	—ST— Denotes Storm Sewer Line (See GN 1)
⊙ Denotes Existing Bollard	—SA— Denotes Sanitary Sewer Line (See GN 1)
⊙ Denotes Existing Sign	—G— Denotes Gas Line (See GN 1)
FFE ⊙ Denotes Finish Floor Elevation	—DH— Denotes Overhead Power Pole Line (See GN 1)
CP#1 ⊙ Denotes Set Survey Control Point	⊙ Denotes Set Bench Mark
⊙ Denotes Set Bench Mark	⊙ Denotes Existing Sewer Clean Out
⊙ Denotes Existing Sewer Clean Out	EM ■ Denotes Existing Electric Meter
EM ■ Denotes Existing Electric Meter	⊙ Denotes Existing Deciduous Tree

**SCALE: 1" = 20 FEET**



**RECORD DESCRIPTIONS:**

**Tax Parcel 12-03-126.000**  
THAT TRACT OR PARCEL OF LAND situate in the City of Watertown, County of Jefferson and State of New York, and bounded as follows, viz: COMMENCING at a stake in the S. margin of State Street (3 rods in an easterly direction from the N.E. corner of the "Park") the N.W. corner of Winthrop Street; running thence S. 12 1/2° W. along the east margin of Winthrop Street 2 chs. 32 97/100 lks. to the N.W. corner of Henry Harford lot; thence S. 76 1/4° E. along said Harford north line 1 ch. 31 1/2 lks. to the land of the late Juda Lord; thence N. 18 1/2° E. along said Lord's west line 1 ch. 90 2/3 lks. to the margin of State Street; thence N. 62 1/4° W. along the margin of State Street 1 ch. 55 lks. to the place of beginning, EXCEPTING AND RESERVING from the foregoing premises all the land lying southerly of a line defined by the southerly margin of a concrete walk running easterly and westerly along the southerly side of a brick building known as the Winthrop Apartments; said line being further described as passing through a point on the easterly margin of the concrete sidewalk on the easterly side of Winthrop Street 82.2 feet southerly of the intersection of the inside edges of the sidewalk on State and Winthrop Streets and also being 95.65 feet from the southerly edge of the sidewalk on the southerly side of State Street; said 95.65 feet being measured along the westerly line of a lot formerly owned by Judah Lord and located easterly of the premises herein described.

**Tax Parcel 12-03-127.000**  
ALSO, ALL THAT TRACT OR PARCEL OF LAND situate in the City of Watertown, County of Jefferson and State of New York, bounded and described as follows: COMMENCING at a point in the south margin of State Street in said City of Watertown, 1 chain 55 links east from the intersection of said margin with the east margin of Winthrop Street; running THENCE S. 38°0'0" W. 3 chains 3 links; THENCE S. 64°0'0" E. 1 chain; THENCE N. 22°0'0" E. 3 chains 1 link to the south margin of said State Street; THENCE N. 62°0'0" W. along said margin 1 chain 25 links to the place of beginning, containing 34/100 of an acre of land be the same more or less. EXCEPTING AND RESERVING from the above described lands and premises so much thereof as was conveyed by said Judah Lord and wife to Henry Harford by deed dated September 17, 1872, and recorded in the Jefferson County Clerk's Office on September 18, 1872, in Book 193 of Deeds at Page 311, and which was also conveyed by Mary J. DeLong and others to said Henry Harford by Quit Claim Deed, Said premises being known as No. 528 State Street

**Tax Parcel 12-03-128.000**  
Beginning at a point in the south margin of the State Road two (2) chains twenty-eight (28) links westerly from the intersection of said south margin with the west margin of William Street and running thence south 2 3/4 degrees west three (3) chains; thence north 62 1/2 degrees west one (1) chain seven (7) links to the east margin of a lot once owned and occupied by Peter Snyder; thence north 22 degrees east three (3) chains one (1) link to the south margin of the State Road; thence south 64 1/2 degrees east along said south margin one (1) chain twenty-five links to the place of beginning, containing 35/100 of an acre of land, being the same more or less.



**ALTA/NSPS LAND TITLE SURVEY**

Lands Of  
**Jon C. Lennox**  
And Also Lands Of  
**North Drive-In Theatre Corporation**  
514, 528, & 540 State Street  
City of Watertown, County of Jefferson  
State of New York  
Surveyor's Certification

Address: 5553 West Road, Munsville, NY  
Tel/Fax: 315.495.7114  
Website: www.jacobslandsurveying.com  
Email: jacobsc@jacobslandsurveying.com

TO: Fairlane Drive LLC  
TO: Stewart Title Insurance Company, its successors and/or assigns  
TO: Wells Fargo Bank NA, its successors and/or assigns

The survey shown and depicted hereon is an accurate survey of the real property legally described hereon and correctly and accurately indicates and locates all buildings, structures and other improvements situated on the subject property; and that the property described hereon is the same as the property described in Title Report No. XXXXXXX, prepared by Stewart Title Insurance Company, having an effective date of XXXXXX, and that all easements, rights-of-way, servitude's and covenants and restrictions referenced in said commitment have been plotted hereon or otherwise noted as to their effect on the subject property; that there are no encroachments or violations of zoning restriction lines on the subject property or upon adjacent land abutting said subject property unless shown and depicted hereon. This survey is subject to the findings of a current abstract of title.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the ALTA and NSPS, and includes items 1, 2, 4, 5, 7(a), 7(b)(1), 8, 9, 11(a), 12-14, 16, 17, & 19 of Table A hereof. The field work was completed on September 30, 2022.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-section 2, of the New York State Education Law. The alteration of boundary survey maps by anyone other than the original preparer is misleading, confusing and not in the general welfare and benefit of the public.

Only boundary survey maps with the surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.

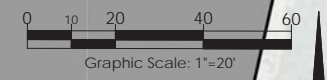
Christopher E. Jacobs  
Registered Land Surveyor No. 050952  
In the State of New York  
Date of Survey: October 4, 2022  
Date of Last Revision:  
Project Number: 2022.123.001

**SHEET NO. SV, 1 of 1  
PRELIMINARY SURVEY**





AS REQUIRED BY NEW YORK STATE LAW, CONTRACTOR SHALL CONTACT "DIG SAFELY NEW YORK" (JFPO) @ 1-800-962-7962 FOR LOCATION STAKE-OUT OF ALL UTILITIES, AT LEAST 2 FULL WORKING DAYS PRIOR TO ANY EXCAVATION.



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Revisions:	Date:
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8	

Seal Seal  
 CIVIL ENGINEER OF RECORD  
 Name: Stephanie L. Albright  
 New York License No.: 087051  
 Exp. Date: December 31, 2023  
 Firm Reg. No.: 0014815  
 Exp. Date: December 31, 2023

Copyright © 2022  
 A PD Engineering & Architecture PLLC  
 Drawing Alteration  
 It is a violation of law for any person, unless acting under the direction of licensed Architect, Professional Engineer, Landscape Architect, or Land Surveyor to alter any item on this document in any way. Any licensee who alters this document is required by law to affix his or her seal and to add the notation "Altered By" followed by his or her signature and the specific description of the alteration or revision.  
 [DO NOT SCALE PLANS]  
 Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact Engineer of Record with any need for additional dimensions or clarifications.

**APD ENGINEERING ARCHITECTURE**  
 615 Fishers Run Victor, NY 14564  
 585.742.2222 · www.apd.com

**Hospitality Syracuse, Inc.**  
 290 Elwood Davis Road  
 Suite 320  
 Liverpool, NY 13088  
 315-481-4263

Taco Bell - Watertown NY  
 State St  
 City of Watertown  
 Jefferson County, NY  
 Project Name & Location:

Sketch Plan	
Drawing Name:	Project No.
Date: 09/16/22	22-0408
Type: LG 50	
Drawn By: SLA	SK2
Scale: 1" = 20'	Drawing No.

## *Short Environmental Assessment Form*

### *Part 1 - Project Information*

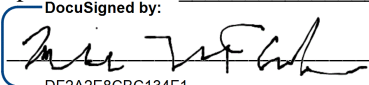
#### Instructions for Completing

**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.

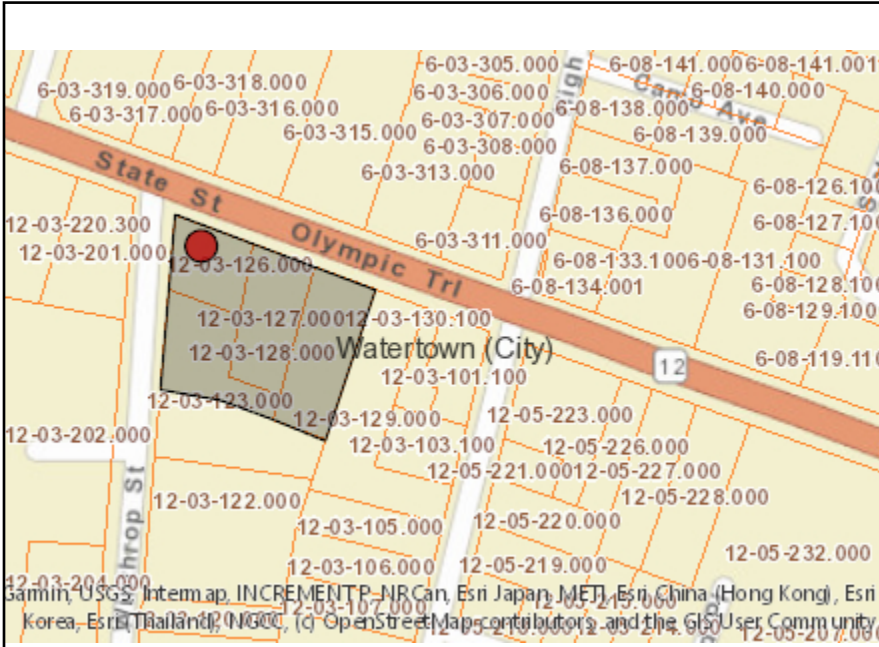
<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Taco Bell - State St Watertown			
Project Location (describe, and attach a location map): 514, 528, 540 State St Watertown NY 13601			
Brief Description of Proposed Action: This project proposed to demolish the existing Trailways building and associated appurtenance to construct a +/- 2,600 SF Taco Bell building and associated parking lot, utilities, landscaping, etc. The adjacent church parking lot will be reconfigured to provide a shared parking lot between the church and Taco Bell as part of this project but will not be owned by the Taco Bell landowner. This project includes the rezoning of four parcels from Residence C to Commercial.			
Name of Applicant or Sponsor: Hospitality Syracuse, Inc.		Telephone: 315-451-1957	
Address: 290 Elwood Davis Road, Suite 320		E-Mail: mikem@hrgweb.com	
City/PO: Liverpool		State: NY	Zip Code: 13088
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: City Council - Rezoning and Site Plan Approval, ZBA - Variances, City - Lot consolidation. DOH - Backflow approval		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ +/- 0.9 acres			
b. Total acreage to be physically disturbed? _____ +/- 0.9 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ +/- 0.9 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 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,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" 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 <input type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/> <input type="checkbox"/>	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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <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 <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 type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
_____		
Storm will flow to City storm sewer system within State St.		
_____		
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"/>
_____		
49. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Former spills identified on the 540 State St parcel. Applicant is currently obtaining a Phase I and Phase II ESA to determine the extent of potential environmental impacts.		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: Mike McCracken	Date: 10/11/2022	
DocuSigned by:		
Signature: 	Title: Director of Development	
DF2A2E8CBC134F1...		

## EAF Mapper Summary Report

Tuesday, October 11, 2022 1:49 PM



**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]	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





**New York State  
Parks, Recreation and  
Historic Preservation**

**KATHY HOCHUL**  
Governor

**ERIK KULLESEID**  
Commissioner

October 24, 2022

Stephanie Albright  
APD Engineering & Architecture  
615 Fishers Run  
Victor, NY 14564

Re: DEC  
22-0408 Taco Bell Watertown NY  
514-540 State St, Watertown, NY 13601  
22PR07377

Dear Stephanie Albright:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6NYCRR Part 617).

We note that the project APE is adjacent to the Church of the Holy Family & Rectory which is eligible for listing in the State and National Registers of Historic Places. We have reviewed the sketch plan dated September 16, 2022, and the land title survey dated October 4, 2022. Based on that review, it is the OPRHP's opinion that the project, as described, will have No Adverse Impact on historic or cultural resources.

If you have any questions, please feel free to reach out via email.

Sincerely,

William Floyd  
Historic Preservation Technical Specialist  
[william.floyd@parks.ny.gov](mailto:william.floyd@parks.ny.gov)  
(518) 268-2142