



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 – VL-1 Bellew Avenue South, Parcel Number 9-11-108.001

DATE: December 1, 2022

Request: To Change the Approved Zoning Classification of VL-1 Bellew Avenue South, Parcel Number 9-11-108.001 from Residence B to Commercial

Applicant: Robert J. Busler, P.L.S. on behalf of ARBEL, LLC and P.J. Simao

Owner(s): ARBEL, LLC

SEQRA: Unlisted

County review: Yes

Comments: The applicant seeks to rezone the subject parcel from Residence B to Commercial. In the cover letter, there is no description for the purpose of rezoning the parcel. The application instructions ask for the applicant to describe what they seek to establish with the proposed Zone Change (e.g. the intended future use of the property) and include any other information that will aid the Planning Board and City Council in comprehending the request. The applicant should be prepared to explain what they seek to accomplish with the requested rezoning including any intended future uses.

Existing Conditions: Currently, the 100 block of Bellew Avenue South is mostly zoned Commercial and Neighborhood Business, except for VL-1 Bellew Avenue South, which is zoned Residence B.

The subject parcel the applicant proposes to rezone is adjacent to the south end of 919 Arsenal St which is zoned Commercial. The proposed parcel is currently vacant land and compliant with the current zoning lot requirements for the Commercial district. The existing land use for the other parcels along Bellew Avenue South are as follows:

- 871 Arsenal St: Americu Credit Union.
- 929 Arsenal St: Walgreens.
- VL Bellew Avenue South and VL-2 Bellew Avenue South: vacant lots.

- 156 Bellew Avenue South: Social Security Administration.
- 163 Bellew Avenue South: Oral Surgery of NNY.

Zoning and the Comprehensive Plan: The City's adopted Comprehensive Plan recommends the future land use for this area as Commercial Corridor. The Comprehensive Plan describes the Commercial Corridor as:

Commercial Corridor: "As opposed to Coffeen, Washington and State Streets, Arsenal Street from the western edge of downtown west toward Interstate 81 is primarily commercial and serves a much broader regional population. Arsenal Street is also a high volume arterial road, carrying 30,000 vehicles per day into the City from Interstate 81. As the regional retail center for the North Country, Arsenal Street provides a land area capable of higher density commercial and retail uses including modestly sized franchise companies. Parking is generally in front of these buildings and signage is prominent. While the desire is to maintain this land use, a higher standard of design to create a uniform/uncluttered look is anticipated. This can be accomplished with good site design and sign standards. Sidewalks, bike lanes, and transit stops should also be integrated in the design."

While the new Zoning Ordinance has not yet been finalized and is still in draft form, the proposed zoning map proposes this parcel to be zoned as Commercial.

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.

cc: City Council Members

















Michael Delaney, City Engineer

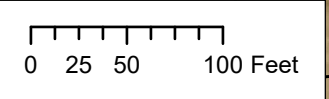
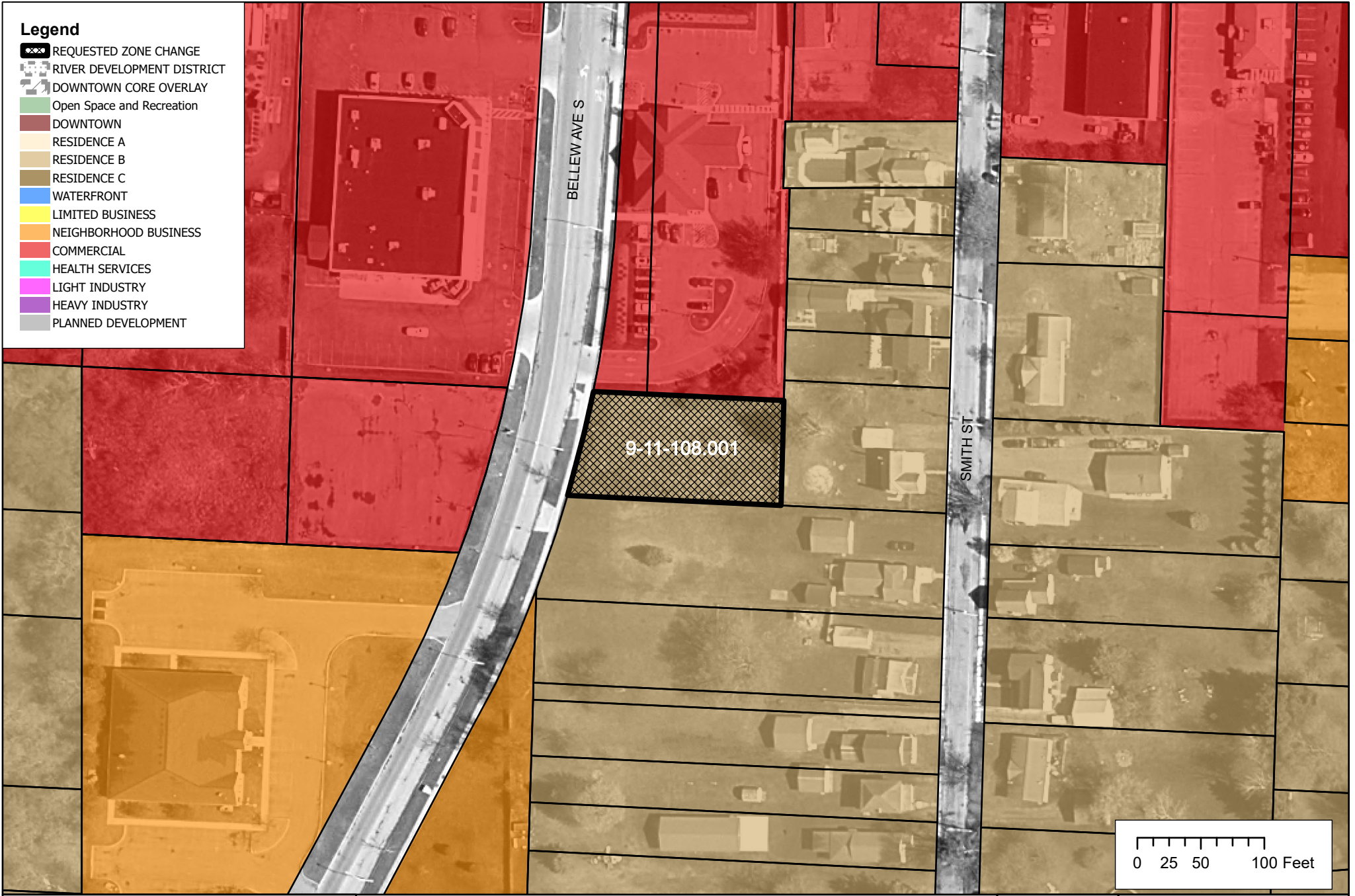
ARBEL, LLC; c/o PJ Simao, 137 Main Avenue, Floor 3, Watertown, NY 13601

Robert J. Busler, PLS, LaFave, White & McGivern 133 Commercial Street, P.O. Box 679,

Theresa, NY 13691

Legend

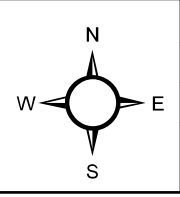
-  REQUESTED ZONE CHANGE
-  RIVER DEVELOPMENT DISTRICT
-  DOWNTOWN CORE OVERLAY
-  Open Space and Recreation
-  DOWNTOWN
-  RESIDENCE A
-  RESIDENCE B
-  RESIDENCE C
-  WATERFRONT
-  LIMITED BUSINESS
-  NEIGHBORHOOD BUSINESS
-  COMMERCIAL
-  HEALTH SERVICES
-  LIGHT INDUSTRY
-  HEAVY INDUSTRY
-  PLANNED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



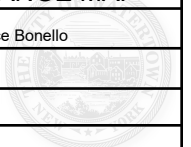
CITY OF WATERTOWN GIS
 245 WASHINGTON STREET
 2ND FLOOR
 WATERTOWN, NEW YORK 13601
 (315) 785-7793
 gis@watertown-ny.gov

Residence B to Commercial
VL-1 Bellew Ave South
 (9-11-108.001)

The City of Watertown does not warrant, guarantee or accept any liability for the accuracy, precision or completeness of any information shown or described hereon or for any inferences made therefrom. Any use made from this information is solely at the risk of the user.



ZONE CHANGE MAP	
Requested By: Sharlice Bonello	
Author: cpaquette	
Date: 11/28/2022	
Scale : 1 in= 100 ft	





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

LAND SURVEYORS & PHOTOGRAMMETRISTS

THERESA - BOONVILLE

November 18, 2022

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

Re: ARBEL, LLC
Zone Change Request

Dear Mr. Lumbis:

On behalf of ARBEL, LLC and PJ Simao, submitted herewith is documentation regarding a request for a Zone Change for tax parcel 09-11-108.001 designated as VL-1 Bellew Avenue South. The subject parcel is presently located in the Residence "B" Zoning District. The purpose of this application is to change it to the Commercial Zoning District.

Included herewith are 15 copies of the cover letter, application, authorization letter, Short Environmental Assessment Form, property report, tax map, GIS aerial view, zoning map, recorded survey map 2681 and Deed Instrument 2014-00011933.

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

Sincerely,

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



City of Watertown ZONE CHANGE APPLICATION FORM

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

Received:

PROPERTY INFORMATION:

PROPERTY ADDRESS: VL-1 Bellew Avenue South
TAX PARCEL NUMBER(S): 09-11-108.001
CURRENT ZONING DISTRICT: Residence "B" PROPOSED ZONING DISTRICT: Commercial

APPLICANT INFORMATION:

APPLICANT NAME: ARBEL, LLC; c/o PJ Simao
APPLICANT MAILING ADDRESS: 137 Main Avenue, Floor 3
Watertown, NY 13601
PHONE NUMBER: 315-727-7000 E-MAIL: pj@dealmakerusa.com

PROPERTY OWNER INFORMATION (if different from applicant):

PROPERTY OWNER NAME: same
PROPERTY OWNER MAILING ADDRESS (if different from subject parcel): _____
PHONE NUMBER: _____ E-MAIL: _____

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

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

*See appendices for further information

Applicant Signature: Date: 11/18/22
Property Owner Signature (if different) _____ Date: _____

LETTER OF AUTHORIZATION

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

Please Check One of the Following:

Minor Subdivision Major Subdivision Site Plan Zone Change
 Site Plan Modification Special Use Permit Lot Line Adjustment

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

- Pre-application conferences with Town staff, filing applications and/or other required documents relative to all Planning Board applications
- Main point of contact for Town staff
- Agent will be contacted on all matter instead of the owner
- Attend all Planning Board meetings on my behalf

Tax Parcel: 09-11-108.001

Address: VL-1 Bellew Avenue South

PROPERTY OWNER(s):

Signature: 

Date: 11/18/22

Signature: _____

Date: _____

Printed Name(s): Arbel, LLC; c/o PJ Simao

Address: 137 Main Avenue, Floor 3

City: Watertown

State: NY

Zip: 13601

Phone: 315-727-7000

Fax: _____

AGENT:

Signature: _____

Date: _____

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

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

City: Theresa

State: N.Y.

Zip: 13691

Phone: 315-628-4414

Fax: 315-628-4529

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

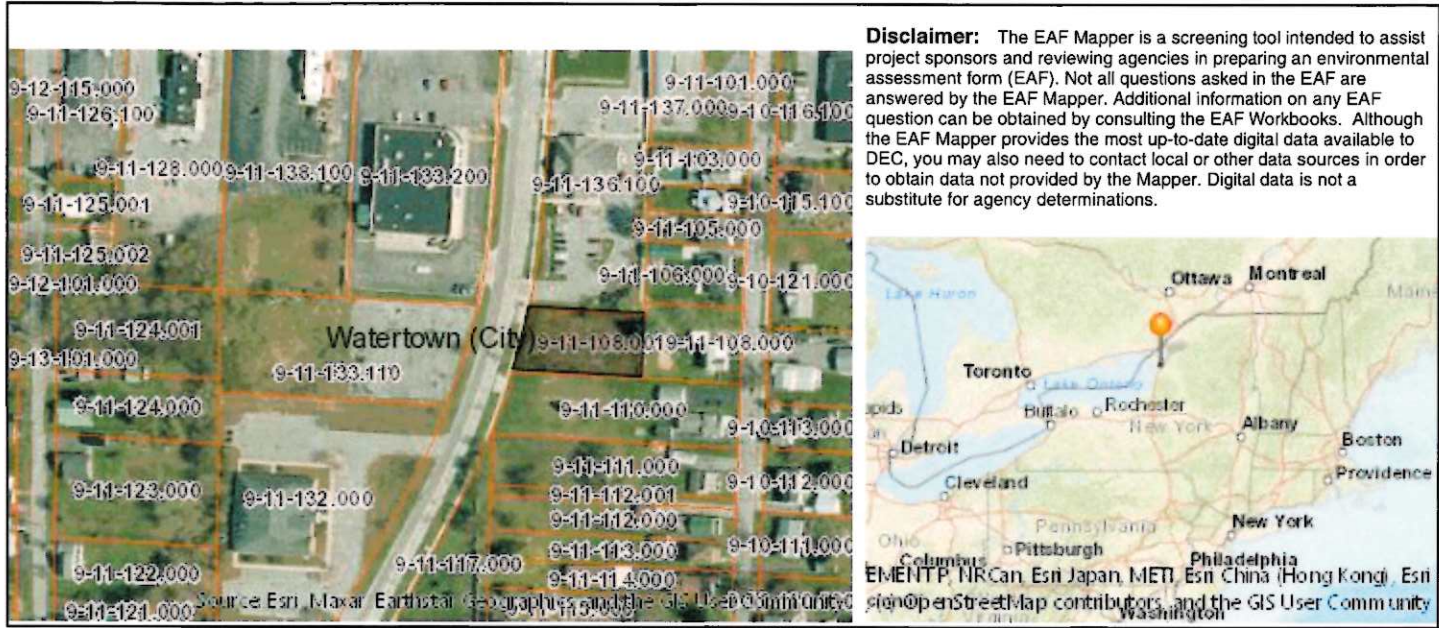
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Parcel 09-11-108.001 Zone Change Request			
Project Location (describe, and attach a location map): VL-1 Bellew Avenue South, City of Watertown, Jefferson County, about 353' south of Arsenal Street.			
Brief Description of Proposed Action: Request for a zone change from Residence "B" to Commercial.			
Name of Applicant or Sponsor: Arbell, LLC; c/o PJ Simao		Telephone: 315-727-7000 E-Mail: pj@dealmakerusa.com	
Address: 137 Main Avenue, Floor 3			
City/PO: Watertown		State: NY	Zip Code: 13601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <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: Planning Board and City Council			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.298 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? _____ 0.298 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			

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input checked="" type="checkbox"/>	YES <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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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?	<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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

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? Indiana Bat, Northern Long...	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>LaFave, White & McGivern, LC, PC; Robert J. Busler, PLS</u> Date: <u>11/18/2022</u> Signature: <u>Robert J. Busler</u> Digitally signed by Robert J. Busler Date: 2022.11.18 14:27:53 -05'00' Title: <u>Land Surveyor</u>		



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

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Project:

Date:

**Short Environmental Assessment Form
Part 3 Determination of Significance**

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM



Property Description Report For: VL-1 Bellew Ave S, Municipality of City of Watertown

No Photo Available

Status: Active
Roll Section: Taxable
Swis: 221800
Tax Map ID #: 9-11-108.001
Account #: 02007684
Property Class: 311 - Res vac land
Site: RES 1
In Ag. District: No
Site Property Class: 311 - Res vac land
Zoning Code: RB - Residential B
Neighborhood Code: 00435
School District: Watertown
Total Assessment: 2022 - \$8,000
2021 - \$8,000

Total Acreage/Size: 82 x 150
Land Assessment: 2022 - \$8,000
2021 - \$8,000
Full Market Value: 2022 - \$9,100
2021 - \$8,696
Equalization Rate: ----
Deed Book: 2014
Grid East: 991870

Property Desc: 82 X 150 911108.001
Deed Page: 11933
Grid North: 1449274

Area

Living Area: 0 sq. ft. **First Story Area:** 0 sq. ft.
Second Story Area: 0 sq. ft. **Half Story Area:** 0 sq. ft.
Additional Story Area: 0 sq. ft. **3/4 Story Area:** 0 sq. ft.
Finished Basement: 0 sq. ft. **Number of Stories:** 0
Finished Rec Room: 0 sq. ft. **Finished Area Over Garage:** 0 sq. ft.

Structure

Building Style: 0 **Bathrooms (Full - Half):** 0 - 0
Bedrooms: 0 **Kitchens:** 0
Fireplaces: 0 **Basement Type:** 0
Porch Type: 0 **Porch Area:** 0.00
Basement Garage Cap: 0 **Attached Garage Cap:** 0.00 sq. ft.
Overall Condition: 0 **Overall Grade:**
Year Built: **Eff Year Built:**

Owners

Arbel LLC
137 Main Ave Fl 3
Watertown NY 13601

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Add. Parcels	Deed Book and Page
8/1/2014	\$18,000	311 - Res vac land	Land Only	Wolf Estate, Rose	Yes	No	No	2014/11933

Utilities

Sewer Type:	None	Water Supply:	None
Utilities:	No Public	Heat Type:	0
Fuel Type:	0	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
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Land Types

Type	Size
Residual	82 x 150

Special Districts for 2022

No information available for the 2022 roll year.

Special Districts for 2021

No information available for the 2021 roll year.

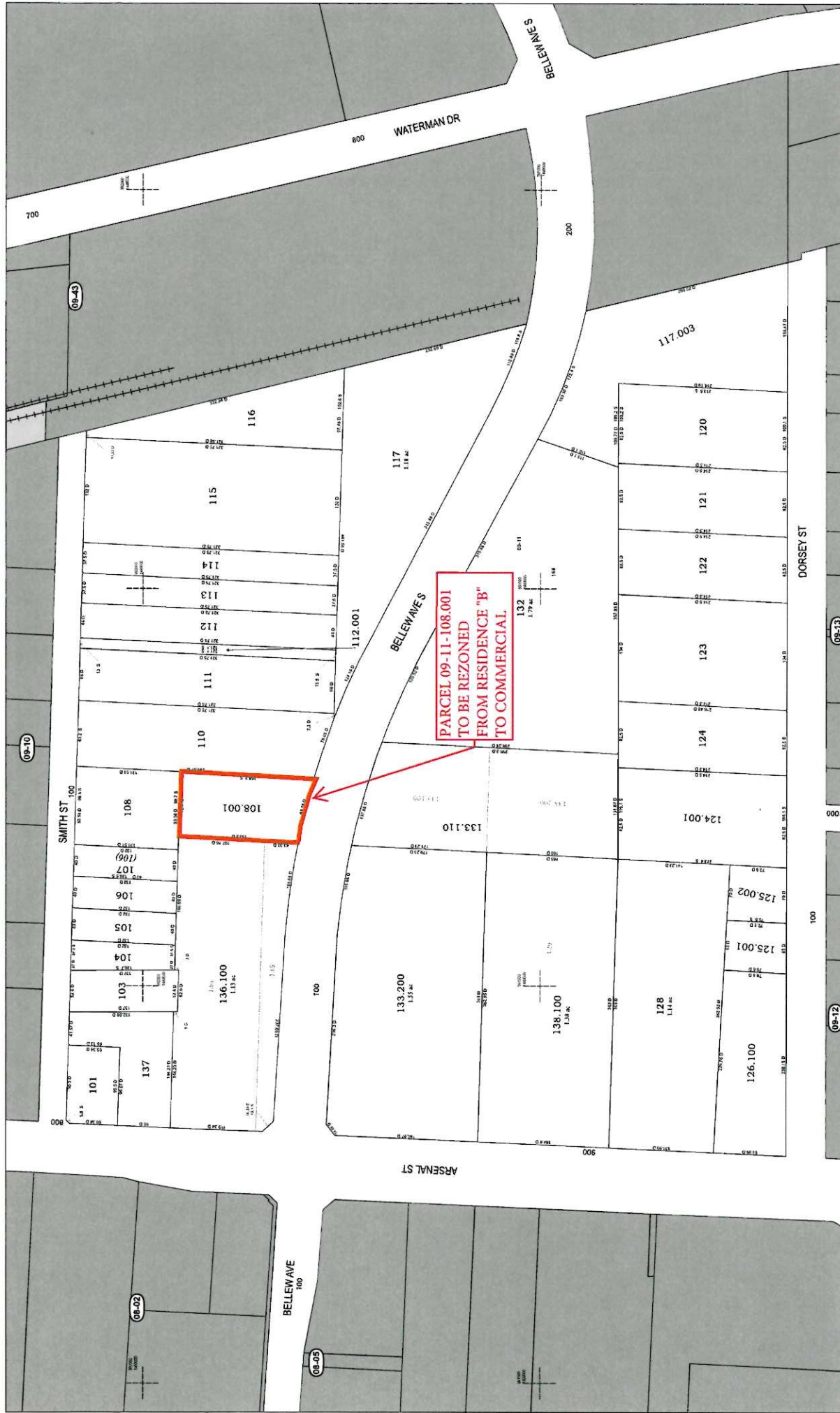
Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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Taxes

Year	Description	Amount
2022	City	\$70.30
2022	County	\$64.52
2022	School	\$89.11
2021	City	\$71.56
2021	County	\$64.55
2021	School	\$88.13

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



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

For Tax Purposes Only
 Not to be Used for Conveyance

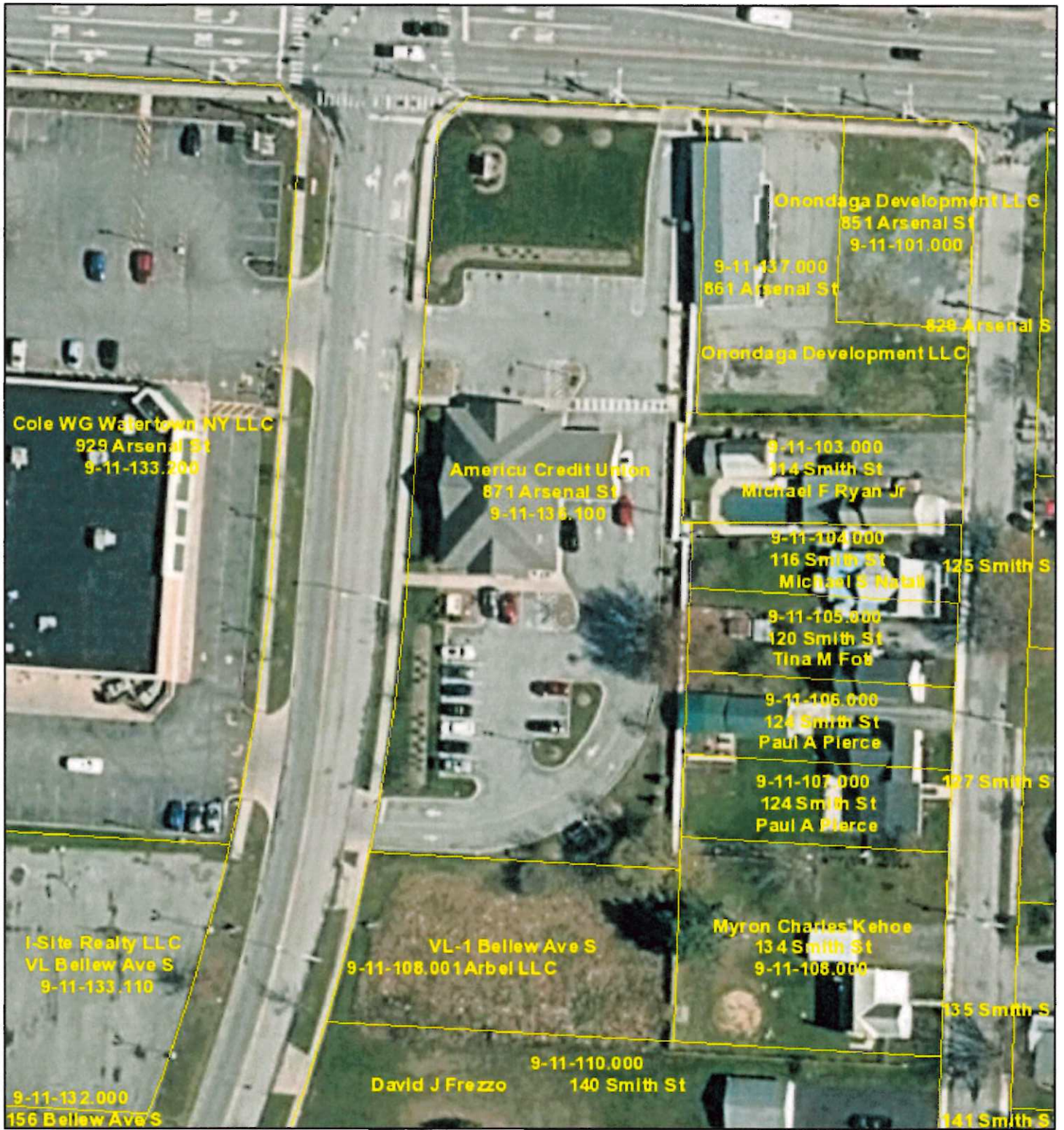
Lot No.	Area (Ac.)	Area (Sq. Ft.)
101	0.10	4,356
102	0.10	4,356
103	0.10	4,356
104	0.10	4,356
105	0.10	4,356
106	0.10	4,356
107	0.10	4,356
108	0.10	4,356
109	0.10	4,356
110	0.10	4,356
111	0.10	4,356
112	0.10	4,356
113	0.10	4,356
114	0.10	4,356
115	0.10	4,356
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141	0.10	4,356
142	0.10	4,356
143	0.10	4,356
144	0.10	4,356
145	0.10	4,356
146	0.10	4,356
147	0.10	4,356
148	0.10	4,356
149	0.10	4,356
150	0.10	4,356

Legend:
 - Property Line
 - Water Property Line
 - Building Footprint
 - City Boundary
 - Shared District Boundary

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

Section 09 Block 11
 Tax Map
City of Watertown
 Jefferson County, NY

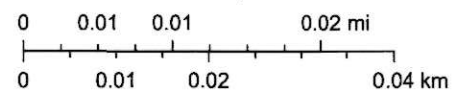
Printed Date: 3/18/2021



November 18, 2022

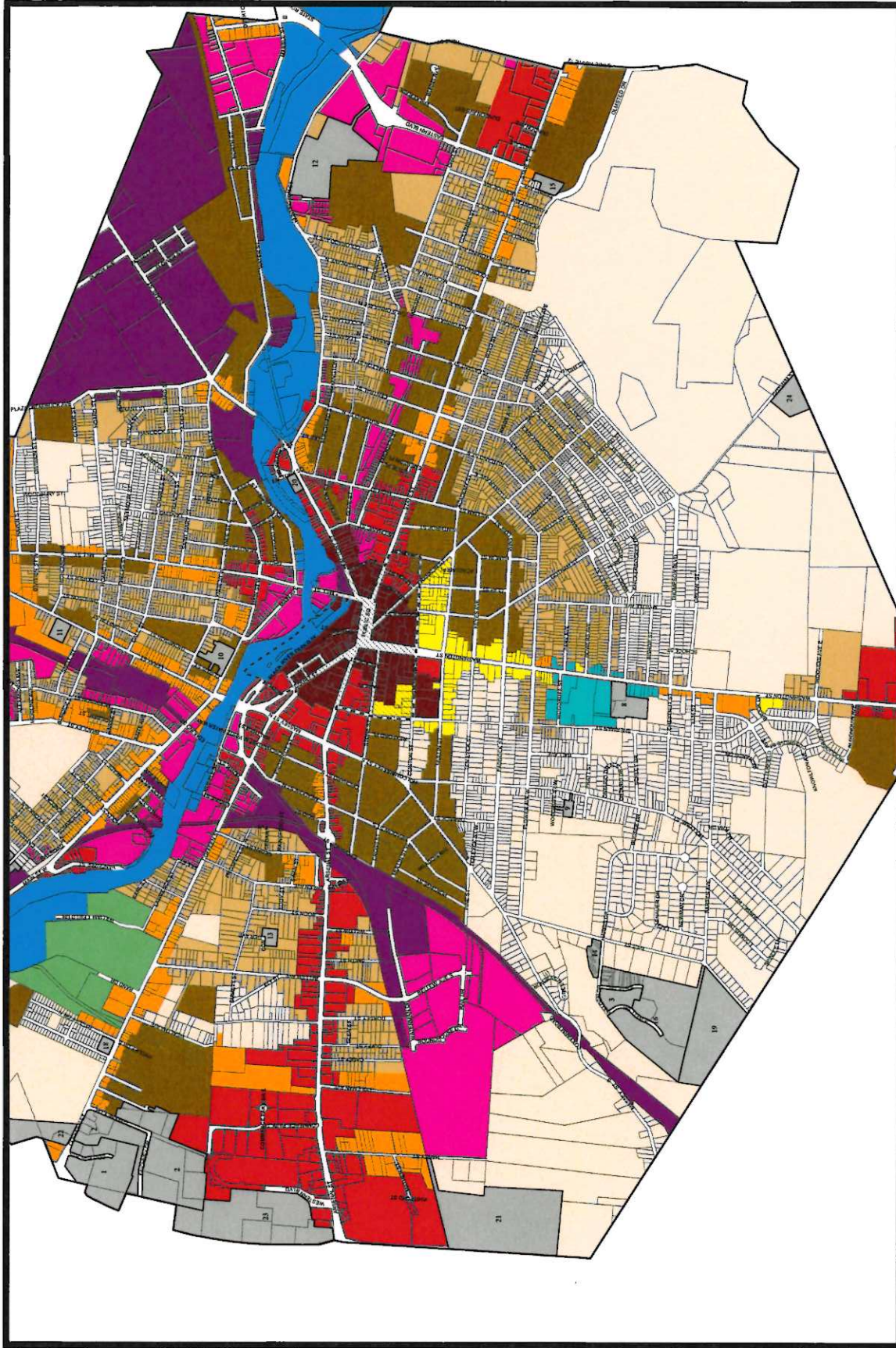
1:1,128

- Parcels
- Counties/Shoreline
- Parcel ID
- Cities/Towns
- Property Owner
- Villages
- Street Address



**WAIKETO WN
NEW YORK**

Adopted
FEBRUARY 16, 2016
As Amended Through
SEPTEMBER 20, 2021



Legend

RIVER DEVELOPMENT DISTRICT

DOWNTOWN CORE OVERLAY

Open Space and Recreation

DOWNTOWN

RESIDENCE A

RESIDENCE B

RESIDENCE C

WATERFRONT

LIMITED BUSINESS

NEIGHBORHOOD BUSINESS

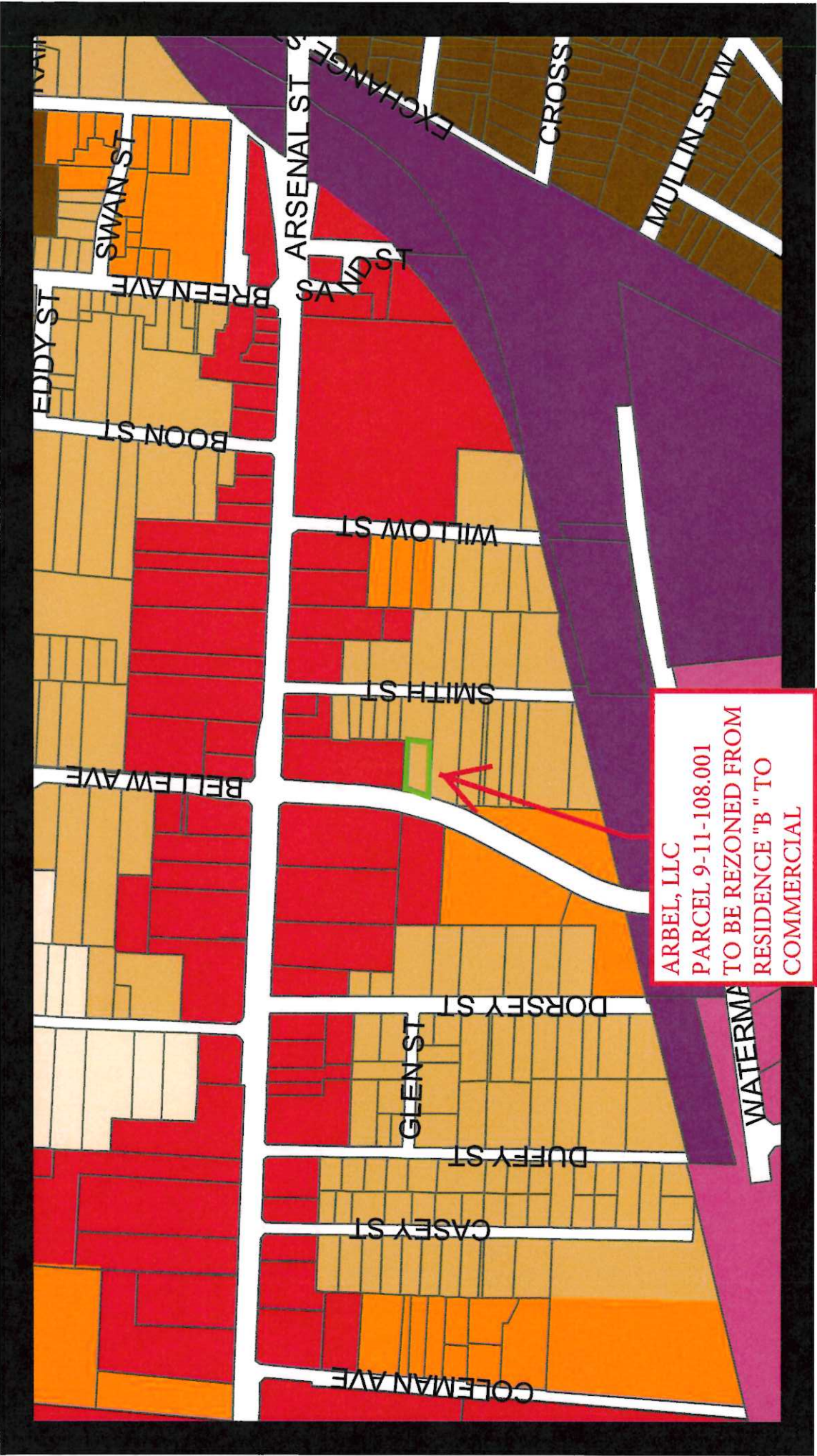
COMMERCIAL

HEALTH SERVICES

LIGHT INDUSTRY

HEAVY INDUSTRY

PLANNED DEVELOPMENT



ARBEL, LLC
PARCEL 9-11-108.001
TO BE REZONED FROM
RESIDENCE "B" TO
COMMERCIAL



Bellew Avenue
 Street
 N 74°-32'-15"W - 167.33'
 105.40'

South Avenue
 Street
 N 14°-28'-16"E - 93.58'

To Arsenal St

The Salvation Army
 (P.N. 91135)
 Parcel Line

"Parcel A"
0.298 Acres
 (13,000 sq. ft.)
 (P/O P.N. 91109)

The Salvation Army
 Liber 1134, Page 294
 (0.893 Ac parcel)
 (P.N. 91136)

David J. B. Christina Ferzco
 Liber 993, Page 290
 (P.N. 91110)

"Send Lot to collect"

Point of Beginning
 (Parcel A)

N 14°-28'-16"E - 93.58'

"Parcel B"
0.282 Acres
 (12,300 sq. ft.)

131.51' - S 74°-30'-32"E
 130.83' (10' 10")

Wendell W. B. Eileen A. Pierce
 Liber 881, Page 8
 Liber 835, Page 804

Point of Beginning
 (Parcel B)
 Street 93.51' - S 14°-28'-25"W Margin
 82.5' Occupied

SMITH STREET

To Arsenal St

NOTES -

- R denotes property line
 - P " " " "
 - 1/2" i.p. found
 - 3/4" i.p. found
 - 1/2" i.p. set
 - 1/2" i.p. set
- Survey performed for the benefit of an Abstract of Title. Parcel Nos 91135 & 91136 are Zoned C-1. Parcel Nos 91106 thru 91110 are Zoned Residence B.

"It is hereby certified that this subdivision final plat was approved by the Planning Board of the City of Watertown, New York on November 7, 2000, pursuant to Sections 32, 33 and 34 of the General City Law.

[Signature]
 Kenneth A. Mirs, Planning & Community Development Coord.

Unrecorded observation or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law. Copies from the original of this survey map are marked with an original of the land surveyor's seal and the unrecorded seal shall not be considered to be a valid true copy.

DEED REFERENCE - Parcels A & B
 Martin Germaine and Laura Grieco, et al to Paul L. Rose M. Wolf, deed dates - Jan. 9, 1974 & Dec. 1, 1973 both rec'd on Nov. 25, 1974, Liber 860, Pages 460 & 462

00 DEC 12 4:11:13
[Signature]
 CLERK

Survey Plat of Land Surveyed for Rose M. Wolf
Subdivision Final Plat - 134 Smith Street & Vicinity
 City of Watertown
 County of Jefferson
 State of New York

Map # 2691

Date Aug. 23, 2000	Checked by S. Kolb	Draw No. 1
Scale 1" = 20'	File No. 00-092-Wol	
Drawn by P. Storino	Survey Aug 18, 2000	



11/16/2000 P.A.S.
 Revisions

Copyright dated - Aug 23, 2000

Patsy A. Storino - P.L.S. No. 49023
 ADAMS

WATERTOWN

AUG. 18, 2000
Mag. North

Bellew Avenue
Street
N 1/2" = 83.18'

South

To Arsenal St

**ARBEL, LLC
TAX PARCEL
9-11-108.001**

"Parcel A"
0.298 Acres
(113,000 sq ft.)
(P/O P.N. 91109)

**TO BE REZONED
FROM RESIDENCE
"B" TO COMMERCIAL**

**RESIDENCE "B"
ZONING DISTRICT**

David J. B. Christina Frezza
Liber 993, Page 290
(P.N. 91110)

"Send Lot to entice"

Point of Beginning
(Parcel A)

81.87' - S 14°-28'-16" W - 93.58'
N 14°-28'-16" E - 93.58'

"Parcel B"
0.282 Acres
(12,300 sq ft.)

(P.N. 91108)

(P.N. 91107)

(P.N. 91106)

**RESIDENCE "B"
ZONING DISTRICT**

Wendell W. B. Eileen A. Pierce
Liber 881, Page 8
Liber 635, Page 604

131.51' - S 74°-30'-32" E
130.83' (P. 1018.1)

Lot B Deed Line

Lot Line

Lot Line

House (No. 134)

Garage

Point of Beginning
(Parcel B)
Street 93.51' - S 14°-28'-25" W - Margin
3.5' wide
3.5' wide
40'

Occupied

82.5'

83.17'

63.93'

103.40'

N 74°-32'-15" W - 167.33'

150.68' - S 74°-36'-29" E

- NOTES -
- R. denotes property line
 - P. iron pipe
 - " " 1/2" p. found
 - o " 3/4" p. found
 - e " 1/2" p. set

Survey performed without the benefit of an Abstract of Title. Parcel No. 91109 and Commercial Parcel No. 91110 are Zoned Residence B.

It is hereby certified that this subdivision final plat was approved by the Planning Board of the City of Watertown, New York on November 7, 2000, pursuant to Sections 32, 33 and 34 of the General City Law.

Kenneth A. Mix
Kenneth A. Mix, Planning & Community Development Coord.

Unauthorized alteration or addition to a survey map bearing a licensed professional seal is a violation of section 2309, 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 listed seal or the embossed seal shall not be considered to be a valid true copy.

DEED REFERENCE - Parcels A B B
Mario Germaine and Laura Givens et al to Paul L. Rose M. Wolf, dated dates - Jan 9, 1974 & Dec 1, 1973 both rec'd on Nov 25, 1974, Liber 860, Pages 460 B 462

JEFFERSON COUNTY CLERK
00 DEC 12 AM 11:13
John M. White
CLERK

Survey Plat of Land Surveyed for Rose M. Wolf
Subdivision Final Plat - 134 Smith Street & Vicinity
City of Watertown
County of Jefferson
State of New York

Map # 2691

Date	Aug 23, 2000	Checked by	S. Kolb	Draw No.	1
Scale	1" = 20'	File No.	00-092-Main	Survey	Aug 19, 2000
Drawn by	P. Stornio	Survey	Aug 19, 2000		



11/16/2000 P.A.S.
Revisions

Copyright dated - Aug 23, 2000

SMITH STREET

To Arsenal St

WATERTOWN



JEFFERSON COUNTY - STATE OF NEW YORK
 GIZELLE J. MEEKS, JEFFERSON COUNTY CLERK
 175 ARSENAL STREET
 WATERTOWN, NEW YORK 13601

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH



INSTRUMENT #: 2014-00011933
 Receipt#: 2014014022
 Clerk: SB
 Rec Date: 08/29/2014 09:56:41 AM
 Doc Grp: DEE
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: BROWNELL ABSTRACT CORPORATION
 Party1: WOLF ROSE M EST OF BY EX
 Party2: ARBEL LLC
 Town: WATERTOWN-CITY OF

Recording:	
Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 All others - State	241.00
RP5217 - County	9.00
Sub Total:	315.00
Transfer Tax	
Transfer Tax - State	72.00
Sub Total:	72.00
Total:	387.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
 Transfer Tax #: 329
 Transfer Tax
 Consideration: 18000.00
 Transfer Tax - State 72.00
Total: 72.00

Record and Return To:

SCHWERZMANN & WISE, PC
 137 MAIN AVENUE., PO BOX 704
 WATERTOWN NY 13601
 OFFICE MAILBOX

Gizelle J. Meeks
 Jefferson County Clerk

EXECUTOR'S DEED

This indenture, made this 1 day of August, 2014

Between Laura Lynn Olson, as Executor of the Last Will and Testament of Rose M. Wolf, dated February 17, 1994, late of the City of Watertown, New York, who died on the 11th day of August, two thousand one,

Party of the first part,

And

*Arbel, LLC
910 DealMaker offices
137 Main Ave. - 3rd floor
Watertown NY 13601*
Party of the second part,

Witnesseth that the party of the first part, to whom letters testamentary were issued by the Surrogate's County of Jefferson County, New York, on September 20, 2001 and by virtue of the power and authority given in and by said last will and testament, and/or by Article 11 of the Estates, Powers and Trusts Law, and in consideration of **Eighteen thousand and 00/100 Dollars (\$18,000.00)**, paid by the party of the second part, does hereby grant and release unto the party of the second part, the distributees or successors and assigns of the party of the second part forever:

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Watertown, County of Jefferson and State of New York, being more fully described in Schedule "A" annexed hereto;

Together with all rights, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

Together with the appurtenances, and also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually or by virtue of said will or otherwise;

To have and to hold the premises herein granted unto the party of the second part, the distributees or successors and assigns of the party of the second part forever;

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

Subject to the trust fund provisions of section thirteen of the Lien Law.

M+S

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

In witness whereof, the party of the first part has hereunto set his hand the day and year first above written.

Estate of Rose M. Wolf

By: Laura Lynn Olson
Laura Lynn Olson, Executor

STATE OF MASSACHUSETTS)
) ss:
COUNTY OF Worcester)

On the 1st day of August, 2014, before me, a Notary Public in and for said State, personally appeared Laura Lynn Olson, personally know to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that that they executed the same in their capacity and that their signature on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the same.

Elise Teasdale
Notary Public



SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND situate on the easterly side of Bellew Avenue South, in the City of Watertown, County of Jefferson, State of New York, being part of Parcel No. 911109 as designated on the City of Watertown Assessment Maps and being further described as follows:

BEGINNING at a $\frac{1}{2}$ inch iron pipe found at the southeast corner of a 0.893 acre parcel of land that was conveyed to The Salvation Army by deed dated August 17, 1988 (Liber 1134, Page 294); said iron pipe also marks a corner of land that was conveyed to Paul L. & Rose M. Wolf by deed dated January 9, 1974 & December 1, 1973 (Liber 860, Pages 460 & 462);

THENCE from said point of beginning, South 14 degrees 28 minutes 16 seconds West a distance of 81.87 feet to a $\frac{1}{2}$ inch iron pipe set in the division line between the land of Wolf to the north and land that was conveyed to David J. & Christina Frezzo by deed dated August 29, 1985 (Liber 993, Page 290) to the south;

THENCE North 74 degrees 32 minutes 15 seconds West along said division line, a distance of 167.33 feet to a 1 inch iron pipe found in the easterly street margin of Bellew Avenue South;

THENCE Northeasterly along the easterly street margin of Bellew Avenue South as it curves to the left, a distance of 83.18 feet to a $\frac{1}{2}$ inch iron pipe found at the southwest corner of another parcel of land that was conveyed to The Salvation Army;

THENCE South 74 degrees 36 minutes 29 seconds East along the south line of The Salvation Army land, a distance of 150.68 feet to the point of beginning.

CONTAINING 0.298 acres of land more or less (13,000 square feet);

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

AS SURVEYED BY Patsy A. Storino, Licensed Land Surveyor, on August 18, 2000 and being designated as Parcel A on a plat titled, "Survey Plat of Land Surveyed for Rose M. Wolf," and dated August 23, 2000.

ALL BEARINGS referenced to magnetic north as observed on survey date.

BEING A PORTION of the land that was conveyed by the following two conveyances:

(1) Martin Germonto to Paul L. and Rose M. Wolf by deed dated January 9, 1974 and recorded in the Jefferson County Clerk's Office on November 25, 1974 in Liber 860 of deeds, at Page 460 and (2) Laura Grieco and others to Paul L. and Rose M. Wolf by deed dated December 1, 1973 and recorded in the Jefferson County Clerk's Office on November 25, 1974 in Liber 860 of deeds, at Page 462.

Paul L. Wolf died on August 27, 1994 in Jefferson County, New York.