



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 – 373 East Avenue

DATE: February 2, 2023

Request: Subdivision Final Plat Approval for a two-lot subdivision of 373 East Avenue, Parcel Number 12-13-134.000

Applicant: Life Church of the Nazarene

Proposed Use: Residential

Property Owner: David Wise & Martha Wise

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 property owners of 373 East Avenue propose to divide their 0.67-acre lot, Parcel Number 12-13-134.000, into two parcels, a 0.010-acre southeastern section that the property owner proposes to convey to the adjacent property owner, (Life Church of the Nazarene), at 370 Wight Drive, and a 0.66-acre section that would retain the 373 East Avenue address.

Assemblages: Upon Subdivision Approval and the transfer of 0.010-acre southeastern section, the property owner at 370 Wight Drive must assemble the 0.010-acre southeastern section into one single parcel. The applicant will be responsible for filing the new deed for the assembled parcel with the County Clerk.\

The Planning Board should require this assemblage as a condition of Subdivision Approval in order to avoid creating a nonconforming parcel. The Residence A parcel requires a minimum lot width of 75 LF and a minimum lot size of 7,500 SF. The subdivided parcel in question would only have a three-foot wide frontage on Wight Drive and its total area would only be 440 SF.

As the applicant states in the enclosed Zoning Compliance Certificate application, the proposed use is to “Widen the existing one stall garage [on 370 Wight Drive] approximately 11’, to add an additional stall. Expansion requires a property line modification between 370 Wight Drive and 373 East Avenue, to achieve the 5’ required setback.”

Under the current parcel boundaries, the proposed garage addition would cross a property line, which is illegal. Upon assemblage, the proposed garage would meet the required setback, as the applicant states, and be fully compliant.

It appears that the intent is also to assemble the remaining lands of 373 East Avenue with an adjacent parcel at VL East Avenue, which David J. Wise also owns. This will eliminate a nonconforming parcel, as VL East Avenue does not meet the minimum lot area or lot width requirements of the Residence A District and will bring the lands of David J. Wise into conformance. The property owner should follow through with this assemblage as proposed.

Required Descriptions: The applicant has submitted draft metes and bounds descriptions for both proposed subsequent assemblages.

Required Drawings: The drawing that the applicant submitted for Planning Board approval and signature by the Clerk of the Planning Board uses line weights and acreage measurements that depict the eventual resultant parcels after both proposed assemblages. The checklist instructions in Appendix A of the Subdivision Approval application form clearly state:

“The drawing must depict the subject parcel(s) being proposed for subdivision, and the locations where the split(s) will occur. The line weights must emphasize the split of the existing parcel into separate pieces and NOT what the property lines would look like following any subsequent proposed assemblages.”

The applicant is responsible for submitting a Subdivision Final Plat drawing that adheres to the requirements of the formal application instructions for the Clerk of the Planning Board to sign it. The applicant shall submit a corrected drawing that meets the requirement quoted above.

Zoning: 373 East Avenue and 370 Wight Drive are both zoned Residence A.

Area and Yard Regulations: 370 Wight Drive will continue to meet all applicable setback and lot area coverage requirements of the Residence A District.

The proposed assemblage with VL East Avenue will bring the property at 373 East Avenue into conformance with the 5-foot side yard setback requirement of the Residence A District. The house on the lot is set back approximately 3.5 feet from the current side property line on the southwestern side of the parcel. The proposed assemblage would create a new setback of approximately 23 feet.

SEQR: In answer to Question 3 on the State Environmental Quality Review (SEQR) Short Environmental Assessment Form (EAF), the applicant states that the total acreage of the site of the proposed action to be 0.210 acres. The applicant incorrectly identifies 370 Wight Drive as the

site of the proposed action. 373 East Avenue is the parcel being subdivided and is therefore the actual site of the proposed action. The current acreage of 373 East Avenue is 0.67 acres, and that is the number that the applicant should provide for Question 3(a). The applicant shall also change Project Location at the top of Part 1 to 373 East Avenue.

In the answer to Question 15 on the Short EAF, the applicant indicated that the site of the proposed action does not contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered. This is inaccurate, as the entire City of Watertown is within the habitat of the Indiana Bat and the Northern Long-Eared Bat. The applicant shall change the answer to Question 15 from “no” to “yes.”

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

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

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

Engineering Comments: After review from our City Engineer, Michael Delaney, it was stated that the increase in impervious area is insignificant and will not create any noticeable change in flows from the pre-developed to post-developed conditions. His review also noted that there is no significant grade change that would alter the pre-developed flow patterns.

Summary: The following should be discussed and/or included as contingencies with the motion for approval:

1. The applicant shall submit a new Subdivision Final Plat Drawing, on which the line weights emphasize the split of the existing parcel at 373 East Avenue and the acreage measurements identify the size of the two parcels that directly result from that split. The title of this drawing shall be “Subdivision Final Plat of the lands of 373 East Avenue.”
2. The applicant must assemble the subdivided 0.010-acre southeastern section from Parcel Number 12-13.134.000, located at 373 East Avenue, with Parcel Number 12-13-106.005 located at 370 Wight Drive, into a single parcel, by way of a new metes and bounds description that is filed with the County Clerk.
1. The applicant shall address all issues identified in the “SEQR” section of Staff’s February 2, 2023 memorandum to the Planning Board.

cc: Life Church of the Nazarene, 535 Thompson Blvd, Watertown, NY 13601
David and Martha Wise, 373 East Avenue, Watertown, NY 13601
Michael Delaney, City Engineer



Life Church

of the Nazarene

January 17, 2023

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

Dear Mr. Lumbis,

Life Church of the Nazarene is hereby submitting paperwork to the City Planning and Zoning office to allow for a project to widen an existing garage at 370 Wight Drive. We are proposing to widen the existing one stall garage by 11' to become a two stall garage. In order to meet city zoning rules and maintain a 5' side setback, we need to obtain a small parcel of land from the neighboring property (373 East Avenue), owned by David and Martha Wise. This small parcel of land (approximately 440 sf) will be divided from the property at 373 East Avenue, and added to the property at 370 Wight drive, resulting in a property line modification. We feel that no environmental resources will be affected in the municipality by this action.

A survey has been completed for this property change, and the resulting plat drawing is included with this submission. We are also including the Zoning Compliance Certificate application form, the Subdivision application form, the Request for Real Property Tax Law 932 Split form, Environmental Assessment form, suggested property descriptions, copy of the tax map with subject parcel highlighted, and a \$150 check for the subdivision fee.

It is our intent to have this application addressed at the upcoming Planning Board meeting on February 7.

Sincerely,

Owen B. Virkler, Trustee
Life Church of the Nazarene

535 Thompson Blvd., Watertown, NY 13601, (315) 782-3840
lifenazarene@gmail.com / www.lifenazarene.org



City of Watertown Zoning Compliance Certificate
APPLICATION FORM

City of Watertown, Planning and Community Development Dept.
245 Washington Street, Room 305, Watertown, NY 13601
Phone: 315-785-7740 Email: planning@watertown-ny.gov

Application #:

Received: PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
JAN 17 2023
RECEIVED CITY OF WATERTOWN, NY

Please Note: Staff will make every effort to process this application in a timely manner. However, some applications may require significant site related and zoning ordinance research. Please allow up to seven (7) business days for review and processing.

PROPERTY INFORMATION (for lookup assistance, visit: https://www.watertown-ny.gov/imo/search.aspx):

PROPERTY ADDRESS: 370 Wight Drive
TAX PARCEL NUMBER: 12-13-106.005 ZONING DISTRICT: Residence A

APPLICANT INFORMATION:

APPLICANT NAME: Life Church of the Nazarene
APPLICANT MAILING ADDRESS: 535 Thompson Blvd, Watertown, NY 13601
PHONE NUMBER: 315-782-3480 E-MAIL: lifenazarene@gmail.com

PROPERTY OWNER INFORMATION (if different from applicant):

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

PROPOSED USE INFORMATION:

Please check the box that most accurately describes the proposal:

- checkbox New Building, checkbox Addition, checkbox Alteration, checkbox Parking Lot, checkbox New Use or Occupant, checkbox Other

Proposed Use (describe fully):
Widen the existing one stall garage approximately 11', to add an addition stall. Expansion requires a property line modification between 370 Wight Drive and 373 East Avenue, to achieve the 5' required side setback. A 440sf parcel will be transferred from David and Martha Wise (373 East Ave) to allow for this property line modification.

PROPOSED DIMENSIONS (if built footprint will not change, list existing dimensions):

PARCEL FRONTAGE (FT.): 93 PARCEL AREA (SQ. FT.): 9150 BUILDING DIMENSIONS: 65 FT. X 30 FT. = TOTAL (SQ. FT.) 1812
NUMBER OF STORIES: 2 BUILDING HEIGHT (FT.): 20 SETBACKS (FT.) – FRONT: 30 REAR: 55 LEFT: 5 RIGHT: 12

PARKING:


EXISTING NUMBER OF SPACES: 2 PROPOSED NUMBER OF SPACES: 2

Asphalt Concrete Gravel Other _____

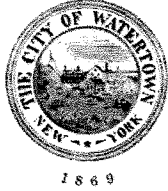
SQ. FT OF NEW IMPERVIOUS SURFACE 165

Application must include a proposed site diagram (to scale) that includes measurements (in feet) for all building edges and all setbacks. Surveys and site plans are acceptable as well. Please attach them to this form or use the space below to provide a plan view (aerial view) sketch that includes all measurements and dimensions. Please see attached example for guidance.

See attached survey map and attached drawing.

Applicant Signature:  Date: 1/13/23

Property Owner Signature (if different) _____ Date: _____



City of Watertown Zoning Compliance Certificate

City of Watertown, Planning and Community Development Dept.
245 Washington Street, Room 305, Watertown, NY 13601
Phone: 315-785-7740 Email: planning@watertown-ny.gov

For Planning and Community Development Department Use Only:

PROPERTY ADDRESS: _____

TAX PARCEL NUMBER: _____

ZONING DISTRICT: _____

PROPOSED USE: _____

In accordance with the Zoning Ordinance of the City of Watertown, New York, the proposed use is:

- CONFORMING NONCONFORMING

Please Note: If this review determines the proposal to be nonconforming, the applicant has the right to seek a Variance from the Zoning Board of Appeals (ZBA) granting relief from the Zoning Ordinance. The ZBA is an independent board and all Variance applications carry a burden of proof on the part of the applicant. Submitting an application does not guarantee that the ZBA will grant a Variance.

This certificate alone does not constitute permission to undertake construction, nor does it take the place of any and all other potential required permits. The proposed action would require, minimally, approval for each of the following:

- | | | |
|---|---|---|
| <input type="checkbox"/> None | <input type="checkbox"/> Building Permit | <input type="checkbox"/> Demolition Permit |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Area Variance | <input type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Waiver of Site Plan Approval | |

Notes:

Application / Permit #: _____

Reviewed by: _____ Signature: _____

Approved/Denied by: _____ Date: _____



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

JAN 17 2023

RECEIVED
CITY OF WATERTOWN, NY

PROPERTY INFORMATION:

PROPERTY ADDRESS: 373 East Avenue
TAX PARCEL NUMBER: 12-13-134.000 ZONING DISTRICT: Residence A
NUMBER OF LOTS TO DIVIDE PROPERTY INTO: 2 IS THERE A PROPOSED SUBSEQUENT ASSEMBLAGE? (Y N)

APPLICANT INFORMATION:

APPLICANT NAME: Life Church of the Nazarene
APPLICANT MAILING ADDRESS: 535 Thompson Blvd, Watertown, NY 13601

PHONE NUMBER: 315-782-3480 E-MAIL: Lifenazarene@gmail.com

PROPERTY OWNER INFORMATION (if different from applicant):

PROPERTY OWNER NAME: David and Martha Wise
PROPERTY OWNER MAILING ADDRESS (if different from subject parcel): 373 East Ave, Watertown, NY 13601

PHONE NUMBER: 315-408-8480 E-MAIL: marggiesue@gmail.com

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

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

*See appendices for further information

Applicant Signature: *David Wise* Date: 1/13/23
Property Owner Signature (if different) *David Wise* Date: 1-12-23

Appendix A: Checklist Instructions

- Cover Letter:** The applicant must submit a detailed cover letter describing what the applicant seeks to establish with the proposed Subdivision, including any proposed subsequent conveyances and/or assemblages with adjacent properties. Examples of what an applicant seeks to establish include separating part of a parcel to convey to a neighbor or dividing a large vacant lot into two buildable lots. The applicant must also describe the proposed future use of the property and any other information that will aid the Planning Board in comprehending the application.
- Drawing:** The drawing must depict the subject parcel(s) proposed for subdivision, and the locations where the split(s) will occur. The line weights must emphasize the split of the existing subject parcel into separate pieces and NOT what the property lines would look like following any subsequent proposed assemblages. If there is a proposed subsequent assemblage, or if the intent of the action is to achieve what is colloquially known as a "land swap" or a "lot line adjustment," the cover letter is the appropriate place to communicate this.
- Descriptions:** The applicant must submit a suggested description for each new parcel created (e.g. for a two-lot subdivision, the applicant must submit two suggested descriptions; for a three-lot subdivision, the applicant must submit three suggested descriptions, etc.) These must be in the format of "legal descriptions," measured in angles, bearings and distances. The applicant should note that these descriptions should reflect the new parcels that will *immediately* result from the proposed subdivision, *not* the future parcels what would result from a proposed subsequent assemblage.
- If a resultant subdivided parcel does not meet the minimum lot size and/or the minimum lot width requirements of the Zoning Ordinance, it will be a condition of Subdivision Approval to combine that parcel with an adjacent parcel by way of a new metes and bounds description. If the applicant proposes subsequent assemblages, the application should include those descriptions as well.
- Tax Map:** A copy of the City Tax Map, with the subject parcel highlighted. Tax maps are accessible using the following website: <https://www.watertown-ny.gov/imo/search.aspx>. Upon entering the required information, the search engine will direct the user to the Parcel Data page for their property. A link to the appropriate tax map will appear on the right hand side of the Parcel Data page.
- SEQR:** The applicant must submit a completed Part I of a SEQR Short Environmental Assessment Form (EAF). The New York State Department of Environmental Conservation (DEC) offers an online mapping tool that assists in completing the SEQR form. It is available at the following website: <https://gisservices.dec.ny.gov/eafmapper/>.
- 932 Form:** This applicant must complete the attached Request for Real Property Tax Law 932 Split Form. This will assist the City Assessment Department in updating the City Tax Rolls in a timely manner.
- Additional Info:** Upon approval, the applicant must submit one Mylar Copy and two paper copies of the Subdivision Plat for signature by the Clerk of the Planning Board. The paper copies will be returned and the applicant must file one of them in the County Clerk's office within 62 days of signing. Failure to file the Subdivision Plat within this timeframe will result in the approval expiring.

When applying for Subdivision Approval, the applicant must be aware of the present Zoning of property to ensure that the resultant subdivided properties adhere to all setback and other Zoning regulations.

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

It is hereby certified that subdivision final plat approval was granted on _____, pursuant to Sections 32, 33 and 34 of the General City Law.

Michael A. Lumbis

Date

Planning and Community Development Director
Clerk of the City of Watertown Planning Board

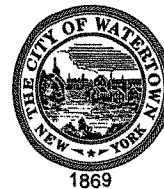
Required Sets: The items in the checklist (other than the application fee) collectively make up a "set." The applicant is responsible for submitting eight (8) complete collated "sets" to the City Planning Department.

Submittal Instructions: Submit all required materials to:

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

Meeting Information: The Planning Board normally meets at 3:00 p.m. on the first Tuesday of every month in Council Chambers at City Hall, 245 Washington Street. The application deadline is 14 days prior to the scheduled meeting date. The Planning Board typically acts on a Subdivision application at the first meeting at which it hears the case. Proposed Subdivisions require the Planning Board to hold a public hearing prior to voting.

Occasionally, due to holidays or other reasons, meetings may occur on other dates and/or times. The City will announce any changes to meeting dates in advance on its website at www.watertown-ny.gov.



Request for Real Property Tax Law 932 Split

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

Property Address

Parcel Id

373 East Avenue

12-13-134.000

Owner(s) Name

Signature

Date

David Wise

David Wise

1-12-23

Martha Wise

Martha Wise

1-12-23

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 I 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: 370 Wight Dr / East Ave Property Line Modification			
Project Location (describe, and attach a location map): 370 Wight Drive			
Brief Description of Proposed Action: Modification of the property line between 370 Wight Drive and 373 East Avenue, to allow for construction of a second garage stall at 370 Wight Drive, and meet required zoning setbacks. Property line modification will require the transfer of 440 SF of land from David and Martha Wise to Life Church of the Nazarene.			
Name of Applicant or Sponsor: Life Church of the Nazarene		Telephone: 315-782-3480 E-Mail: lifenazarene@gmail.com	
Address: 535 Thompson Blvd			
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 checked="" 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 checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u> .210 </u> acres	
b. Total acreage to be physically disturbed?		<u> .010 </u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u> 4.37 </u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input checked="" 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"/>	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input 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:
 Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input 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? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input 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? If Yes, describe: _____	NO	YES
	<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? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Life Church of the Nazarene Date: 1/12/23
Signature:  Title: TRUSTEE

PRINT FORM

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

370 Wight Drive
Life Church of the Nazarene

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

BEGINNING at an iron pipe found buried at the northerly curved margin of Wight Drive at the western edge of a concrete sidewalk, said point being the southernmost corner of a parcel of land now or formerly owned by Christine A. Sylver as described in a deed filed at the Jefferson County Clerk's Office as Instrument Number 2012-000012960;

THENCE along the western limits of Wight Drive and along a curve to the right having a radius of 175.00 feet and an arc length of 67.11 feet to a marked point;

THENCE S 47°39'06" W, along the western limits of Wight Drive and passing through a 2 inch capped iron pipe found flush with the ground at a distance of 22.80 feet and continuing for a total distance of 25.80 feet to a marked point;

THENCE N 50°19'46" W, a distance of 52.95 feet to a point;

THENCE N 19°48'29" W, a distance of 27.18 feet to a point;

THENCE N 42°17'59" W, a distance of 31.86 feet to a iron pipe found flush with the ground, said pipe marks the most southerly corner of a parcel of land now or formerly owned Lois V. Tufo as described in a deed filed at the Jefferson County Clerk's Office in Liber 628 at Page 198;

THENCE N 17°42'01" W, a distance of 57.12 feet to a iron pipe found flush with the ground, said pipe marks the most western corner of the aforementioned Sylver parcel;

THENCE S 59°37'59" E, a distance of 128.20 feet to the point of beginning.

CONTAINING 0.210 acres of land more or less.

ALL BEARINGS are oriented to the New York State Plane Coordinate System Central Zone Nad83(2011).

IT BEING the intent to describe a parcel of land referenced as Tax Parcel Number 12-13-106.005 currently owned by the Life Church of the Nazarene and the boundary line agreement made with Tax Parcel Number 12-13-134 currently owned by David J. & Martha Wise.

22061: Suggested Description
John D. McLean, PLS 050925

373 East Ave
David and Martha Wise

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

BEGINNING at an iron pipe found in the easterly monumented margin of Salina Street as monumented by the Department of Engineering of the City of Watertown, New York and at the southwesterly corner of a parcel of land now or formerly owned by Timothy F. Grosse and Melanie Groff as described in a deed filed at the Jefferson County Clerk's Office as Instrument Number 2007-000010334;

THENCE N 47°17'01" E, along the southern boundary of the aforementioned Grosse & Groff parcel a distance of 88.39 feet to an iron pipe found flush with the ground, said pipe marks an angle point in the western boundary of a parcel of land now or formerly owned by Eugene J. Hughes, Robert A. Hughes & Brenda M. Podvin as described in a deed filed at the Jefferson County Clerk's Office as Instrument Number 2022- 00001951;

THENCE S 42°17'59" E, passing through an iron pipe found flush at a distance of 181.22 feet marking the most southerly corner of a parcel of land now or formerly owned by Lois V. Tufo as described in a deed filed at the Jefferson County Clerk's Office in Liber 628 at Page 198, said pipe also marks the most westerly corner of a parcel of land now or formerly owned by Life Church of the Nazarene as described in a deed filed at the Jefferson County Clerk's Office in Liber 903 at Page 95, and continuing for a total distance of 213.08 feet to a marked point;

THENCE S 19°48'29" E, a distance of 27.18 feet to a marked point;

THENCE S 50°19'46" E, a distance of 52.95 feet to a marked point, this point is in the northern boundary line of a parcel of land now or formerly known as the Life Church of the Nazarene (Church Parcel);

THENCE S 47°17'01" W, passing through concrete monuments found at 13.14 feet, and 95.00 feet and continuing for a total distance of 114.86 feet to a concrete monument found marking the southeast corner of a parcel of land now or formerly owned by Brian & Stacie Lee as described in a deed filed at the Jefferson County Clerk's Office as Instrument Number 2022-00008649;

THENCE N 42°32'01" W, passing through a capped iron rod stamped "Moncrief & McLean" found at a distance of 139.27 feet and continuing along the aforementioned Lee parcel a total distance of 279.57 to the southerly monumented margin of East Avenue;

THENCE N 47°16'52" E, along the southerly margin of East Avenue and passing through an iron pipe found at a distance of 0.61 feet and continuing for a total distance of 30.61 feet to an iron pipe found marking the intersection of the easterly margin of Salina Street and the southern margin of East Avenue;

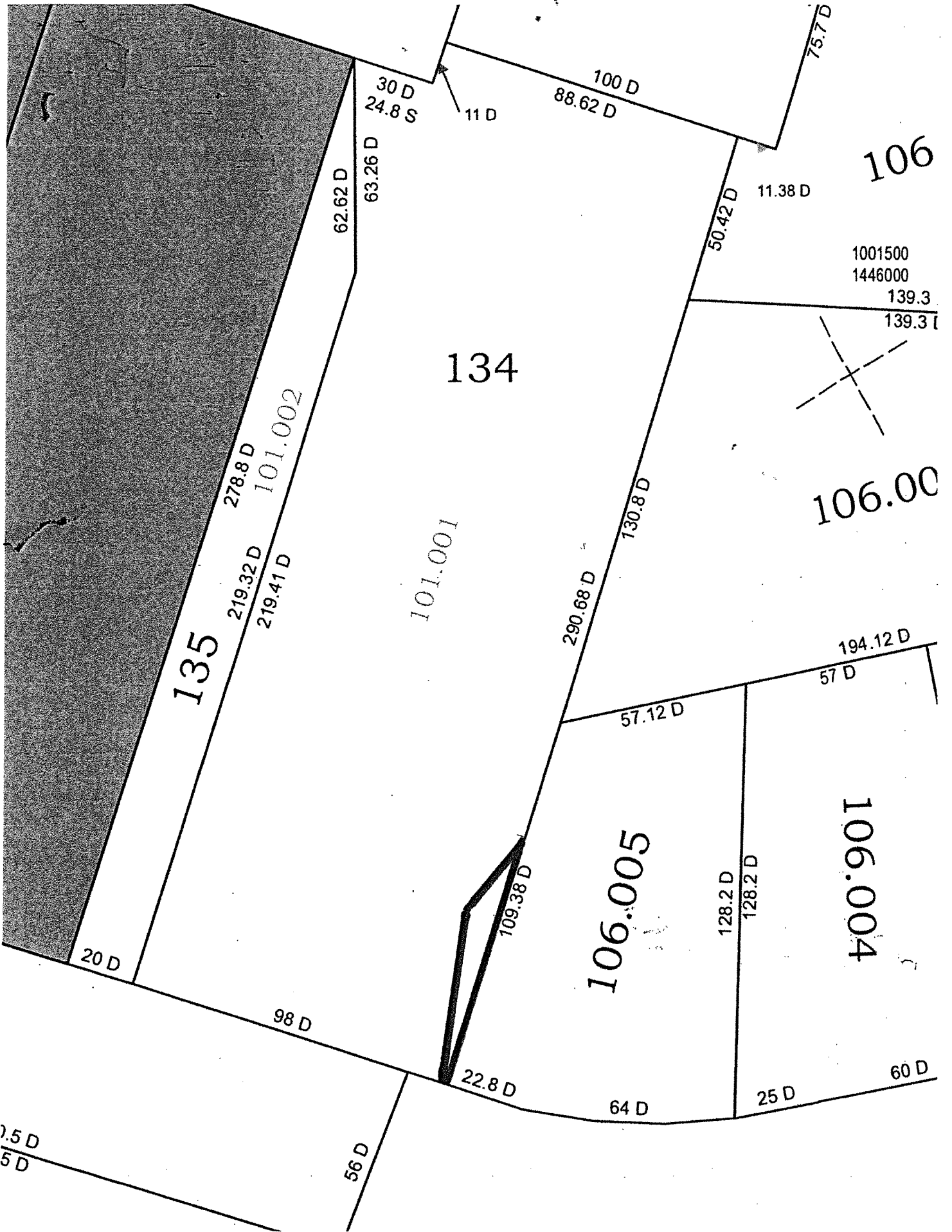
THENCE N 42°17'59" W, a distance of 11.02 feet to the point of beginning.

CONTAINING 0.771 acres of land more or less.

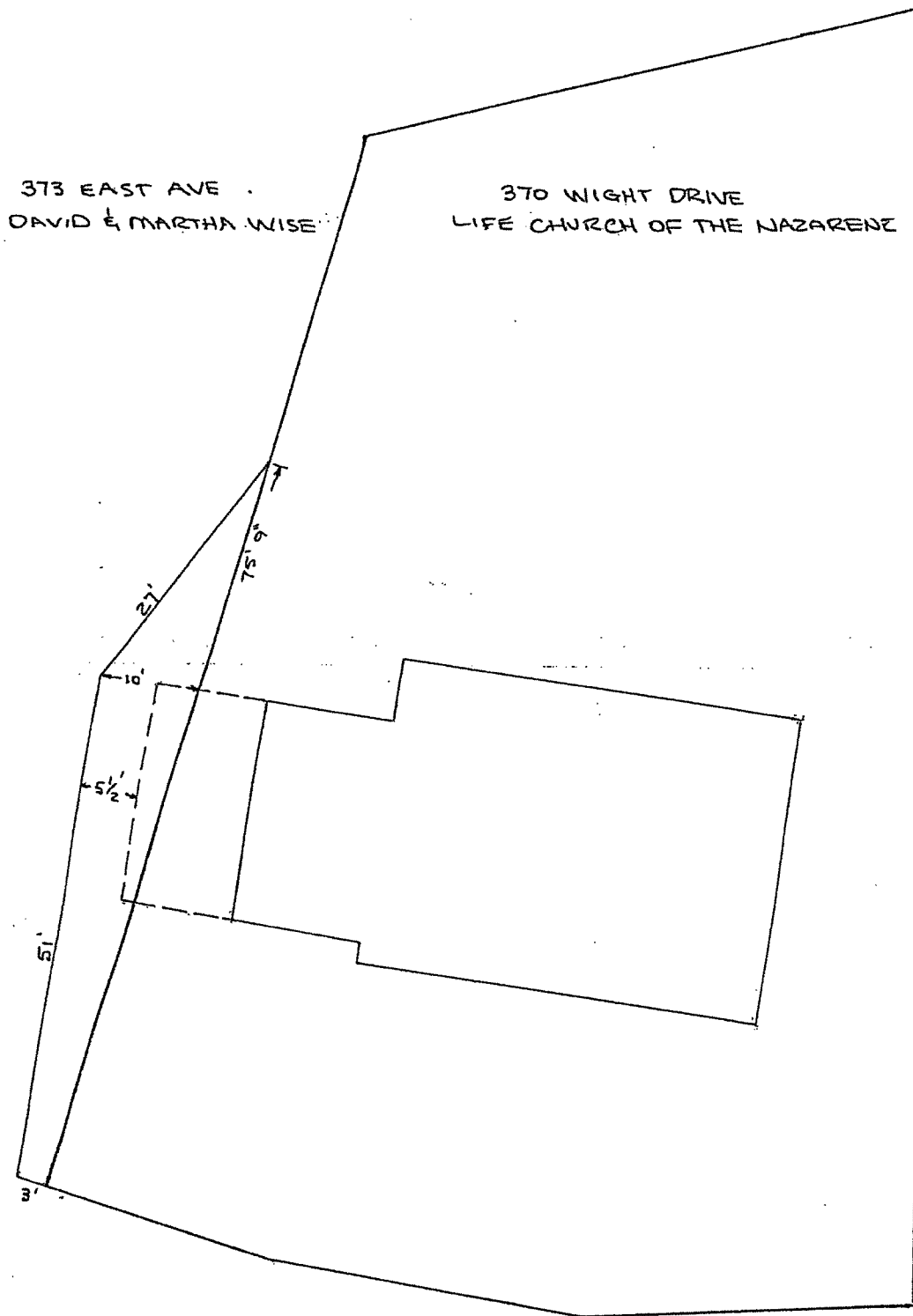
ALL BEARINGS are oriented to the New York State Plane Coordinate System Central Zone Nad83(2011).

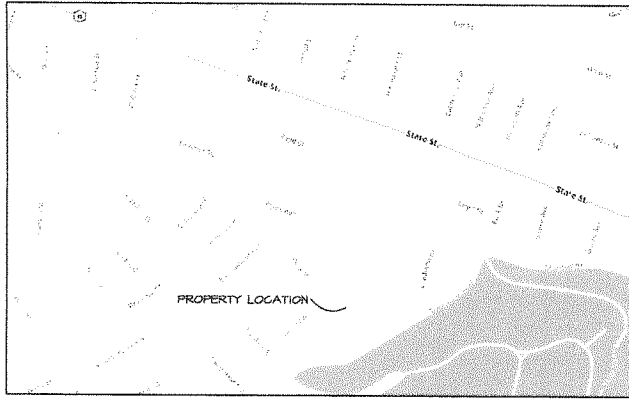
IT BEING the intent to describe the parcels of land referenced as Tax Parcel Number 12-13-134 & 12-13-135 currently owned by David J. & Martha Wise and the boundary line agreement made with Tax Parcel Number 12-13-106.005 currently owned by Life Church of the Nazarene. TOGETHER WITH an easement for permanent access to the southern portion of this parcel via the parking lot directly adjacent to the property. The Life Church of the Nazarene has agreed to fair use of the parking lot but will not block or permanently obstruct an access point for use by the Wise family, heirs or assigns. It is also agreed by the Wise family, heirs or assigns that they would not disturb the patrons of the church for the fair use of the parking lot directly adjacent to their southern boundary line.

22061: Suggested Description
John D. McLean, PLS 050925H

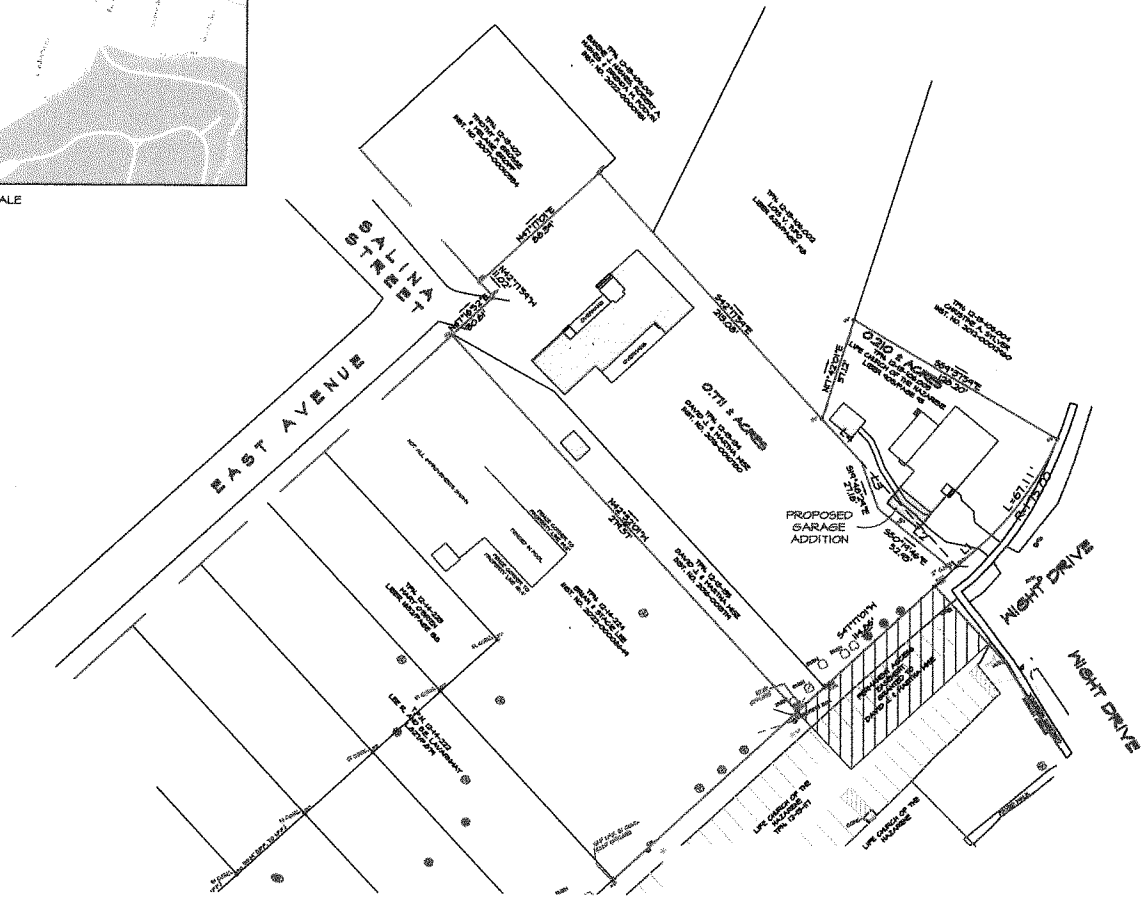
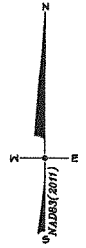


PROPERTY PURCHASE
TO ALLOW FOR EXPANSION OF GARAGE





VICINITY MAP NOT TO SCALE



LEGEND

- iron pipe found
- ⊙ capped iron rod set (C.I.R.S.)
- ⊙ utility pole
- overhead utility line
- x- barbed wire fence
- ⊙ tree
- property line

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.80	S47°39'06\"V
L2	52.95	N50°19'46\"V
L3	27.18	N19°48'29\"V
L4	31.86	N42°17'59\"V

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. Lumbs
 Planning and Community Development Director Clerk of the City of Watertown Planning Board.

ABSTRACT REFERENCE:

This survey was completed without the benefit of an Abstract of Title.

The 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 of Title search may disclose.

NOTES:

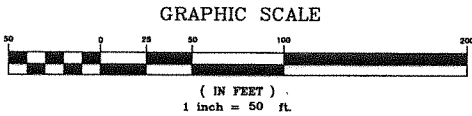
- 1.) Subject to the rights of the public in East Avenue, Salina Street and Wight Drive.
- 2.) Subject to any easements, covenants, conditions and restrictions of record and/or rights if any exist.

ACKNOWLEDGMENT:

Area of the parcel A = 0.917 Acres of land more or less.
 Area of the parcel B = 0.436 Acres of land more or less.

MAP REFERENCE:

Map Showing the Boundary and Topographic Survey of a part of the First Church of the Nazarene Property, 585 Thompson Boulevard, City of Watertown County of Jefferson, State of New York prepared by Moncrief Land Surveying and signed by R. Stephen Moncrief, Jr. dated November 11, 2006 and being Project #06167.



MAP showing the BOUNDARY AGREEMENT between LIFE CHURCH OF THE NAZARENE and DAVID & MARTHA WIESE East Avenue, Salina Street & Wight Drive - City of Watertown Jefferson County, New York State

T.P.N. - 12-19-194
 T.P.N. - 12-19-195
 T.P.N. - 12-19-196 005
 Project No. - 22061
 Scale - 1"=50 feet
 Survey Date - 10/10/22
 Map Date - 12/01/22
 Drawn By - JDM
 Print Date - 12/01/22
 Checked By - JDM
 Revisions -

Survey Prepared By
MONCRIEF & McLEAN
LAND SURVEYORS, P.C.
 P.O. Box 178, Saratoga Lake, NY 12889
 91 Homestead Drive, Clarks, NY 13222
 TEL 518/576-8444
 www.moncriefandmcleans.com

Professional attention is given to a survey that bearing a Surveyor General's seal is a matter of record. The seal of the Surveyor General is not a seal of the State of New York. The seal of the Surveyor General is not a seal of the State of New York. The seal of the Surveyor General is not a seal of the State of New York.

