



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 Commission Members
FROM: Michael A. Lumbis, Planning and Community Development Director
PRIMARY REVIEWER: Geoffrey Urda, Senior Planner
SUBJECT: Subdivision Final Plat Approval – 430 State Street
DATE: June 4, 2026

Request: Subdivision Final Plat Approval for a two-lot subdivision of **430 State Street**, Parcel Number 12-03-220.200
Applicant: Kayla Kibling of Barton & Loguidice, D.P.C. on behalf of 454 State Street NNY, LLC
Proposed Use: Coffee Shop with Drive Through, Accessory
Property Owner: 454 State Street NNY, LLC

Overview: This proposal is being submitted for Planning Commission review under Chapter A322 (Subdivision Regulations) of the City Code. The Planning Commission 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 5:20 p.m. during the Planning Commission meeting. After the public hearing and completion of Part 2 of the Short Environmental Assessment Form, the Planning Commission will be free to make a decision on the proposal.

The applicant proposes to divide the 0.534-acre lot at 430 State Street, Parcel Number 12-03-220.200, into two parcels, a 0.319-acre eastern section that the applicant proposes to assemble with the adjacent parcel at 440 State Street to create a larger site for development, and a 0.215-acre western section that the applicant would continue leasing to Rent to Own. While the eastern section would become part of 440 State Street, the western section would no longer have frontage on State Street and would require a Parker Street address. Once the subdivision plat and deed for the resultant parcel are filed with the County Clerk, the City Assessment Department will assign a new Parker St. address for Parcel 1.

Required Descriptions: The applicant has provided suggested descriptions for both the eastern section (“Parcel 2”), western section (“Parcel 1”) and the enlarged 440 State Street after absorbing Parcel 2 (“Assemblage”). The applicant will ultimately need to file a new deed with the Jefferson County Clerk for 440 State Street using the suggested metes and bounds description for “Assemblage.”

Required Drawings: The applicant has submitted a Subdivision Final Plat drawing for the Planning Commission approval and signature by the Clerk of the Planning Commission.

Zoning: The applicant proposes to develop a Jumping Goat coffee shop with an accessory drive-through on 440 State Street. The parcel to be subdivided and all other properties involved in the proposed Jumping Goat development are zoned Urban Mixed Use (UMU). The proposed Subdivision will not create any new nonconforming lot dimensions.

A Bar/Restaurant/Café/Brewpub is allowed in a UMU District with Site Plan Approval. A Drive-Through, Accessory use is allowed in the UMU District with a Special Use Permit. The applicant has concurrently applied for a Special Use Permit and Site Plan Approval for which Staff has prepared a memorandum under separate cover. All relevant Zoning concerns stemming from the proposed redevelopment are discussed in that report.

SEQR: Prior to approval, the Planning Commission must consider Part 2 of the Short Environmental Assessment Form (EAF) and make a determination of significance relative to SEQRA. The Planning Commission shall note that any Negative Declaration or other determination pursuant to SEQRA must consider the “whole action” of the Subdivision, Special Use Permit, and Site Plan combined.

Engineering Comments: The Engineering Department has no comments or concerns specifically regarding the Subdivision. Engineering Staff’s review of the proposed redevelopment is contained within the aforementioned Site Plan/ Special Use Permit memorandum prepared under separate cover.

Miscellaneous: The applicant has not provided a Request for Real Property Tax Law 932 Split Form. The applicant shall submit this form prior to signature by the Clerk of the Planning Board 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 one (1) paper copy of the final plat for signature by the clerk of the Planning Commission. The paper copy will be returned and must be filed in the County Clerk’s Office within 62 days of signing.

Summary: The following should be included as a contingency with the motion for approval:

1. The applicant shall assemble the 0.319-acre eastern section with 440 State Street, Parcel Number 12-03-220.300, by way of a new metes and bounds description that is filed with the Jefferson County Clerk.

cc: Thomas Compo, P.E., City Engineer
Dana Aikins, Code Enforcement Supervisor
Kimberli Johnston, City Assessor
Matthew Owen, GIS Coordinator

PLN-SP-MIN-2026-00021 - State Street Jumping Goat Drive Thru

Menu Help

File Date: [05/19/2026](#)

Application Status: [Note](#)

Application Type: [Site Plan Approval - Minor](#)

Application Detail: [Detail](#)

Description of Work: [The Applicant is proposing a coffee shop featuring drive-thru and walk-up service at the properties of 430 and 440 State Street, in the City of Watertown, Jefferson County, an approximately 544-square-foot coffee shop with two drive-thru lanes and a walk-up ordering window. Site improvements will include on-site parking for six \(6\) vehicles, landscaping enhancements, and stormwater management improvements \(i.e., green space\). The project also includes a 162-square-foot storage shed, internal vehicular spaces for the adjacent State Street Market \(also owned by the Applicant\). A lot line adjustment between Parcel 12-03-220.300 and adjacent Parcel 12-03-220.200 is also for both properties to Urban Mixed-use \(UMU\). Four \(4\) area variances were also approved by the City ZBA including relief to increase the maximum front-yard setback, relief to increase the frontage allowance, relief to decrease the minimum landscaped buffer requirement along a street ROW, and waiver of the requirement of Code Section 310-50.](#)

Application Name: [State Street Jumping Goat Drive Thru](#)

Address: [440 State St, Watertown, NY 13601](#)

Owner Name: [454 State Street NNY LLC](#)

Owner Address: [REDACTED]

Parcel No: [12-03-220.300](#)

| Contact Info: | Name | Organization Name | Contact Type | Contact Primary Address | Status |
|---------------|--|------------------------------------|--------------|---|--------|
| | 454 State Street NNY LLC | 454 State Stree... | Applicant | Business, 142 Arcade S... | Active |

| Licensed Professionals Info: | Primary | License Number | License Type | Name | Business Name | Business License # |
|------------------------------|---------|-------------------------|--------------|---------------|--------------------|--------------------|
| | | 0000515 | Engineer | Kayla Kibling | BARTON & LOGUID... | |
| | Yes | 0000682 | Developer | Jake Johnson | 454 State Stree... | |

Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$150.00](#)

Total Fee Invoiced: [\\$150.00](#)

Balance: [\\$150.00](#)

Custom Fields: **PRE APPLICATION**

Was a Sketch Plan Conference held for this case?:

Sketch Plan Conference Number:

[Yes](#)

-

GENERAL INFORMATION

| | | |
|---|--|---|
| Existing Use Vacant | Proposed Use Bar, Restaurant, Café, Brewpub | Type of Development Commercial |
| Total Disturbed Area 0.8 | Total Building Square Footage 736 | Include Demolition |
| Include Tree Removal | | |

PROJECT INFORMATION

| | | |
|--|--|---|
| Number of Lots - Existing 2 | Number of Lots - Proposed 2 | Building Floor Area - Existing 0 |
| Building Floor Area - Proposed 736 | Number of Parking Spaces - Existing 0 | Number of Parking Spaces - Proposed 13 |
| Impervious Surface - Existing 32075 | Impervious Surface - Proposed 23822 | |

LOCATION INFORMATION

| | | |
|--|---|---------------------------------------|
| Zoning District Urban Mixed Use | Adjacent Land Use Commercial, retail, and institutional | Historic Status No |
| Historic Status Description - | Water Provider Public | Sewer Provider - |
| Roads Public | Existing Site Conditions Description Vacant impervious lot | |

KEY DATES

| | | |
|---------------------|-----------------------------|----------------------|
| Approved Date - | Appeal Period End Date - | Expiration Date - |
| Extension Date - | | |

| Workflow Status: | Task | Assigned To | Status | Status Date | Action By |
|------------------|---|--------------------|-----------------|-------------|--------------------|
| | Application Intake | | Accepted | 05/26/2026 | Planning Depart... |
| | Review Distribution | | In Review | 05/26/2026 | Planning Depart... |
| | Building Review | Michael Compo | Building Rev... | 05/29/2026 | Michael Compo |
| | Engineering Utilities ... | Engineering Dep... | Engineering ... | 05/26/2026 | Planning Depart... |
| | Planning Review | Planning Depart... | Planning Rev... | 05/26/2026 | Planning Depart... |
| | Fire Review | Michael Compo | Review Complete | 05/29/2026 | Michael Compo |
| | Arborist Review | | Arborist Rev... | 05/26/2026 | Planning Depart... |
| | Complete Streets Review | | Complete Str... | 05/26/2026 | Planning Depart... |



May 19, 2026

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

Re: Proposed State Street Jumpin Goat Drive-Thru
Subj: Subdivision Application
File: 5074.001.001

Dear Mr. Lumbis:

454 State Street NNY, LLC (Applicant) is proposing a cafe featuring drive-thru and walk-up service at the properties of 430 and 440 State Street (Tax Parcel IDs: 12-03-220.200 and 12-03-220.300, respectively), in the City of Watertown, Jefferson County, New York.

The proposed project includes an approximately 544-square-foot cafe with two drive-thru lanes and a walk-up ordering window. Site improvements will include on-site parking for six (6) vehicles, pedestrian access, exterior lighting, landscaping enhancements, and stormwater management improvements (i.e., overall reduction in impervious cover area). The project also includes a 162-square-foot storage shed, internal vehicular circulation areas, and seven (7) parking spaces for the adjacent State Street Market (also owned by the Applicant).

To accommodate the proposed building placement and drive-thru circulation layout, a lot line adjustment between Parcel 12-03-220.300 and the adjacent Parcel 12-03-220.200 is proposed. The proposed adjustment will reconfigure the existing property boundaries of Parcel 12-03-220.200 to create two revised parcels: Parcel 1, containing approximately 0.215 acres and the existing "Rent to Own" building, and Parcel 2, containing approximately 0.319 acres, which is proposed to be assembled with Parcel 12-03-220.300. The adjustment will replace an existing interior boundary line with a new boundary configuration while maintaining the existing development pattern.

On behalf of the Applicant, enclosed please find the following materials that represent an initial submission for Subdivision Approval:

Mr. Michael A. Lumbis, Planning and Community Development Director
City of Watertown
May 19, 2026
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| List of Attachments |
|-----------------------------------|
| Cover Letter |
| Description of Assemblage |
| Description of Subdivided Parcels |
| Proposed Final Plat Drawing |
| Real Property Law 932 Split Form |
| Tax Map |
| SEQR Assessment Form |

We request to be placed on the agenda at the next Planning Commission meeting, scheduled for June 9, 2026, to meet with Board members and formally request the Subdivision Approval. If you have any questions regarding these initial application documents, please contact me at [REDACTED].

Sincerely,

BARTON & LOGUIDICE, D.P.C.
[REDACTED]

Kayla J. Kibling
Staff Engineer

KJK/jjb

cc: Jake Johnson (454 State Street NNY, LLC)

Attachments

CERTIFICATE OF DIVIDED ASSESSMENT
Section 932 RPTL



WORKSHEET

Instructions:

This form needs to be filled out completely and distributed to the owners and the Tax Collector. The tax collector must retain and return a copy of this form to the Treasurer's office at the end of their collection period.

While not required, Real Property would ask that a copy be sent for our records.

Real Property will no longer be calculating the tax extensions. We will review a completed sheet if requested. The form now includes spaces for individual tax extensions ie. County, town, special district etc. It is very important that exemptions are applied correctly . So the collector can divide the bills correctly.

The tax collector's software should calculate the tax extensions provided the assessment is divided properly and any exemption applied correctly by the assessor.

School and Village relevies should be apportioned as well.

Flat dollar fees (Move or EDU charges) should be applied to the appropriate divided parcel.

Real Property Tax Law

§ 932. Payment of taxes on part of a parcel of real property. 1. The collecting officer shall receive the tax on part of a parcel of real property provided the person offering to pay such tax shall furnish a particular specification of such part, including an apportionment of the assessment thereof made by the assessor after due notice to the parties affected. In the event that the tax on the remainder remains unpaid, the collecting officer shall enter such specification on his return to the county treasurer, indicating the part on which the tax remains unpaid. If the part on which the tax was paid is an undivided share, the person paying the same shall furnish the collecting officer with the name of the owner thereof, which shall be entered on the return of unpaid taxes, and the share of such owner shall be excepted in case of sale for the tax on the remainder.

2. The county treasurer may, with respect to any taxes returned to him as unpaid, receive the taxes on part of a parcel of real property in the same manner and subject to the same conditions as set forth in subdivision one of this section.

CERTIFICATE OF DIVIDED ASSESSMENT

Section 932 RPTL



The following certificate must be filled out completely and signed by the assessor(s) with due notice given to the parties affected.

The certificate should be forwarded to the Real Property Tax Service Office which will send it to the appropriate collector. The total of all new assessments must equal the original assessment that appears on the final assessment roll.

THIS IS TO CERTIFY that, due to a sale of part of the following parcel and a written request having been received by one party with an interest in the property, after the assessment roll was completed, the assessment should be divided as follows on the assessment roll that was completed March 1, _____.

The property is all in the Town of _____ City of Watertown _____

ORIGINAL PARCEL

Tax Map # 12-03-220.200
 Assessed to 454 State Street NNY LLC
 Address 430 State Street, Watertown, NY 13601

 Location City of Watertown, Jefferson County, NY
 Acre/lot size 0.534 acres
 School Dist Watertown
 Property Class 457 - Small Retail

Final Assessment

| | |
|----------|---------|
| Land AV | 115,000 |
| Total AV | 180,400 |

Exemptions

| | | |
|-----------|---------|---|
| Ex Amount | Town | 0 |
| | County | 0 |
| | Village | 0 |
| | School | 0 |

Original Tax Bill \$ 5,278.71

Tax Apportionment Calculation—Original Parcel

From Tax Bill

| Taxing Jurisdiction | Assessment | Exempt Amt | Taxable Value | Tax Rate | Tax |
|---------------------|------------|------------|---------------|-----------|--------------|
| County Tax | 180,400 | 0 | 180,400 | 7.631110 | 1376.65 |
| City Tax | 180,400 | 0 | 180,400 | 10.27 | 1852.71 |
| School Tax | 180,400 | 0 | 180,400 | 11.312675 | 2040.81 |
| Library Tax | 180,400 | 0 | 180,400 | 0.047346 | 8.54 |
| | | | | | |
| | | | | | |
| | | | | | |
| Total Tax | | | | | 5,279 |

Tax Apportionment Calculation—EXAMPLE

| Taxing Jurisdiction | Assessment | Exempt Amt | Taxable Value | Tax Rate | Tax |
|---------------------|------------|------------|---------------|----------|-----------------|
| Jeff County | 175,000 | 40,000 | 135,000 | 6.540021 | 882.90 |
| Town | 175,000 | 20,000 | 155,000 | 1.275021 | 197.63 |
| FP#21 | 175,000 | 0 | 175,000 | 1.004500 | 175.79 |
| LT#21 | 175,000 | 0 | 175,000 | .450000 | 78.75 |
| Total Tax | | | | | 1,335.07 |

Dated _____

Sole Assessor/Chairman Board of Assessors

Divided Parcel #1

Tax Map # 12-03-220.200
 Assessed to 454 State Street NNY LLC
 Address 430 State Street, Watertown, NY 13601

 Location Parcel 1 - Lot line adjustment subdivision plat
 Acre/lot size 0.215 acres
 School Dist Watertown
 Property Class 457 - Small Retail

Final Assessment Land AV _____
 Total AV _____
Exemptions
 Ex Amount Town _____
 County _____
 Village _____
 School _____

Divided Parcel #1 \$ _____

| Taxing Jurisdiction | Assessment | Exempt Amt | Taxable Value | Tax Rate | Tax |
|---------------------|------------|------------|---------------|-----------|-----|
| | | | | | |
| | | | | | |
| | | | | | |
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| | | | | | |
| | | | | | |
| | | | | | |
| | | | | Total Tax | |

Divided Parcel #2

Tax Map # 12-03-220.300 (by assemblage)
 Assessed to 454 State Street NNY LLC
 Address 440 State Street, Watertown, NY 13601

 Location Parcel 2 - Lot line adjustment subdivision plat
 Acre/lot size 0.319 acres
 School Dist Watertown
 Property Class 423 - Snack Bar

Final Assessment Land AV _____
 Total AV _____
Exemptions
 Ex Amount Town _____
 County _____
 Village _____
 School _____

Divided Parcel #2 \$ _____

| Taxing Jurisdiction | Assessment | Exempt Amt | Taxable Value | Tax Rate | Tax |
|---------------------|------------|------------|---------------|-----------|-----|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | Total Tax | |



SUGGESTED DESCRIPTION – ASSEMBLAGE
CITY OF WATERTOWN TAX MAP P.N. 12-03-220.300 AND
A 0.319 ACRE PORTION OF CITY OF WATERTOWN TAX MAP P.N. 12-03-220.200
440 STATE STREET
LANDS OF 454 STATE STREET NNY LLC

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

BEGINNING at a mag nail found at the intersection of the southwesterly margin of State Street (66 feet wide) with the common boundary line between the first and second parcels of land conveyed by Tall Timber Holdings LLC to 454 State Street NNY LLC in a deed dated February 28, 2022, recorded in the Jefferson County Clerk's Office as Instrument Number 2022-3677 on March 4, 2022, said nail being situate along said margin S 70°19'42" E, a distance of 106.94 feet from the intersection of said margin with the southeasterly margin of Parker Street (49.5 feet wide);

THENCE S 70°19'42" E, along the southwesterly margin of State Street, passing through a mag nail found at a distance of 84.93 feet, and continuing a total distance of 199.85 feet to a 1/2" capped iron rebar set (2019);

THENCE S 16°20'20" W, a distance of 161.12 feet to a 5/8" capped iron rebar found (GB Davison), said rebar being situate N 79°22'19" W, a distance of 110.24 feet from a 1/2" capped iron rebar set (2019) in the northwesterly margin of Winthrop Street (49.5 feet wide);

THENCE N 79°22'19" W, a distance of 178.38 feet to a 1/2" capped iron rebar set (2026);

THENCE the following three (3) courses and distances through the second parcel of land conveyed in said Tall Timber Holdings LLC to 454 State Street NNY LLC conveyance:

1. N 11°28'44" E, a distance of 19.23 feet to a 1/2" capped iron rebar set (2026)
2. N 13°42'23" E, a distance of 61.24 feet to a 1/2" capped iron rebar set (2026);
3. N 76°16'04" W, a distance of 12.50 feet to a mag nail found;

THENCE N 13°42'23" E, along the aforementioned common boundary line between the first and second parcels in said Tall Timber Holdings LLC to 454 State Street NNY LLC conveyance, a distance of 110.84 feet to the point and place of **BEGINNING**.

CONTAINING 0.767 Ground Acres of land more or less.

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

October 16, 2017 and October 18, 2017 for the City of Watertown 2017 GPS Network - File No: 2017-027.

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

Caps on 1/2" capped iron rebar set (2019) are yellow and read "STOR GEOM PLS 50035".

Caps on 1/2" capped iron rebar set (2026) are yellow and read "STO GEO".

TOGETHER WITH AND SUBJECT TO a common right of way for ingress and egress, being more particularly described as follows:

BEGINNING at a point in the southwesterly margin of State Street (66 feet wide), said point being situate along said margin S 70°19'42" E, a distance of 94.37 feet from the intersection of said margin with the southeasterly margin of Parker Street (49.5 feet wide);

THENCE S 70°19'42" E, along the southwesterly margin of State Street, a distance of 25.14 feet to a point;

THENCE S 13°42'23" W, a distance of 117.54 feet to a point;

THENCE N 76°16'04" W, a distance of 113.55 feet to a point in the aforementioned southeasterly margin of Parker Street;

THENCE N 11°22'00" E, along the southeasterly margin of Parker Street, a distance of 16.01 feet to a point;

THENCE S 76°16'04" E, a distance of 89.20 feet to a point;

THENCE N 13°42'23" E, a distance of 104.14 feet to the point and place of **BEGINNING**.

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

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

AS SURVEYED by STORINO GEOMATICS, Land Surveying Services & Consulting, PLLC, on 5/6/2026, shown on a plat titled "- SUBDIVISION FINAL PLAT - LANDS OF 454 STATE STREET NNY LLC", File No. 2026-004.01, dated 5/7/2026, filed in the Jefferson County Clerk's Office as Map No. _____ on _____, a copy of which is part of this instrument.

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

1. A 0.319 Acre portion of the second parcel of land conveyed by Tall Timber Holdings LLC to 454 State Street NNY LLC in a deed dated February 28, 2022, recorded in the Jefferson County Clerk's Office as Instrument Number 2022-3677 on March 4, 2022, and
2. the third parcel of land conveyed by Tall Timber Holdings LLC to 454 State Street NNY LLC in a deed dated February 28, 2022, recorded in the Jefferson County Clerk's Office as Instrument Number 2022-3677 on March 4, 2022.



Thomas Michael Storino, PLS No. 50035
Licensed Land Surveyor





SUGGESTED DESCRIPTION – PARCEL 1
A 0.215 ACRE PORTION OF CITY OF WATERTOWN TAX MAP P.N. 12-03-220.200
430 STATE STREET
LANDS OF 454 STATE STREET NNY LLC

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

BEGINNING at a 5/8" capped iron rebar found (LWM) at the intersection of the southeasterly margin of Parker Street (49.5 feet wide) with the southwesterly boundary line of the second parcel of land conveyed by Tall Timber Holdings LLC to 454 State Street NNY LLC in a deed dated February 28, 2022, recorded in the Jefferson County Clerk's Office as Instrument Number 2022-3677 on March 4, 2022;

THENCE N 11°22'00" E, along the southeasterly margin of Parker Street, a distance of 86.55 feet to a drill hole found;

THENCE S 76°16'04" E, along the common boundary line between the first and second parcels of land in said Tall Timber Holdings LLC to 454 State Street NNY LLC conveyance, a distance of 101.38 feet to a mag nail found;

THENCE the following three (3) courses and distances through the second parcel of land in said Tall Timber Holdings LLC to 454 State Street NNY LLC conveyance:

1. CONTINUING S 76°16'04" E, a distance of 12.50 feet to a 1/2" capped iron rebar set (2026);
2. S 13°42'23" W, a distance of 61.24 feet to a 1/2" capped iron rebar set (2026);
3. S 11°28'44" W, a distance of 19.23 feet to a 1/2" capped iron rebar set (2026) in the aforementioned southwesterly boundary line of the second parcel of land in said Tall Timber Holdings LLC to 454 State Street NNY LLC conveyance;

THENCE N 79°22'19" W, along said southwesterly boundary line, a distance of 111.25 feet to the point and place of **BEGINNING**.

CONTAINING 0.215 Ground Acres of land more or less.

Bearings in this description are referenced to the New York State Plane Coordinate System, Central Zone (3102), as realized from static GPS observations referenced to NAD 83 (2011) made on October 16, 2017 and October 18, 2017 for the City of Watertown 2017 GPS Network - File No: 2017-027.

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

Caps on 1/2" capped iron rebar set are yellow and read "STO GEO".

TOGETHER WITH AND SUBJECT TO a common right of way for ingress and egress, being more particularly described as follows:

BEGINNING at a point in the southwesterly margin of State Street (66 feet wide), said point being situate along said margin S 70°19'42" E, a distance of 94.37 feet from the intersection of said margin with the southeasterly margin of Parker Street (49.5 feet wide);

THENCE S 70°19'42" E, along the southwesterly margin of State Street, a distance of 25.14 feet to a point;

THENCE S 13°42'23" W, a distance of 117.54 feet to a point;

THENCE N 76°16'04" W, a distance of 113.55 feet to a point in the aforementioned southeasterly margin of Parker Street;

THENCE N 11°22'00" E, along the southeasterly margin of Parker Street, a distance of 16.01 feet to a point;

THENCE S 76°16'04" E, a distance of 89.20 feet to a point;

THENCE N 13°42'23" E, a distance of 104.14 feet to the point and place of **BEGINNING**.

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

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

AS SURVEYED by STORINO GEOMATICS, Land Surveying Services & Consulting, PLLC, on 5/6/2026, shown as Parcel 1 on a plat titled "- SUBDIVISION FINAL PLAT - LANDS OF 454 STATE STREET NNY LLC", File No. 2026-004.01, dated 5/7/2026, filed in the Jefferson County Clerk's Office as Map No. _____ on _____, a copy of which is part of this instrument.

INTENDING to describe a 0.215 Acre portion of the second parcel of land conveyed by Tall Timber Holdings LLC to 454 State Street NNY LLC in a deed dated February 28, 2022, recorded in the Jefferson County Clerk's Office as Instrument Number 2022-3677 on March 4, 2022.



Thomas Michael Storino, PLS No. 50035
Licensed Land Surveyor





SUGGESTED DESCRIPTION – PARCEL 2
A 0.319 ACRE PORTION OF CITY OF WATERTOWN TAX MAP P.N. 12-03-220.200
430 STATE STREET
LANDS OF 454 STATE STREET NNY LLC

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

BEGINNING at a mag nail found at the intersection of the southwesterly margin of State Street (66 feet wide) with the common boundary line between the first and second parcels of land conveyed by Tall Timber Holdings LLC to 454 State Street NNY LLC in a deed dated February 28, 2022, recorded in the Jefferson County Clerk's Office as Instrument Number 2022-3677 on March 4, 2022, said nail being situate along said margin S 70°19'42" E, a distance of 106.94 feet from the intersection of said margin with the southeasterly margin of Parker Street (49.5 feet wide);

THENCE S 70°19'42" E, along the southwesterly margin of State Street, a distance of 84.93 feet to a mag nail found;

THENCE S 16°20'20" W, along the common boundary line between the second and third parcels in said Tall Timber Holdings LLC to 454 State Street NNY LLC conveyance, a distance of 179.27 feet to a point;

THENCE N 79°22'19" W, a distance of 63.08 feet to a 1/2" capped iron rebar set (2026);

THENCE the following three (3) courses and distances through the second parcel of land in said Tall Timber Holdings LLC to 454 State Street NNY LLC conveyance:

1. N 11°28'44" E, a distance of 19.23 feet to a 1/2" capped iron rebar set (2026)
2. N 13°42'23" E, a distance of 61.24 feet to a 1/2" capped iron rebar set (2026);
3. N 76°16'04" W, a distance of 12.50 feet to a mag nail found;

THENCE N 13°42'23" E, along the aforementioned common boundary line between the first and second parcels in said Tall Timber Holdings LLC to 454 State Street NNY LLC conveyance, a distance of 110.84 feet to the point and place of **BEGINNING**.

CONTAINING 0.319 Ground Acres of land more or less.

Bearings in this description are referenced to the New York State Plane Coordinate System, Central Zone (3102), as realized from static GPS observations referenced to NAD 83 (2011) made on October 16, 2017 and October 18, 2017 for the City of Watertown 2017 GPS Network - File No: 2017-027.

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TOGETHER WITH AND SUBJECT TO a common right of way for ingress and egress, being more particularly described as follows:

BEGINNING at a point in the southwesterly margin of State Street (66 feet wide), said point being situate along said margin S 70°19'42" E, a distance of 94.37 feet from the intersection of said margin with the southeasterly margin of Parker Street (49.5 feet wide);

THENCE S 70°19'42" E, along the southwesterly margin of State Street, a distance of 25.14 feet to a point;

THENCE S 13°42'23" W, a distance of 117.54 feet to a point;

THENCE N 76°16'04" W, a distance of 113.55 feet to a point in the aforementioned southeasterly margin of Parker Street;

THENCE N 11°22'00" E, along the southeasterly margin of Parker Street, a distance of 16.01 feet to a point;

THENCE S 76°16'04" E, a distance of 89.20 feet to a point;

THENCE N 13°42'23" E, a distance of 104.14 feet to the point and place of **BEGINNING**.

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

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

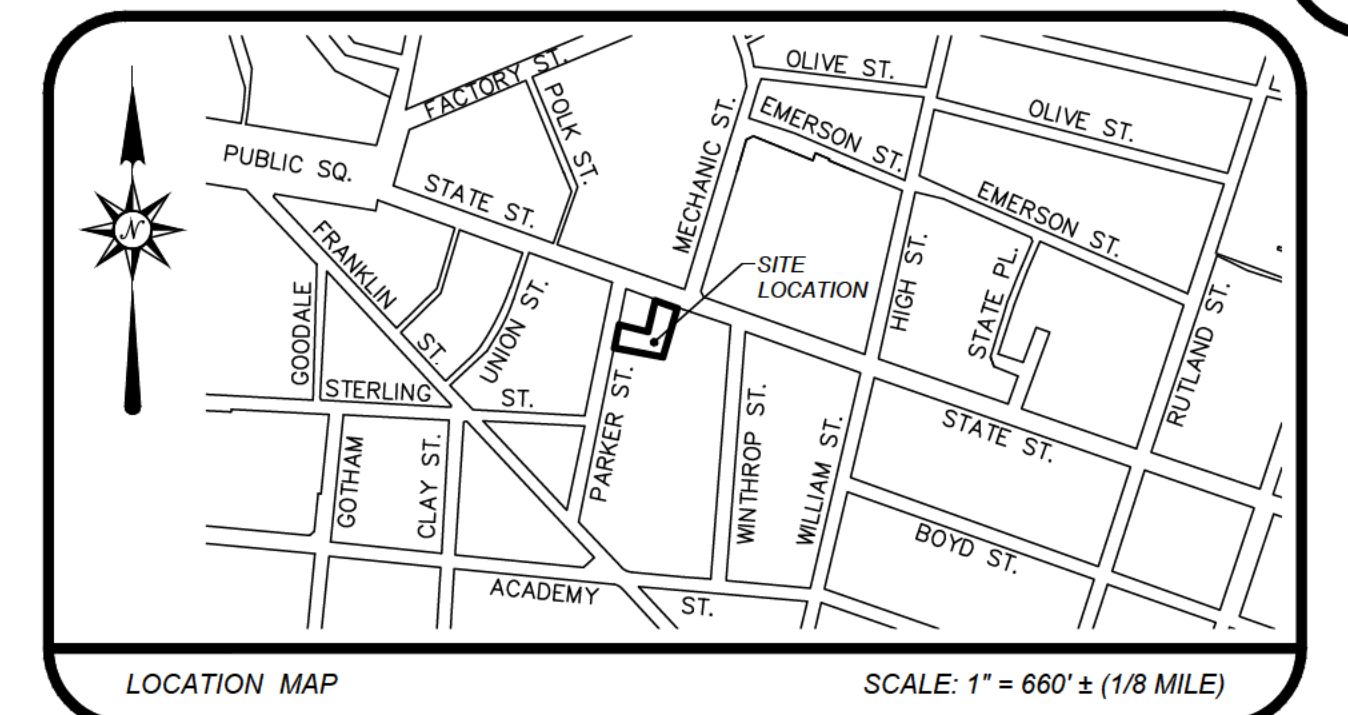
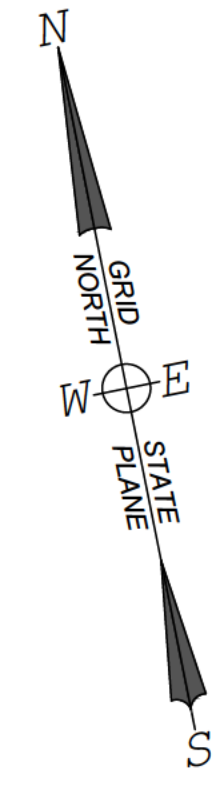
AS SURVEYED by STORINO GEOMATICS, Land Surveying Services & Consulting, PLLC, on 5/6/2026, shown as Parcel 2 on a plat titled "- SUBDIVISION FINAL PLAT - LANDS OF 454 STATE STREET NNY LLC", File No. 2026-004.01, dated 5/7/2026, filed in the Jefferson County Clerk's Office as Map No. _____ on _____, a copy of which is part of this instrument.

INTENDING to describe a 0.319 Acre portion of the second parcel of land conveyed by Tall Timber Holdings LLC to 454 State Street NNY LLC in a deed dated February 28, 2022, recorded in the Jefferson County Clerk's Office as Instrument Number 2022-3677 on March 4, 2022.



Thomas Michael Storino, PLS No. 50035
Licensed Land Surveyor





DEED REFERENCE:

(PORTION OF CONVEYANCE)
TALL TIMBER HOLDINGS LLC
TO
454 STATE STREET NNY LLC
DEED DATE: FEBRUARY 28, 2022
DATE RECORDED: MARCH 4, 2022
INSTRUMENT NUMBER: 2022-3677

PARCEL 1: 0.215 ± GROUND ACRES

PARCEL 2: 0.319 ± GROUND ACRES
ASSEMBLED AREA: 0.767 ± GROUND ACRES
(PARCEL 2 AND P.N. 12-03-220-300)

ABSTRACT REFERENCES:

- 1. BROWNELL ABSTRACT CORPORATION NO. 149269, DATED OCTOBER 15, 2021
- 2. BROWNELL ABSTRACT CORPORATION NO. 151515, DATED MARCH 4, 2021

ADJOINER REFERENCES:

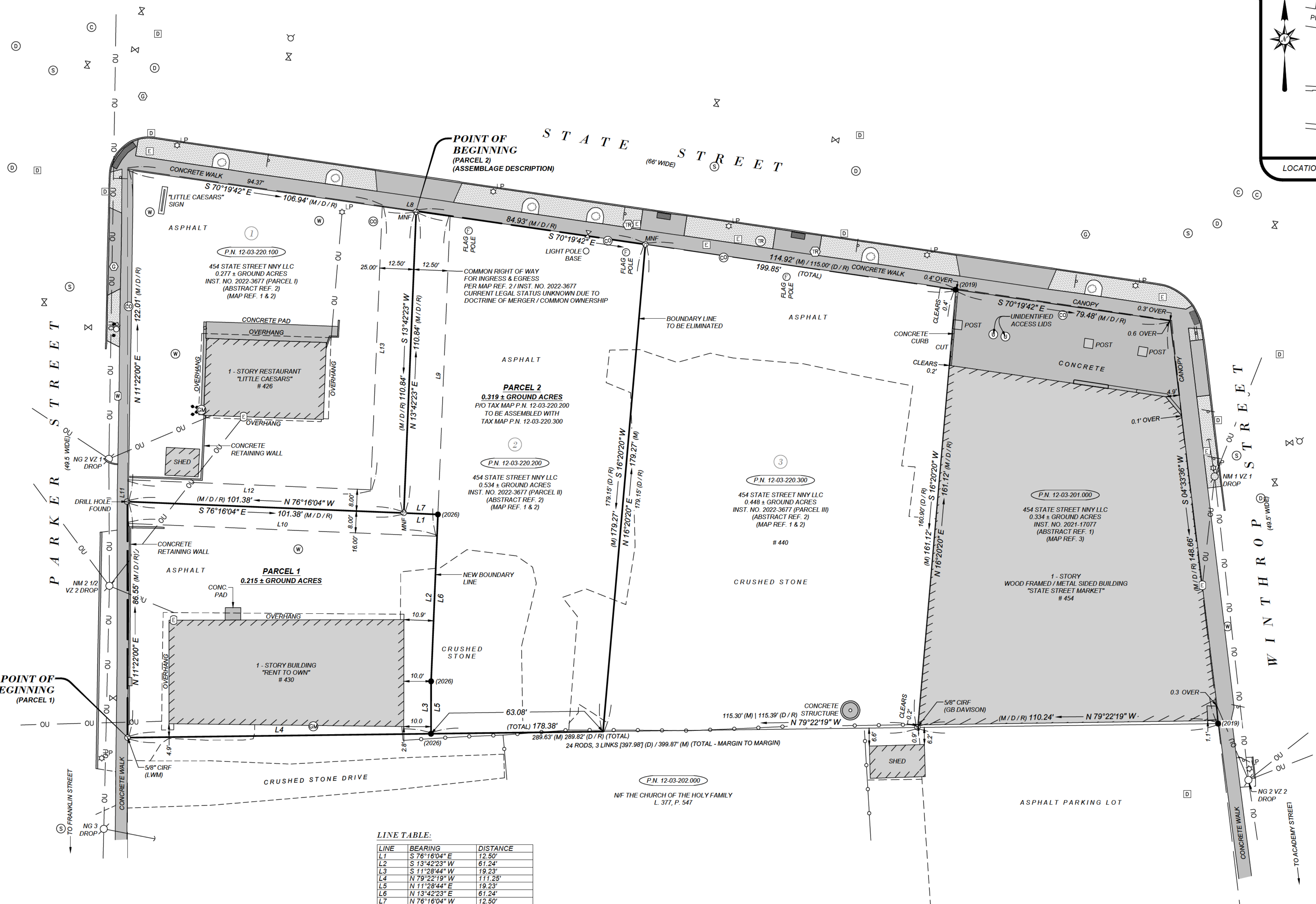
- 1. MICHAEL R. BURNS TO THE CHURCH OF THE HOLY FAMILY DEED DATE: JANUARY 17, 1925 DATE RECORDED: FEBRUARY 4, 1925 LIBER 377, PAGE 547
- 2. JSJ NNY, LLC TO 454 STATE STREET NNY LLC DEED DATE: OCTOBER 13, 2021 DATE RECORDED: OCTOBER 15, 2021 INSTRUMENT NUMBER: 2021-17077

LEGEND:

- LOT NO. (PER MAP REF. 2)
- BOUNDARY LINE
- IRON FOUND (AS NOTED)
- 1/2" CAPPED IRON REBAR SET (UNLESS NOTED OTHERWISE)
- STREET MARGIN
- EDGE OF ASPHALT
- OVERHEAD UTILITY LINE
- ELECTRIC SERVICE / METER
- ELECTRIC BOX
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- COMMUNICATION MANHOLE
- CATCH BASIN
- STORM MANHOLE
- CLEAN-OUT
- SANITARY MANHOLE
- WATER VALVE
- HYDRANT
- CURB STOP
- MONITORING WELL
- GAS VALVE
- GAS SERVICE / METER
- TRAFFIC POLE
- CROSSWALK POLE
- TREE
- CHAIN-LINK FENCE
- SIGN
- BOLLARD

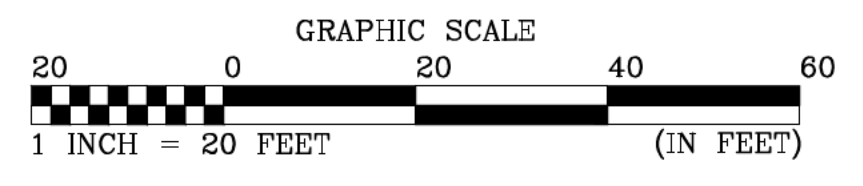
POINT OF BEGINNING (PARCEL 1)

POINT OF BEGINNING (PARCEL 2) (ASSEMBLAGE DESCRIPTION)



LINE TABLE:

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 76°16'04" E | 12.50' |
| L2 | S 13°42'23" W | 61.24' |
| L3 | S 11°28'44" W | 19.23' |
| L4 | N 79°22'19" W | 111.25' |
| L5 | N 11°28'44" E | 19.23' |
| L6 | N 13°42'23" E | 61.24' |
| L7 | N 76°16'04" W | 12.50' |
| L8 | S 70°19'42" E | 25.14' |
| L9 | S 13°42'23" W | 117.54' |
| L10 | N 76°16'04" W | 113.55' |
| L11 | N 11°22'00" E | 16.01' |
| L12 | S 76°16'04" E | 69.20' |
| L13 | N 13°42'23" E | 104.14' |



MAP REFERENCES:

- 1. "SURVEY PLAT OF A PARCEL OF LAND OWNED BY STATE STREET BODY WORKS, INC.", FILE NO. 99-123, BY PATSY A. STORINO, DATED OCTOBER 29, 1999
- 2. "FINAL SUBDIVISION PLAT ROUTE 57 DEVELOPMENT, LLC", FILE NO. 9-8, BY LAFAYE, WHITE & MCGIVERN, L.S. P.C., DATED MAY 14, 2009, FILED IN THE JEFFERSON COUNTY CLERK'S OFFICE AS MAP NO. 4838 ON SEPTEMBER 4, 2009
- 3. "SURVEY PLAT OF A PARCEL OF LAND KNOWN AS TAX MAP P.N. 12-03-201-000, LANDS OF JSJ NNY, LLC", FILE NO. 2019-007, BY STORINO GEOMATICS, PLLC, DATED MARCH 18, 2019
- 4. "SURVEY PLAT OF LANDS OF 454 STATE STREET NNY LLC", FILE NO. 2026-004, BY STORINO GEOMATICS, PLLC, DATED FEBRUARY 25, 2026, REVISED APRIL 23, 2026
- 5. CITY OF WATERTOWN STREET MONUMENTATION RECORD:
 - SHEET 297, PARKER ST.
 - SHEET 342, STATE ST.
 - SHEET 391, WINTHROP ST.

SURVEY NOTES:

- 1. BEARINGS ARE REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (3102), AS REALIZED FROM STATIC GPS OBSERVATIONS REFERENCED TO MAD 83 (2011) MADE ON 10/16/2017 AND 10/18/2017 FOR THE CITY OF WATERTOWN 2017 GPS NETWORK - FILE NO. 2017-027
- 2. DISTANCES ARE GROUND DISTANCES (U.S. SURVEY FEET)
- 3. SURVEY DATE: 5/6/2026
- 4. ALL ADJOINERS AND REFERENCES ARE PER THE CITY OF WATERTOWN ASSESSMENT DEPARTMENT
- 5. THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF AN UPDATED ABSTRACT OF TITLE
- 6. SURVEYOR HAS MADE NO INVESTIGATION NOR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT ABSTRACT TITLE SEARCH MAY DISCLOSE
- 7. NO UNDERGROUND FACILITIES, STRUCTURES OR UTILITIES ARE SHOWN ON THIS MAP. PRIOR TO CONSTRUCTION CONTACT PRIVATE UTILITY LOCATE AND DIG SAFELY NEW YORK FOR LOCATIONS OF UNDERGROUND UTILITIES. (1-800-962-7962 OR 811)
- 8. (M) MEASURED DISTANCE (D) DEED DISTANCE (R) RECORD MAP DISTANCE
- 9. (C) 5/8" CIRF (GB DAVISON) (M/D/R) 110.24' (N 79°22'19" W)
- 10. (C) 5/8" CIRF (LWM) (M/D/R) 110.38' (S 76°16'04" E)
- 11. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (N 76°16'04" W)
- 12. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (S 76°16'04" E)
- 13. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (N 76°16'04" W)
- 14. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (S 76°16'04" E)
- 15. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (N 76°16'04" W)
- 16. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (S 76°16'04" E)
- 17. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (N 76°16'04" W)
- 18. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (S 76°16'04" E)
- 19. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (N 76°16'04" W)
- 20. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (S 76°16'04" E)
- 21. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (N 76°16'04" W)
- 22. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (S 76°16'04" E)
- 23. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (N 76°16'04" W)
- 24. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (S 76°16'04" E)
- 25. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (N 76°16'04" W)
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- 31. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (N 76°16'04" W)
- 32. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (S 76°16'04" E)
- 33. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (N 76°16'04" W)
- 34. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (S 76°16'04" E)
- 35. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (N 76°16'04" W)
- 36. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (S 76°16'04" E)
- 37. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (N 76°16'04" W)
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- 41. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (N 76°16'04" W)
- 42. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (S 76°16'04" E)
- 43. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (N 76°16'04" W)
- 44. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (S 76°16'04" E)
- 45. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (N 76°16'04" W)
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- 52. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (S 76°16'04" E)
- 53. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (N 76°16'04" W)
- 54. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (S 76°16'04" E)
- 55. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (N 76°16'04" W)
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- 58. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (S 76°16'04" E)
- 59. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (N 76°16'04" W)
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- 73. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (N 76°16'04" W)
- 74. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (S 76°16'04" E)
- 75. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (N 76°16'04" W)
- 76. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (S 76°16'04" E)
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- 99. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (N 76°16'04" W)
- 100. (C) 5/8" CIRF (LWM) (M/D/R) 101.38' (S 76°16'04" E)

- SUBDIVISION FINAL PLAT - LANDS OF 454 STATE STREET NNY LLC

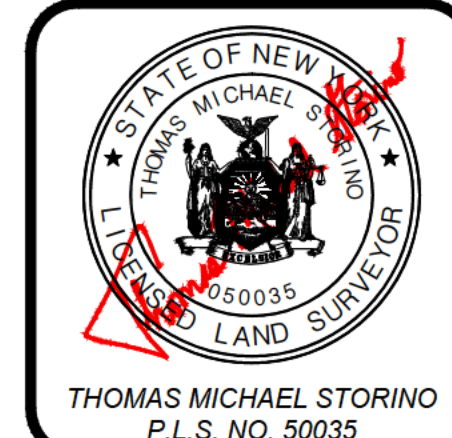
TAX MAP P.N. 12-03-220-200

430 STATE STREET
COUNTY OF JEFFERSON

CITY OF WATERTOWN
STATE OF NEW YORK

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 COMMISSION



STORINO GEOMATICS, PLLC
PROFESSIONAL LAND SURVEYORS
165 MULLIN STREET, WATERTOWN, NY 13601
(315) 788-0287 | STORINOGEOMATICS.COM

DATE: 5/7/2026
SCALE: 1" = 20'
DRAWN BY: A.M.S.
CHECKED BY: T.M.S. / A.M.S.
FILE NO. 2026-004.01
DWG. NO.

V101
1 OF 1

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: Jumpin' Goat Drive-Thru Shop | | | |
| Project Location (describe, and attach a location map): | | | |
| Brief Description of Proposed Action: The proposed action includes a coffee shop featuring drive-thru and walk-up service at the properties of 430 and 440 State Street (Tax Parcel IDs: 12-03-220.200 and 12-03-220.300, respectively), in the City of Watertown, Jefferson County, New York. The proposed project includes an approximately 544-square-foot coffee shop with two drive-thru lanes and a walk-up ordering window. Site improvements will include on-site parking for six (6) vehicles, pedestrian access, exterior lighting, landscaping enhancements, and stormwater management improvements (i.e., green space). The project also includes a 162-square-foot storage shed, internal vehicular circulation areas, and seven (7) parking spaces for the adjacent State Street Market (also owned by the Applicant). A lot line adjustment between Parcel 12-03-220.300 and the adjacent Parcel 12-03-220.200, is also proposed. A zoning change was approved for both properties to Urban Mixed-use (UMU). Four (4) area variances were also approved by the City ZBA including relief to increase the maximum front-yard setback, relief to increase the maximum unbuilt frontage allowance, relief to decrease the minimum landscaped buffer requirement along a street ROW, and waiver of the requirement of Code Section 310-50. | | | |
| Name of Applicant or Sponsor: | | Telephone: [REDACTED] | |
| | | E-Mail: [REDACTED] | |
| Address: [REDACTED] | | | |
| 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"/> |
| | | | YES <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: | | | NO <input type="checkbox"/> |
| | | | YES <input type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? | | _____ 0.77 acres | |
| b. Total acreage to be physically disturbed? | | _____ 0.77 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | _____ 1.59 acres | |

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)
 Forest Agriculture Aquatic Other(Specify): Institutional
 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 type="checkbox"/> <input type="checkbox"/> | YES <input checked="" 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"/> | |

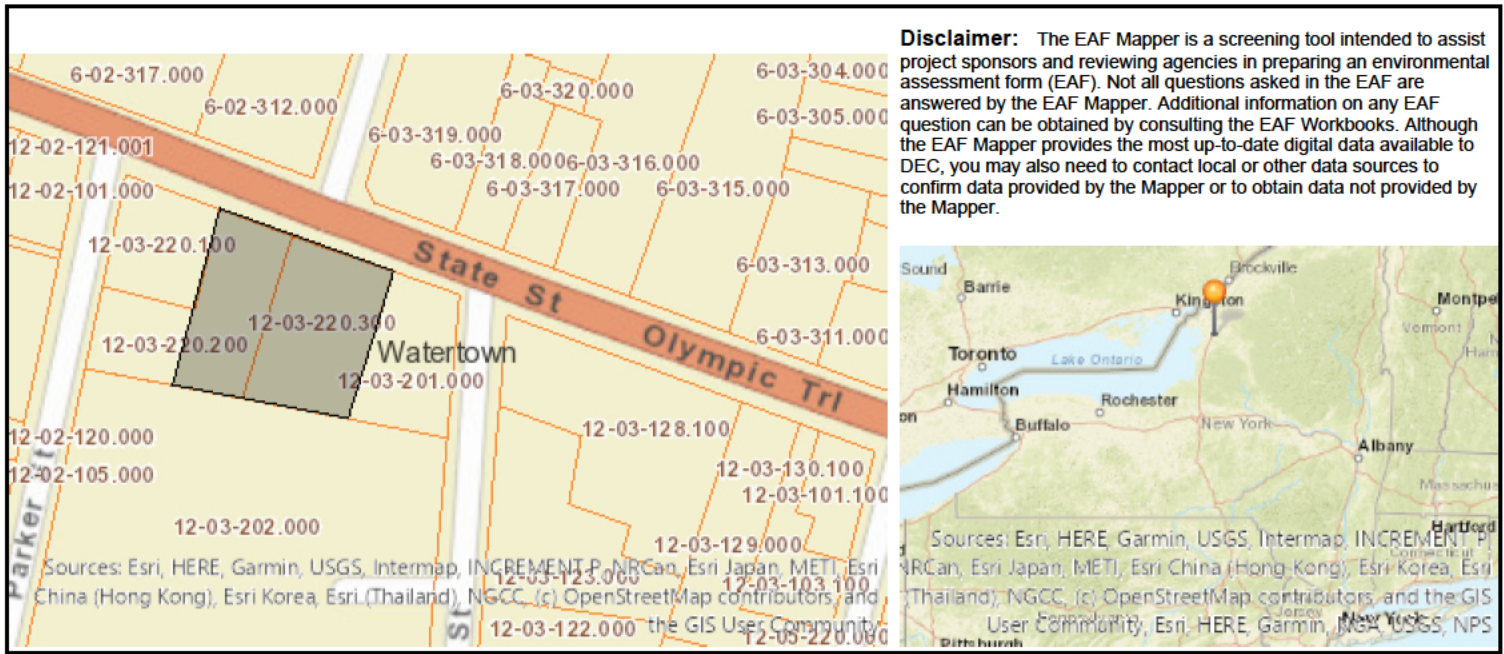
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

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? Northern Long-eared Bat | 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: Stormwater runoff will be conveyed to onsite green space where possible and ultimately offsite to the City's storm sewer system. | NO <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> | YES <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" 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: 420 State Street (spill # 2202009; closed 2/8/2023), 422 State Street (spill #s 9810923, 9811517, 0013571; closed 3/5/2033, 3/12/2003, 9/23/2020), 440 State Street lot 3 (spill # 1108355; closed 7/24/2012). | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> |

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

A _____ Date: 4/20/2026
S _____ Title: Project Sponsor



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| Part 1 / Question 7 [Critical Environmental Area] | No |
| Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] | Yes |
| Part 1 / Question 12b [Archeological Sites] | Yes |
| Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| Part 1 / Question 15 [Threatened or Endangered Animal] | Yes |
| Part 1 / Question 15 [Threatened or Endangered Animal - Name] | Northern Long-eared Bat |
| Part 1 / Question 16 [100 Year Flood Plain] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| Part 1 / Question 20 [Remediation Site] | Yes |