



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: Joseph Albinus, Planner

SUBJECT: Subdivision Final Plat Approval – 424 Vanduzee Street

DATE: June 4, 2026

Request: Subdivision Final Plat Approval for a two-lot subdivision of **424 Vanduzee Street**, Parcel Number 1-18-102.000

Applicant: Adam Storino, PLS of Storino Geomatics on behalf of Walldroff Properties, LLC

Proposed Use: Accessory Parking Lot expansion for existing Office use

Property Owner: City of Watertown

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 City Council has accepted a purchase offer from Walldroff Properties, LLC to purchase a 0.76-acre section of 424 Vanduzee Street adjacent to the Jade Stone Engineering building at 444 Vanduzee Street. Now that the purchase offer has been accepted, the applicant proposes to formally divide the lot at 424 Vanduzee Street, Parcel Number 1-18-102.000, into two parcels. The 0.76-acre northern section will be sold and assembled with the adjacent property at 444 Vanduzee Street to facilitate a future parking lot expansion. The remaining southern section would remain in the ownership of the City of Watertown.

Required Descriptions: The applicant has provided suggested descriptions of the 0.76-acre northern section and a suggested combined description of the proposed future parcel that would result from assembling the northern section with 444 Vanduzee Street. The applicant has not provided a suggested description of the southern section that would remain in City ownership.

Required Drawings: The applicant has submitted a Subdivision Final Plat drawing for Planning Commission approval and signature by the Clerk of the Planning Commission. However, the drawing does not include the entire parcel, including the southern section that would remain in City ownership.

Zoning: The subject parcel is zoned Urban Mixed Use (UMU). The City of Watertown recently initiated a zone change to remove the subject parcel and several other parcels on the 400-block of Vanduzee Street from the Waterfront Overlay.

There are no existing structures on the northern section proposed for Subdivision and conveyance. Any future development on the resultant parcel following the assemblage with 444 Vanduzee Street, including the proposed parking lot expansion will need to conform to the requirements of the UMU District and other applicable sections of the Zoning Ordinance, such as the Articles governing parking and landscaping.

SEQR: As part of the zone change approval for this parcel, the City Council completed the State Environmental Quality Review (SEQR) process. The SEQR review considered the “whole action” being contemplated at this site including the sale of the property, the subsequent subdivision, the zone change and the site plan approval. This review was coordinated with the Planning Commission and the City Council acted as the lead agency for the review. On March 2, 2026, the City Council considered Part 2 of the Short Environmental Assessment and adopted a resolution finding that the proposed action would not have a significant impact on the environment. Since the environmental review process has been completed, there is no additional SEQR action needed from the Planning Commission.

Engineering Comments: The Engineering Department has no comments or concerns regarding the subdivision other than those listed below in the summary.

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 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 contingencies with any motion for approval:

1. The applicant shall assemble the 0.76-acre northern section with Parcel Number 1-18-103.001 located at 444 Vanduzee Street into a single parcel, by way of a new metes and bounds description that is filed with the Jefferson County Clerk.
2. The applicant shall provide the suggested description and drawing depicting the remaining 8.88-acre lands of 424 Vanduzee Street.

cc: Thomas Compo, City Engineer
Kimberli Johnston, City Assessor
Matthew Owen, GIS Coordinator
Adam Storino, Storino Geomatics



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:

PROPERTY INFORMATION:

PROPERTY ADDRESS: 424 Vanduzee Street

TAX PARCEL NUMBER: 1-18-102.000 ZONING DISTRICT: Urban Mixed Use

NUMBER OF LOTS TO DIVIDE PROPERTY INTO: 2 IS THERE A PROPOSED SUBSEQUENT ASSEMBLAGE? (Y / N)

APPLICANT INFORMATION:

APPLICANT NAME: Walldroff Properties, LLC

APPLICANT MAILING ADDRESS: [REDACTED]

PHONE NUMBER: [REDACTED] E-MAIL: [REDACTED]

PROPERTY OWNER INFORMATION (if different from applicant):

PROPERTY OWNER NAME: City of Watertown

PROPERTY OWNER MAILING ADDRESS (if different from subject parcel): 245 Washington Street, Watertown, NY 13601

PHONE NUMBER: (315) 785-7730 E-MAIL: [REDACTED]

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 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: [REDACTED] or Walldroff Properties, LLC Date: 5/4/2026

Property Owner Signature (if different) (Authorization to be provided by the City of Watertown) Date: _____

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

424 Vanduzee Street

Parcel Id

1-18-102.000

444 Vanduzee Street

1-18-103.001

Owner(s) Name

City of Watertown

Signature

Date

5/4/26

Walldroff Properties, LLC

**SUGGESTED DESCRIPTION****A 0.76 ACRE PORTION OF CITY OF WATERTOWN TAX MAP P.N. 1-18-102.000****424 VANDUZEE STREET****LANDS OF THE CITY OF WATERTOWN**

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

BEGINNING at a 1/2" iron pipe found at the southeasterly corner of the parcel of land conveyed by NYARC, Inc., A/K/A NYSARC, Inc. Jefferson County Chapter to Walldroff Properties, LLC in a deed dated October 29, 2015, recorded in the Jefferson County Clerk's Office as Instrument Number 2015-16576 on November 4, 2015, said pipe being situate S 86°36'22" E, a distance of 255.00 feet from a 1/2" iron pipe found in the southeasterly margin of Vanduzee Street (width varies);

THENCE the following two (2) courses and distances along said NYARC, Inc., to Walldroff Properties, LLC conveyance:

1. N 05°21'02" E, a distance of 215.00 feet to a 1/2" iron pipe found;
2. N 22°26'22" W, a distance of 108.00 feet to a 1/2" capped iron rebar found (BCA), said rebar being situate N 68°10'46" E, a distance of 229.89 feet from a 1/2" capped iron pipe found in the aforementioned southeasterly margin of Vanduzee Street;

THENCE N 68°10'46" E, a distance of 50.44 feet to a 1/2" capped iron rebar set in the southwesterly boundary line of the parcel of land conveyed by Consolidated Rail Corporation to New York Central Lines LLC in a deed dated June 1, 1999, recorded in the Jefferson County Clerk's Office on November 3, 1999, in Liber 1703 of Deeds, at Page 80;

THENCE along the southwesterly boundary line of said Consolidated Rail Corporation to New York Central Lines LLC conveyance on a curve to the right at a radius of 2,814.93 feet, a distance of 375.04 feet to a 1/2" capped iron rebar set, said rebar being situate a direct tie of S 23°43'24" E, a distance of 374.76 feet from the last-mentioned rebar;

THENCE N 86°36'22" W, through the parcel of land conveyed by James E. Mills, City Comptroller of the City of Watertown to the City of Watertown in a deed dated June 26, 2015, recorded in the Jefferson County Clerk's Office as Instrument Number 2015-14342 on September 25, 2015, a distance of 176.73 feet to the point and place of **BEGINNING**.

CONTAINING 0.76 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".

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 4/15, 4/27, and 4/29/2026, shown on a plat titled "- SUBDIVISION FINAL PLAT - LOT LINE ADJUSTMENT OF LANDS OF THE CITY OF WATERTOWN AND WALLDROFF PROPERTIES, LLC", File No. 2026-023, dated 4/29/2026, filed in the Jefferson County Clerk's Office as Map No. ____ on X/XX/XX, a copy of which is part of this instrument.

INTENDING to describe a 0.76 Acre portion of the parcel of land conveyed by James E. Mills, City Comptroller of the City of Watertown to the City of Watertown in a deed dated June 26, 2015, recorded in the Jefferson County Clerk's Office as Instrument Number 2015-14342 on September 25, 2015.

Thomas Michael Storino, PLS No. 50035
Licensed Land Surveyor



SUGGESTED ASSEMBLAGE DESCRIPTION
CITY OF WATERTOWN TAX MAP P.N. 1-18-103.001 AND
A 0.76 ACRE PORTION OF CITY OF WATERTOWN TAX MAP P.N. 1-18-102.000
444 VANDUZEE STREET
LANDS OF WALLDROFF PROPERTIES, 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 1/2" iron pipe found at the intersection of the southerly boundary line of the parcel of land conveyed by NYARC, Inc., A/K/A NYSARC, Inc. Jefferson County Chapter to Walldroff Properties, LLC in a deed dated October 29, 2015, recorded in the Jefferson County Clerk's Office as Instrument Number 2015-16576 on November 4, 2015 with the southeasterly margin of Vanduzee Street (width varies), said pipe being situate along said margin N 05°20'38" E, a distance of 402.06 feet from an angle point in said margin;

THENCE N 05°20'38" E, along the southeasterly margin of Vanduzee Street, a distance of 214.27 feet to a 1/2" capped iron pipe found;

THENCE N 68°10'46" E, passing through a 1/2" capped iron rebar found (BCA) at a distance of 229.89 feet, and continuing a total distance of 280.33 feet to a 1/2" capped iron rebar set in the southwesterly boundary line of the parcel of land conveyed by Consolidated Rail Corporation to New York Central Lines LLC in a deed dated June 1, 1999, recorded in the Jefferson County Clerk's Office on November 3, 1999, in Liber 1703 of Deeds, at Page 80;

THENCE along the southwesterly boundary line of said Consolidated Rail Corporation to New York Central Lines LLC conveyance on a curve to the right at a radius of 2,814.93 feet, a distance of 375.04 feet to a 1/2" capped iron rebar set, said rebar being situate a direct tie of S 23°43'24" E, a distance of 374.76 feet from the last-mentioned rebar;

THENCE N 86°36'22" W, through the parcel of land conveyed by James E. Mills, City Comptroller of the City of Watertown to the City of Watertown in a deed dated June 26, 2015, recorded in the Jefferson County Clerk's Office as Instrument Number 2015-14342 on September 25, 2015, to and along the aforementioned southerly boundary line of said NYARC, Inc., to Walldroff Properties, LLC conveyance, passing through a 1/2" iron pipe found at a distance of 176.73 feet, and continuing a total distance of 431.73 feet to the point and place of **BEGINNING**.

CONTAINING 2.30 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 an easement granted by Jack W. Weston to Jefferson Rehabilitation Center, a Chapter of NYSARC, Inc., a/k/a NYSARC, Inc. – Jefferson County Chapter in an agreement dated April 3, 2001, recorded in the Jefferson County Clerk's Office on May 4, 2001, in Liber 1788 of Deeds, at Page 350, to which reference is hereby made for a more particular description thereof, as the same may apply.

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

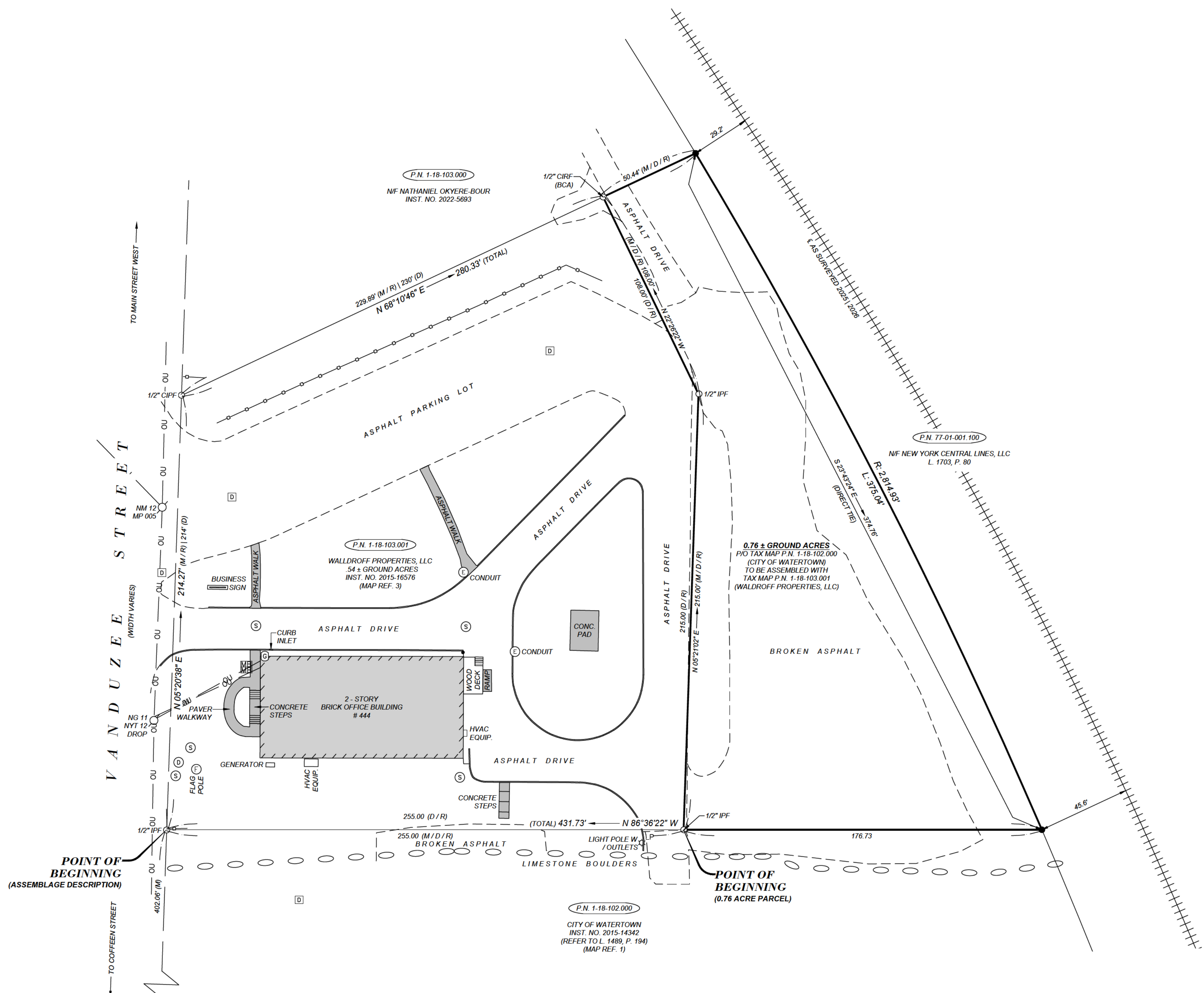
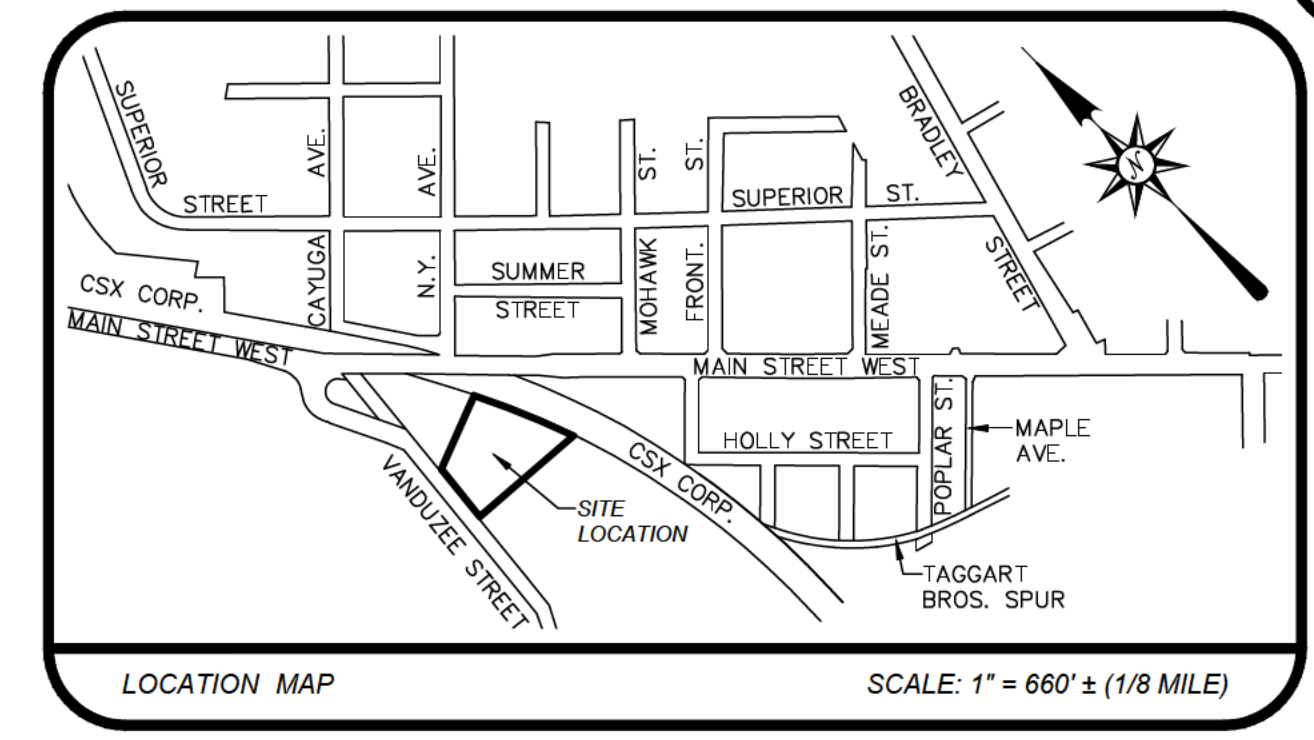
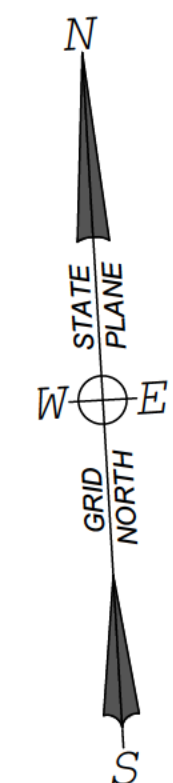
ALSO SUBJECT TO AND INCLUDING any and all other rights or restrictions of record.

AS SURVEYED by STORINO GEOMATICS, Land Surveying Services & Consulting, PLLC, on 4/15, 4/27, and 4/29/2026, shown on a plat titled "- SUBDIVISION FINAL PLAT - LOT LINE ADJUSTMENT OF LANDS OF THE CITY OF WATERTOWN AND WALLDROFF PROPERTIES, LLC", File No. 2026-023, dated 4/29/2026, filed in the Jefferson County Clerk's Office as Map No. ____ on X/XX/XX, a copy of which is part of this instrument.

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

1. The parcel of land conveyed by NYARC, Inc., A/K/A NYSARC, Inc. Jefferson County Chapter to Walldroff Properties, LLC in a deed dated October 29, 2015, recorded in the Jefferson County Clerk's Office as Instrument Number 2015-16576 on November 4, 2015, and
2. A 0.76 Acre portion of the parcel of land conveyed by James E. Mills, City Comptroller of the City of Watertown to the City of Watertown in a deed dated June 26, 2015, recorded in the Jefferson County Clerk's Office as Instrument Number 2015-14342 on September 25, 2015.

Thomas Michael Storino, PLS No. 50035
Licensed Land Surveyor



DEED REFERENCES:

- (PORTION OF CONVEYANCE) JAMES E. MILLS, CITY COMPTROLLER OF THE CITY OF WATERTOWN TO THE CITY OF WATERTOWN DEED DATE: JUNE 28, 2015 DATE RECORDED: SEPTEMBER 25, 2015 INSTRUMENT NUMBER: 2015-14342
- NYARC, INC., AKIA NYSARC, INC. JEFFERSON COUNTY CHAPTER TO WALDRUFF PROPERTIES, LLC DEED DATE: OCTOBER 29, 2015 DATE RECORDED: NOVEMBER 4, 2015 INSTRUMENT NUMBER: 2015-16576

ASSEMBLED AREA: 2.30 ± GROUND ACRES

SURVEY NOTES:

- BEARINGS 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 10/16 AND 10/18/2017 FOR THE CITY OF WATERTOWN 2017 GPS NETWORK - FILE NO. 2017-027.
- DISTANCES ARE GROUND DISTANCES (U.S. SURVEY FEET).
- SURVEY DATES: 4/15, 4/27, AND 4/29/2026
- ALL ADJOINERS AND REFERENCES ARE PER THE CITY OF WATERTOWN ASSESSMENT DEPARTMENT.
- THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF UPDATED ABSTRACTS OF TITLE.
- 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)

ADJOINER REFERENCES:

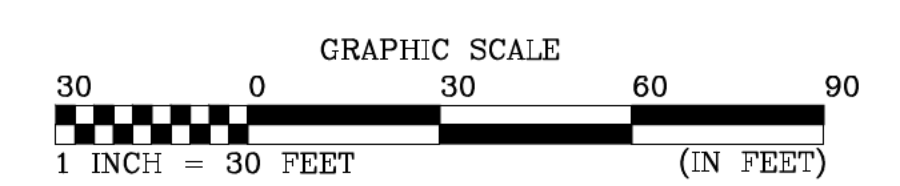
- (QUITCLAIM DEED) CONSOLIDATED RAIL CORPORATION TO NEW YORK CENTRAL LINES LLC DEED DATE: JUNE 1, 1999 DATE RECORDED: NOVEMBER 3, 1999 LIBER: 1703, PAGE 80
- JACOB C. HOLLIS TO NATHANIEL OKYERE-BOUR DEED DATE: MARCH 11, 2022 DATE RECORDED: MARCH 31, 2022 INSTRUMENT NUMBER: 2022-5693

MAP REFERENCES:

- "SURVEY MAP OF THE LAND OF - THE PEOPLE OF THE STATE OF NEW YORK", FILE NO. 86-381, BY BERNIER, PECK, GOZAKOWSKI, CARR, DATED OCTOBER 10, 1986, REVISED JANUARY 13, 1987.
- "SURVEY MAP OF A PORTION OF THE LAND OF VAN DUZEE STREET WAREHOUSE, CORP." FILE NO. 92-239, BY BERNIER CARR & ASSOCIATES, P.C., DATED JANUARY 5, 1993, REVISED APRIL 7, 1993.
- "SURVEY MAP OF THE LAND AT 444 VAN DUZEE STREET", FILE NO. 99280, BY BERNIER CARR & ASSOCIATES, P.C., DATED JANUARY 17, 2000.
- "SURVEY PLAT OF A PARCEL OF LAND KNOWN AS TAX MAP P.N. 1-18-102.004, LANDS OF RICHARD E. ALEXANDER", FILE NO. 2016-047, BY STORINO GEOMATICS, PLLC, DATED NOVEMBER 15, 2016, REVISED FEBRUARY 14, 2022.
- CITY OF WATERTOWN STREET MONUMENTATION RECORDS:
 - SHEETS 233 AND 235, MAIN ST. WEST
 - SHEETS 368 AND 369 VAN DUZEE ST.

LEGEND:

- BOUNDARY LINE
- IRON FOUND (AS NOTED)
- 1/2" CAPPED IRON REBAR SET
- STREET MARGIN
- OVERHEAD UTILITY LINE
- UTILITY POLE
- GUY WIRE
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- GAS SERVICE
- WOOD FENCE
- BOLLARD
- MAILBOX



CLIENT INFORMATION:
 WALDRUFF PROPERTIES, LLC
 21150 EISS ROAD
 LA FARGEVILLE, NY 13656
 (315) 777-7537

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

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7009, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL AND ORIGINAL SIGNATURE IN RED INK SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

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THE SEAL, SIGNATURE, AND CERTIFICATION ARE HEREBY REVOKED AND OTHERWISE VOID ON ALL UNAUTHORIZED COPIES.

- SUBDIVISION FINAL PLAT -
LOT LINE ADJUSTMENT OF LANDS OF THE CITY OF WATERTOWN AND WALDRUFF PROPERTIES, LLC

TAX MAP P.N. 1-18-102.000 & P.N. 1-18-103.001

424 & 444 VANDUZEE STREET CITY OF WATERTOWN
 COUNTY OF JEFFERSON STATE OF NEW YORK



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

NY · NJ · PA · VT

DATE: 4/29/2026
 SCALE: 1" = 30'
 DRAWN BY: A.M.S.
 CHECKED BY: T.M.S. / A.M.S.
 FILE NO. 2026-023
 DWG. NO. V101
 1 OF 1



4 May 2026

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

RE: 424 Vanduzee Subdivision Request
Tax Map P.N. 1-18-102.000

Sto Geo File: 2026-023

Mr. Lumbis –


On behalf of our client, Walldroff Properties, LLC, Storino Geomatics, PLLC is submitting for approval of a Minor Subdivision of City of Watertown Tax Map P.N. 1-18-102.000 (424 Vanduzee Street) into two (2) new parcels. A 0.76 Acre parcel will be subdivided from Tax Map P.N. 1-18-102.000 at the rear of/adjacent to 444 Vanduzee Street (Tax Map P.N. 1-18-103.001) that will be conveyed to Walldroff Properties, LLC and subsequently assembled with Tax Map P.N. 1-18-103.001.

Attached please find the following for the Planning Commissions review:

- Subdivision Application Form;
- Letter of Authorization;
- Survey Plat and accompanying Suggested Legal Descriptions;
- Deed Inst. No. 2015-14342 and Inst. No. 2015-16576;
- Short Environmental Assessment Form, and
- Annotated Tax Map.

If you have any questions, comments, or require any additional information please contact me at (T) 315-788-0287, (M) 315-408-2346, or by E-mail at amstorino@storinogeomatics.com.

Respectfully Submitted,


Adam Michael Storino, PLS CPESC

Attachments





LETTER OF AUTHORIZATION

Let it be known that **Storino Geomatics, PLLC** has been retained to act as agent to perform all acts for my property as identified below:

Minor Subdivision Major Subdivision Lot Line Adjustment Subdivision Modification
 Site Plan Approval Process Variance Approval Process

These acts include:
(Initial all that apply.)

MW Pre-application meetings with municipal staff, filing applications and/or other required documents relative to all Planning/Zoning Board applications.

MW Main point of contact for municipal staff.

MW Agent will be contacted on all matters instead of the owner.

MW Attend all Planning/Zoning Board meetings on my behalf.

Tax Map Parcel Number(s): 1-18-102.000 / 1-18-103.001

Address: 424 & 444 Vanduzee Street, Watertown, NY 13601

Property Owner(s) Information:

[Redacted Signature]

Date: 5/4/26

Printed Name: _____

Signature: _____

Date: _____

Printed Name: _____

Signature: _____

Date: _____

Printed Name: _____

Address: [Redacted] _____

City: _____ State: _____ Zip: _____

Phone: [Redacted] Fax: _____ E-mail: [Redacted]



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

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH



INSTRUMENT #: 2015-00014342
 Receipt#: 2015042314
 Clerk: ML
 Rec Date: 09/25/2015 02:36:44 PM
 Doc Grp: DEE
 Descrip: DEED
 Num Pgs: 3
 Rec'd Frm: WATERTOWN, CITY OF

Party1: WATERTOWN CITY OF
 Party2: WATERTOWN CITY OF
 Town: WATERTOWN-CITY OF

Recording:	
Cover Page	5.00
Recording Fee	30.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 All others - State	241.00
RP5217 - County	9.00
Sub Total:	<u>310.00</u>
Transfer Tax	
Transfer Tax - State	0.00
Sub Total:	<u>0.00</u>
Total:	<u>310.00</u>

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

***** Transfer Tax *****
 Transfer Tax #: 555
 Exempt
 Consideration: 44365.93
 Total: 0.00

Record and Return To:

WATERTOWN, CITY OF
 245 WASHINGTON ST
 WATERTOWN NY 13601
 OFFICE MAILBOX

Gizelle J. Meeks
 Jefferson County Clerk

This Indenture, Made this 26th day of June in the year of our Lord two thousand fifteen, between James E. Mills, City Comptroller of the City of Watertown, a municipal corporation in the County of Jefferson and the State of New York, party of the first part, and the City of Watertown, 245 Washington Street, Suite 301, Watertown, New York of the second part.

Whereas, In pursuance of the provisions of the Act of the Legislature of the State of New York, entitled "An Act to revise the Charter of the City of Watertown," and being Chapter 660 of the Laws of 1923, and the Acts subsequently passed amendatory thereof or supplementary thereto, the Comptroller of said City of Watertown, the collector of all taxes, assessments and water rates within the limits of said City, did, on or before the fifteenth day of April, in the year 2013, make and deliver to the assessors of said City a transcript of all taxes for the year 2012-13, which then remained unpaid, and the said assessors did, on or before the first day of May thereafter, make and deliver to the said City Comptroller, a list or statement containing a brief general description of the location, boundary and estimated quantity of each parcel of said lands.

And Whereas, in said list of such unpaid taxes in the said City of Watertown was a tax of Forty-four Thousand Three Hundred Sixty-five Dollars and ninety-three cents against North Country Development of Jefferson County, Inc., on the land hereafter described, (the description of said land as hereinafter given being the same as embraced in said list, or as the same was when corrected in the manner provided by said Act).

And Whereas, neither said tax, nor the interest thereon, nor any part thereof, were paid on or before the first day of June, 2013.

And Whereas, afterwards said City Comptroller did duly advertise said land and other parcels contained in said lists, for sale at public auction for the payment of such tax, such notice of sale being published once in each week for three consecutive weeks in the official newspaper published in the City of Watertown.

And Whereas, in pursuance of such publication said City Comptroller did sell said land hereinafter described at public auction, in all respects according to the requirements of said Act on the 25th day of June 2013 and the same was duly struck off to City of Watertown for the sum or price of Forty-four Thousand Three Hundred Sixty-five Dollars and ninety-three cents, he being the highest bidder, therefore and that being the highest sum bidden, the said tax, penalty fees, interest, expense of publishing notices and conducting sale, being \$44,365.93.

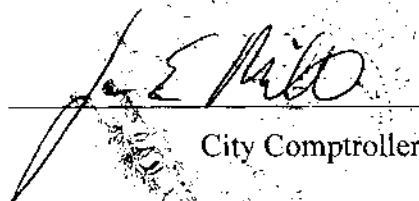
And Whereas, the said purchaser did then pay to said City Comptroller the sum bid as aforesaid, and the said City Comptroller did thereupon issue to him the certificate required by said Act,

And Whereas, the applicable redemption period has expired since the said sale and since the last day of the sale made by said Comptroller of the lands embraced in said published list, and neither the owner, nor any other person, has redeemed the said land so sold as aforesaid, nor any part thereof, from said sale.

Now, therefore, this Indenture Witnesseth, that in consideration of the premises and of the aforesaid payment of said sum of Forty-four Thousand Three Hundred Sixty-five Dollars and ninety-three cents, the said party of the first part does hereby remise, release, and quit claim to said party of the second part all that piece or parcel of land sold as aforesaid, which is bounded and described as follows, viz.: Shown on the assessment map of the City of Watertown, New York as Parcel No. 01-18-102.000, lot about 9.64 acres located at 424 Vanduzee Street. To have and to hold the same to said party of the second part, and to its heirs and assigns forever.

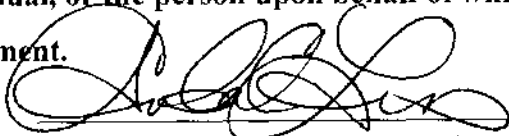
This conveyance is made and received subject to all claims the City of Watertown may have on said lands for unpaid taxes, assessments, water rates, or other liens or encumbrances.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

 (L.S.)
City Comptroller

State of New York)
County of Jefferson)

On this 23 day of September in the year 2015, before me, the undersigned, a Notary Public in and for said state, personally appeared James E. Mills, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



AMANDA C. LEWIS
Notary Public, State of New York
Qualified in Jefferson County
No. 01LE6146526
Commission Expires 05/22/2018

Notary Public



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

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH



INSTRUMENT #: 2015-00016576
 Receipt#: 2015045400
 Clerk: JN
 Rec Date: 11/04/2015 01:28:50 PM
 Doc Grp: DEE
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: BROWNELL ABSTRACT CORPORATION

Party1: NYARC INC
 Party2: WALLDROFF PROPERTIES LLC
 Town: WATERTOWN-CITY OF

Recording:	
Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 All others - State	241.00
RP5217 - County	9.00
Sub Total:	<u>315.00</u>
Transfer Tax	
Transfer Tax - State	596.00
Sub Total:	<u>596.00</u>
Total:	<u>911.00</u>

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

***** Transfer Tax *****
 Transfer Tax #: 1002
 Transfer Tax
 Consideration: 149000.00
 Transfer Tax - State 596.00
 Total: 596.00

Record and Return To:

Gizelle J. Meeks
 Jefferson County Clerk

BROWN, DIERDORF & RENZI-ATTORNEYS AT LAW
 165 MULLIN STREET
 WATERTOWN NY 13601
 OFFICE MAILBOX

WARRANTY DEED: LIEN COVENANT

THIS INDENTURE, made the 29th day of October, 2015

BETWEEN NYARC, Inc., a/k/a NYSARC, Inc. Jefferson County Chapter,
a New York not-for-profit Corporation, having an address at
380 Gaffney Drive, Watertown, New York 13601

("Grantor")

and

WALLDROFF PROPERTIES, LLC, a New York limited liability company
with an address of 21150 Eiss Road,
LaFargeville, New York 13656

("Grantee")

WITNESSETH, that the grantor, in consideration of One Dollar (\$1.00) and other good and valuable consideration paid by the grantee, hereby grants and releases unto the grantee, the heirs or successors and assigns of the grantee forever,

ALL THAT TRACT OR PARCEL OF LAND located in the City of Watertown, County of Jefferson and State of New York, more particularly described in Schedule "A" attached hereto and made a part hereof.

SUBJECT to easements, covenants and restrictions of record, if any.

BEING the same premises conveyed by deed from People of the State of New York, acting by and through the Dormitory Authority of the State of New York, to NYSARC, Inc. a/k/a/ NYSARC, Inc. Jefferson County Chapter, by deed June 5, 1994 and recorded in the Jefferson County Clerk's Office on December 1, 2000 in Liber 1766 at Page 295.

TOGETHER with the appurtenances and all the estate and rights of the grantor in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the grantee, the heirs or successors and assigns of the grantee forever, **AND** the said grantor covenants as follows:

FIRST - That the grantee shall quietly enjoy the said premises;

SECOND - That the grantor will forever warrant the title to said premises.

R:R:R:BD:R

This deed is subject to the trust provisions of Section 13 of the Lien Law.

The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

IN WITNESS WHEREOF, the grantor has executed this deed the day and year first above written.

In Presence Of: **NYARC, Inc., a/k/a NYSARC, Inc. Jefferson County Chapter**

By: *Stephanie E. Campbell* L.S.
Stephanie Campbell, President

STATE OF NEW YORK)
) SS.:
COUNTY OF JEFFERSON)

On this 29th day of October, 2015, before me, the undersigned, personally appeared **Stephanie Campbell**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

JOSEPH W. RUSSELL, 4834330
Notary Public, State of New York
Qualified in Jefferson County
Commission Expires April 30, 2019

SCHEDULE A

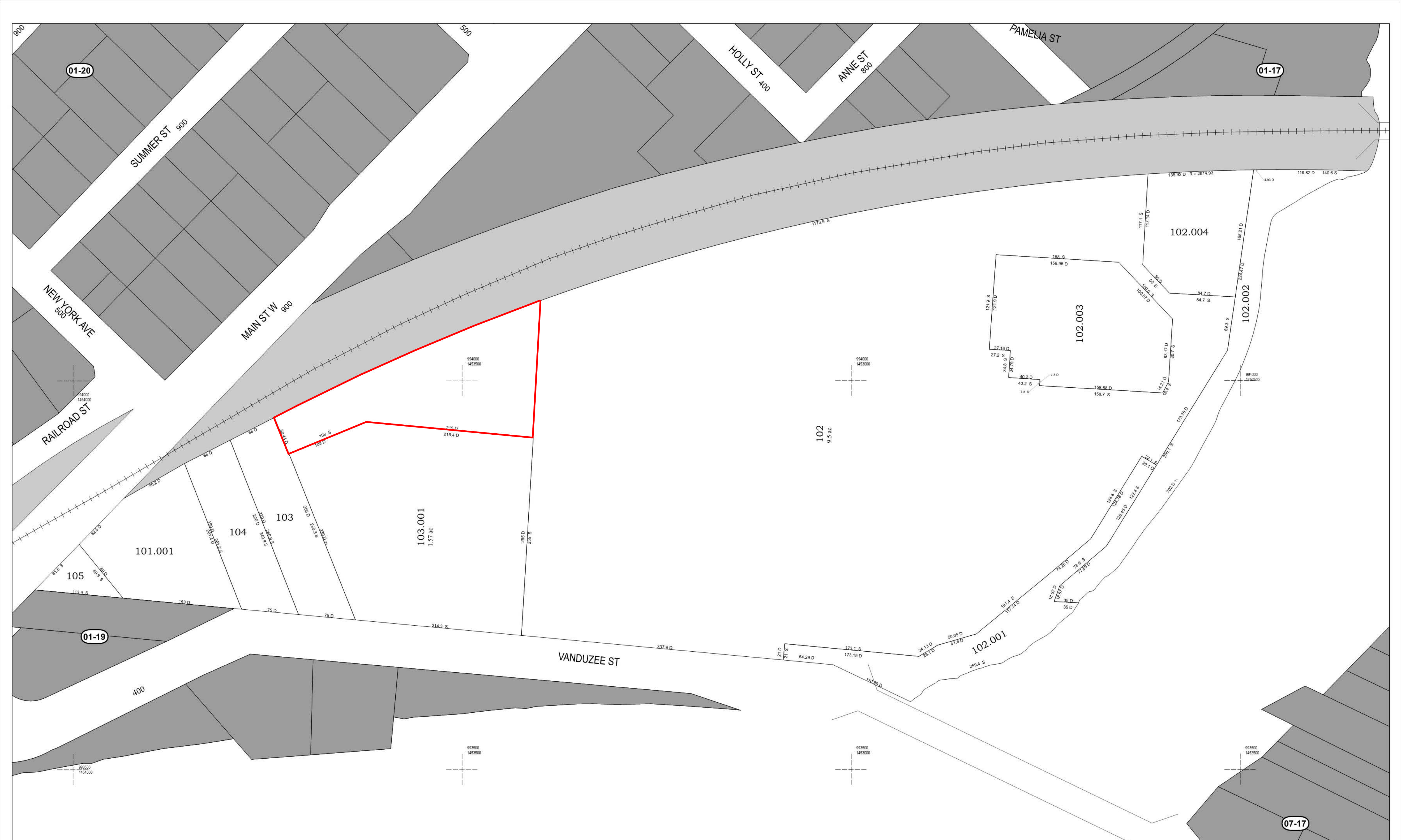
All that piece or parcel of property, situate in the City of Watertown, County of Jefferson, State of New York, known as No. 444 VanDuzee Street in said City and further described as follows:

Beginning at an iron pin set on the easterly boundary of VanDuzee Street (an existing city street) at its intersection with the division line between the property of the lands of the People of the State of New York on the south and the property, now or formerly, of Michael Gelia & Louise Gelia on the north, said division line being the northerly bounds of a parcel of land containing 0.59 acre conveyed to The People of the State of New York by Oren S. Pickard, Administrator of Bessie May Jasmine Estate by deed dated March 17, 1943, and recorded in the office of the Clerk of Jefferson County on April 5, 1943 in Book 443 of Deeds at Page 342; thence easterly along said division line 230 feet to its intersection with the southwesterly edge of a drive; thence along the land conveyed to 48 Howard Street, Inc. by The People of the State of New York the following three (3) courses and distances: (1) S21 34'E along said edge of said drive and drive extended a distance of 108 feet to a point on a line parallel with and 255 feet distant from the said easterly boundary of said street; (2) S6 13'W parallel with and 255 feet distant from said easterly boundary of said street, 215 feet, and (3) N85 44'W 255 feet to a point on the said easterly boundary of said street; thence northerly along said easterly boundary of said street 214 feet to the point of beginning; being 1.542 acres more or less.

Intending to describe all that parcel of land designated as Parcel No. 1, on New York State Department of Transportation Abandonment Map No. 1, dated September 28, 1972.

All bearings referred to True North.

Together with all rights conveyed to Grantor pursuant to that certain easement from Jack W. Westin as Grantor dated April 3, 2001 and recorded on May 4, 2001 in Book 1788 at Page 358.



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

For Tax Purposes Only
Not to be Used for Conveyance

NAD 83 STATE PLANE
 CENTRAL ZONE, US FEET

Parcel	Date

- Property Line
- Historic Property Line
- Building Outline
- Railroad
- City Boundary
- School District Boundary

Coordinate Grid

Parcel ID
 123 (124,000)

Assessment ID
 (indicates informally combined parcels)

1 inch = 50 feet*

0 50 100 200 Feet

* when printed on 24" x 36" paper

Tax Map

City Of Watertown

Jefferson County, NY

Section 01 Block 18

Printed Date: 6/3/2024

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: 424 Vanduzee Street Subdivision			
Project Location (describe, and attach a location map): 424 Vanduzee Street, City of Watertown Tax Map P.N. 1-18-102.000			
Brief Description of Proposed Action: Applicant proposes a two (2) lot subdivision of City of Watertown Tax Map P.N. 1-18-102.000 owned by the City of Watertown. A 0.76 Acre parcel will be subdivided from Tax Map P.N. 1-18-102.000 at the rear of/adjacent to 444 Vanduzee Street (Tax Map P.N. 1-18-103.001) that will be conveyed to Walldroff Properties, LLC and assembled with Tax Map P.N. 1-18-103.001.			
Name of Applicant or Sponsor: Walldroff Properties, LLC		Telephone: [REDACTED]	
Address: [REDACTED]		E-Mail: [REDACTED]	
City/PO: La Fargeville		State: NY	Zip Code: 13656
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	YES
		<input checked="" type="checkbox"/>	<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	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.76 acres	
b. Total acreage to be physically disturbed?		0.00 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		10.74 acres (City owned) 1.54 acres (Walldroff Properties owned)	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: N/A - Subdivision only. _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ N/A - Subdivision only. _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ N/A - Subdivision only. _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? 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 type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat, Northern Long-...	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
See attached.		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Walldroff Properties, LLC</u> Date: <u>5/4/2026</u>		
Signature <u>[REDACTED]</u> for Walldroff Properties, LLC Title: <u>Professional Land Surveyor</u>		



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



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]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat, Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes



NYS Department of Environmental Conservation DER Environmental Remediation Databases

Facility Information from Bulk Storage Database

Facility Information

Site Number: 6-394181

Status: Unregulated/Closed

Expiration Date: 07/10/1992

Site Type: PBS

Facility Type: Unknown

Site Name: VAN DUZEE ST WAREHOUSE CORP

Address: 444 VAN DUZEE ST

Locality: WATERTOWN (C)

State: NY

Zipcode: 13601

County: Jefferson

Facility (Property) Owner(s) Information

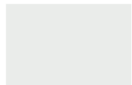
Facility Owner: VAN DUZEE ST WAREHOUSE CORP

Mail Contact: VAN DUZEE ST WAREHOUSE CORP, 48 HOWARD ST, ALBANY, NY, 12207

Facility Operator

Facility Operator: VAN DUZEE ST WAREHOUSE CORP

Tank Information

Tank No.	Tank Location	Status	Capacity (Gal.)
	Underground including vaulted with no access for inspection	Closed Prior to 03/1991	10000

Tank No.	Tank Location	Status	Capacity (Gal.)
[REDACTED]	Underground including vaulted with no access for inspection	Closed Prior to 03/1991	1500
[REDACTED]	Underground including vaulted with no access for inspection	Closed Prior to 03/1991	1000
[REDACTED]	Underground including vaulted with no access for inspection	Closed Prior to 03/1991	1000
[REDACTED]	Underground including vaulted with no access for inspection	Closed Prior to 03/1991	3000

DER Environmental Remediation Databases

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