

**CITY OF WATERTOWN, NEW YORK  
AGENDA**

This shall serve as notice that the next regularly scheduled meeting of the City Council will be held on Monday, December 3, 2012, at 7:00 p.m. in the City Council Chambers, 245 Washington Street, Watertown, New York.

**MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**ADOPTION OF MINUTES**

**COMMUNICATIONS**

**PRESENTATION**

1. Fire Department Award Received from Village of Endicott
2. Police Department Awards

**PRIVILEGE OF THE FLOOR**

**RESOLUTIONS**

- Resolution No. 1 - Designation of Official Newspaper
- Resolution No. 2 - Reappointment of City Constable,  
Patricia J. Hennegan
- Resolution No. 3 - Reappointment of Deputy City Constable,  
Michael J. Hennegan
- Resolution No. 4 - Approving Change Order No. 1 to Agreement,  
Mid-America Pool Renovation Inc.
- Resolution No. 5 - Authorizing Public Auction for Sale of City Owned  
Property
- Resolution No. 6 - Finding That Changing the Approved Zoning Classification  
of 0.032 Acre Parcel of Land, Formerly Part of the Conger  
Avenue Right-of-Way, From Unzoned to Residence B Will  
Not Have a Significant Impact on the Environment

Resolution No. 7 - Finding That Changing the Approved Zoning Classification of 802, 808, and 819 Coffeen Street From Residence B to Neighborhood Business District Will Not Have a Significant Impact on the Environment

Resolution No. 8 - Authorizing the Sale of Real Property Known as a Former Portion of Conger Avenue, Adjacent to 183 Conger Avenue, to Bonnie Peck of Watertown, New York

## **ORDINANCES**

Ordinance No. 1 - An Ordinance Authorizing the Issuance of \$1,215,000 Bonds of the City of Watertown, Jefferson County, New York, to Pay Part of the \$1,785,000 Estimated Maximum Cost of the Reconstruction of Portions of Clinton Street, Including Street Repaving, Sidewalks and Related Rights-of-Way Improvements, and Storm Sewer, Water Main and Sanitary Sewer Work, in and for Said City

Ordinance No. 2 - Amending City Municipal Code §293, Vehicles and Traffic

## **LOCAL LAW**

## **PUBLIC HEARING**

7:30 p.m. Resolution Approving a Special Use Permit Request to Allow the Storage of Commercial Vehicles in a Neighborhood Business District at 729 Morrison Street, Parcel 1-03-105

7:30 p.m. Resolution Abandoning a Portion of Conger Avenue Adjacent to 183 Conger Avenue

7:30 p.m. Ordinance Changing the Approved Zoning Classification of a 0.032 Acre Parcel of Land, Formerly Part of the Conger Avenue Right-of-Way, from Unzoned to Residence B District

7:30 p.m. Ordinance Changing the Approved Zoning Classification of 802, 808, and 816 Coffeen Street from Residence B to Neighborhood Business District

## **OLD BUSINESS**

## **STAFF REPORTS**

1. Endorsement of Creation of Human Resource Position
2. Woolworth Building Project
3. Watertown Local Development Corporation Representative Designee
4. Property Offers – 434 Court Street and 442 Court Street
5. Admission Waiver for Toys for Tots

## **NEW BUSINESS**

### **EXECUTIVE SESSION**

1. Collective Bargaining Agreement
2. Employment History of Particular Individuals

## **WORK SESSION**

## **ADJOURNMENT**

**NEXT REGULARLY SCHEDULED CITY COUNCIL MEETING IS MONDAY,  
DECEMBER 17, 2012.**

Res No. 1

November 20, 2012

To: The Honorable Mayor and City Council  
From: Sharon Addison, City Manager  
Subject: Designation of Official Newspaper

The attached resolution, if approved by the City Council, designates the *Watertown Daily Times* as the official newspaper of the City of Watertown for the year 2013.

# RESOLUTION

Page 1 of 1

Designation of Official Newspaper

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.

Total .....

YEA	NAY

***Introduced by***

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BE IT RESOLVED by the City Council of the City of Watertown, New York, that the *Watertown Daily Times* be and is hereby designated as the official newspaper of the City of Watertown, New York for the year beginning January 1, 2013 and ending December 31, 2013.

**Seconded by**

Res Nos. 2 and 3

November 21, 2012

To: The Honorable Mayor and City Council  
From: Sharon Addison, City Manager  
Subject: Appointment of City Constable and Deputy City Constable

At the request of the City Council, the City Constable, Patricia J. Hennegan, and Deputy City Constable, Michael J. Hennegan, have been contacted and both have agreed to serve another one-year term, such term expiring on December 31, 2013.

The attached resolutions have been prepared for City Council consideration.

# RESOLUTION

Page 1 of 1

Reappointment of City Constable,  
Patricia J. Hennegan

YEA	NAY

Council Member BURNS, Roxanne M.

Council Member BUTLER, Joseph M. Jr.

Council Member MACALUSO, Teresa R.

Council Member SMITH, Jeffrey M.

Mayor GRAHAM, Jeffrey E.

Total .....

***Introduced by***

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RESOLVED that the following individual is hereby reappointed as City Constable for the City of Watertown, for a one-year term expiring on December 31, 2013:

Patricia J. Hennegan  
16820 Dry Hill Road  
Watertown, New York 13601

**Seconded by**

# RESOLUTION

Page 1 of 1

Reappointment of Deputy City Constable,  
Michael J. Hennegan

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.

Total .....

YEA	NAY

***Introduced by***

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RESOLVED that the following individual is hereby reappointed as Deputy City Constable for the City of Watertown, for a one-year term expiring on December 31, 2013:

Michael J. Hennegan  
 16820 Dry Hill Road  
 Watertown, New York 13601

**Seconded by**

Res No. 4

November 27, 2012

To: The Honorable Mayor and City Council

From: Sharon Addison, City Manager

Subject: Approving Change Order No. 1 to Agreement,  
Mid-America Pool Renovation, Inc.

On August 6, 2012, the City Council accepted a bid submitted by Mid-America Pool Renovation Inc. for the resurfacing of the Steven D. Alteri Municipal Pool in the amount of \$115,400.

City Engineer Kurt W. Hauk has now submitted Change Order No. 1 to this contract, which if approved, will not change the cost but will extend the time for completion of the work. As stated in Mr. Hauk's attached report, this Change Order is required because although the preparatory phase in the removal of the existing marcite surface was completed at the end of October, it is now too late in the season to proceed with the installation of the new quartz surface.

A resolution approving Change Order No. 1 to the contract with Mid-America Pool Renovation Inc. for the resurfacing of the Steven D. Alteri Municipal Pool has been prepared for City Council consideration.

# RESOLUTION

Page 1 of 1

Approving Change Order No. 1 to Agreement,  
Mid-America Pool Renovation Inc.

***Introduced by***

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.  
 Total .....

YEA	NAY

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WHEREAS on August 6, 2012, the City Council of the City of Watertown approved a bid submitted by Mid-America Pool Renovation Inc. in the amount of \$115,400 for the resurfacing of the Steven D. Alteri Municipal Pool, and

WHEREAS City Engineer Kurt W. Hauk has submitted the Change Order No. 1 to that contract for consideration by the City Council, and

WHEREAS Change Order No. 1 results in no additional costs but extends the time for completion of the work,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown approves Change Order No. 1 to the contract with Mid-America Pool Renovation Inc. for the resurfacing of the Steven D. Alteri Municipal Pool extending the time for completion of the work, a copy of which is attached and made a part of this resolution, and

BE IT FURTHER RESOLVED that City Manager Sharon Addison is hereby authorized and directed to execute the Change Order documents on behalf of the City of Watertown.

**Seconded by**

# Change Order

No. 1

Date of Issuance: \_\_\_\_\_ Effective Date: \_\_\_\_\_

Project: Watertown Swimming Pools Resurfacing Project	Owner: City of Watertown, NY	Owner's Contract No.:
Contract: Steven D. Alteri Municipal Swimming Pool		Date of Contract: September 14, 2012
Contractor: Mid-America Pool Renovation, Inc.		Engineer's Project No.:

**The Contract Documents are modified as follows upon execution of this Change Order:**

Description: The contract time shall be modified that Mid-America Pool Renovation, Inc. ceases

Current construction operations and resumes construction operations no later than May 15,

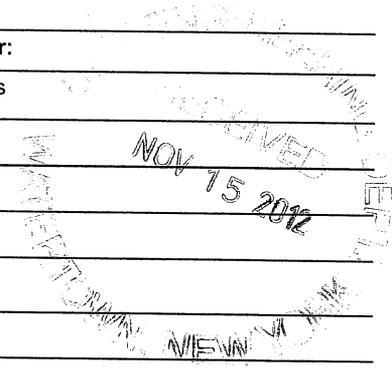
2013. The schedule of work remaining is based off the attached document. Liquidated

Damages will be removed from the contract entirely.

**Attachments:** (List documents supporting change): 1) Letter accepting the terms of option

number 2 in the letter from C&S Engineers dated October 12, 2012 2) Revised 2013

Schedule 3) Schedule of Values



**CHANGE IN CONTRACT PRICE:**

**CHANGE IN CONTRACT TIMES:**

Original Contract Price:  
\$ \_\_\_\_\_

Original Contract Times:  Working days  Calendar days  
Substantial completion (days or date): October 31, 2012  
Ready for final payment (days or date): \_\_\_\_\_

[Increase] [Decrease] from previously approved Change Orders No. \_\_\_\_\_ to No. \_\_\_\_\_:  
\$ \_\_\_\_\_

[Increase] [Decrease] from previously approved Change Orders No. \_\_\_\_\_ to No. \_\_\_\_\_:  
Substantial completion (days): \_\_\_\_\_  
Ready for final payment (days): \_\_\_\_\_

Contract Price prior to this Change Order:  
\$ \_\_\_\_\_

Contract Times prior to this Change Order:  
Substantial completion (days or date): October 31, 2012  
Ready for final payment (days or date): \_\_\_\_\_

[Increase] [Decrease] of this Change Order:  
\$ \_\_\_\_\_

Increase of this Change Order:  
Substantial completion (days or date): May 30, 2013  
Ready for final payment (days or date): \_\_\_\_\_

Contract Price incorporating this Change Order:  
\$ \_\_\_\_\_

Contract Times with all approved Change Orders:  
Substantial completion (days or date): \_\_\_\_\_  
Ready for final payment (days or date): \_\_\_\_\_

RECOMMENDED:  
By: \_\_\_\_\_  
Engineer (Authorized Signature)

ACCEPTED:  
By: \_\_\_\_\_  
Owner (Authorized Signature)

ACCEPTED:  
*Mid-America Pool Renovation, Inc.*  
By: *Louis E. Katers, Corporate Secretary*  
Contractor (Authorized Signature)

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Approved by Funding Agency (if applicable): \_\_\_\_\_

Date: \_\_\_\_\_



CITY OF WATERTOWN  
ENGINEERING DEPARTMENT  
MEMORANDUM

DATE: 26 November 2012

TO: Sharon Addison, City Manager

FROM: Kurt Hauk, City Engineer <sup>KH</sup>

SUBJECT: Change Order #1 to the Alteri Pool Renovation Project

Enclosed is Change Order #1 for the Alteri Pool Renovation Project. It is a zero cost change order that extends the time for completion of the work.

The reason for the time extension request is enclosed.

Please prepare a resolution for Council consideration. The originals are on file in the Engineering Office and will be forwarded for signature pending approval.

Cc Jim Mills, Comptroller  
Erin Gardner, Superintendent of Parks and Recreation



CITY OF WATERTOWN  
ENGINEERING DEPARTMENT  
MEMORANDUM

DATE: 27 November 2012

TO: Kurt Hauk, City Engineer

FROM: Justin Wood, Civil Engineer II *JW*

SUBJECT: Alteri Pool Resurfacing Project – Change Order #1

Change Order #1, for the Alteri Pool Resurfacing Project, will extend the contract times from October 31, 2012 to May 30, 2013. In accordance with Article 12 of the General Conditions in the contract documents, the contract times can be changed by a Change Order or written amendment.

Mid-America Pool Renovation, Inc. was awarded the \$115,400.00 Steven D. Alteri Municipal Pool Resurfacing Project on August 6, 2012 to install a new quartz surface to the interior of the pool. This project was supposed to commence on or within 30 days after August 20, 2012 and be completed and ready for occupancy by October 31, 2012. Because it took the contractor longer than anticipated to get the necessary insurance and bonding in place, the Notice to Proceed was not issued until October 1, 2012.

The contractor completed removal of the existing marcite surface at the end of October 2012, essentially completing the preparatory construction phase. With it being so late in the season, however, several concerns were raised about proceeding with installation of the new quartz surface. In addition to temperature control measures that would have to be implemented, there was a serious concern about leaves falling into the pool and staining the new surface. The City does not have a cover for the pool, and the quartz surface is susceptible to staining until it fully cures. Due to the risks of damaging the new surface, and the recommendation by C&S Engineers to wait until Spring, it was agreed upon to extend the contract times.

The contractor presented a construction schedule to start no later than May 15, 2013 and to have the Alteri Pool substantially completed by May 30, 2013. This would allow the Parks and Recreation Dept. to get the pool up and running by the middle of June, as is typically done.

Cc: Erin Gardener, Superintendent of Parks and Recreation



**C&S Companies**  
499 Col. Eileen Collins Blvd.  
Syracuse, NY 13212  
p: (315) 455-2000  
f: (315) 455-9667  
www.cscos.com

October 12, 2012

Mr. David Kateusz, President  
Mid- America Pool Renovation, Inc.  
5929 E. 154<sup>th</sup> Tce.  
Grandview, MO 64030

Re: Watertown Swimming Pools Resurfacing Project  
Alteri Pool Resurfacing Phase Options

File: 129.101.001

Dear Mr. David Kateusz:

On October 10, 2012, City of Watertown Official's met to discuss the resurfacing phase of construction for the Alteri Pool. The construction demolition phase of the project is in the final stages of completion. Weather conditions have become problematic. Poor weather conditions will have a adverse effect on the resurfacing phase of the project unless measures can be provided to address the adverse weather conditions.

The City of Watertown has outlined two options that are available to you for the successful completion of the Alteri Swimming Pool Resurfacing Project Contract:

Option No. 1 Continue Construction Activities

1. Provide a detailed Timeline Submittal outlining all construction activities that include: restoration of surfaces, concrete crack repair, quartz plastering, joint sealing, tiling, filling the pool with water, and coated surface bushing as stated in the Contract.
2. Submit a detailed weatherization, temperature control and debris protection plan (leaves etc.) that describes the necessary protection measures required to meet the installation specifications as outlined in the Contract.
3. The Contract ends October 31, 2012, if substantial completion is not possible you must apply for an extension of contract time, in accordance with Article 12 of the contract documents.
4. Submit a schedule of values for the entire project as specified in the Contract.
5. Submit a list of any subcontractors to be utilized on this project as specified in the Contract.

Mr. David Kateusz, President  
October 12, 2012  
Page 2

Option No. 2 Cease Construction Activities no later than October 31, 2012 and Resume Construction Activities no later than May 15, 2013

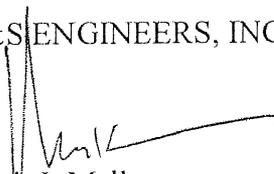
1. Request an extension of contract time, in accordance with Article 12 of the contract documents to cease construction and resume construction activities no later than May 15, 2013. The preparatory construction phase must be completed by October 31, 2012.
2. Provide a detailed timeline submittal as stated in Option No. 1 Item No. 1.
3. Submit a schedule of values for the entire project as specified in the Contract.
4. Submit a list of any subcontractors to be utilized on this project as specified in the Contract.

If you have any questions regarding this matter, please do not hesitate to contact me. Please respond to this request by October 19, 2012.

Thank you.

Very truly yours,

C&S ENGINEERS, INC.



Mark J. Malley  
Project Engineer

/mjm

cc: Erin Gardner, City of Watertown Parks and Recreation Director  
Justin Wood P.E, City of Watertown Civil Engineer II  
Ronald F. DeTota, II, P.E., Department Manager

SUBMITTAL IDENTIFICATION &  
CONTRACTOR'S APPROVAL STATEMENT

DATE: October 16, 2012      COPIES: Electronic      DRAWING SHEET NO.:

PROJECT DESCRIPTION: Steven D. Alteri Municipal Pool Resurfacing Project

DESCRIPTION SUBMITTAL CONTENTS: Contract Extension Letter and Revised 2013  
Schedule

LOCATION:

MANUFACTURER: Mid-America Pool Renovation, Inc.

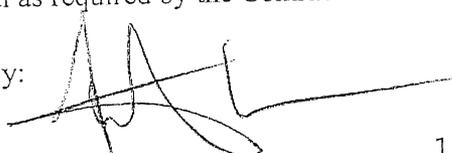
SUBCONTRACTOR OR SUPPLIER (OPTIONAL):

REMARKS:

Deviations:     None       Yes (If Yes describe below.)  
DEVIATIONS:

CONTRACTOR'S APPROVAL

Mid-America Pool Renovation, Inc. has reviewed and coordinated the submitted documentation and verifies that the equipment and material meet the requirements of the Work and the Contract Documents. We accept sole responsibility for determining and verifying all quantities, dimensions, field construction criteria, materials, catalog numbers, and similar data contained in the submittal as required by the Contract Documents.

Approved By: 

Date: 10/16/12

15 October 2012

Mr. Mark J. Malley  
Project Engineer  
C&S ENGINEERS, INC.  
499 Colonel Eileen Collins Blvd.  
Syracuse, NY 13212

**RE: ALTERI POOL, CITY OF WATERTOWN, NY**

Dear Mr. Malley,

1. Due to concerns with the existing weather conditions and temperatures, specifically repeated rains virtually every day and low night time temperatures, in accordance with **Article 12**, of the **Contract Documents**, **CHANGE OF CONTRACT TIMES**, and your recommendations, Mid-America Pool Renovation, Inc. is accepting the City of Watertown's Option No. 2, Cease Construction Activities no later than October 31, 2012 and Resume Construction Activities no later than May 15, 2013, and is requesting a **CHANGE OF CONTRACT TIMES** to reflect Option No. 2.

By accepting Option No. 2, Mid-America Pool Renovation, Inc. agrees not to seek any further compensation for the successful completion of the Work and shall not suffer any Liquidated Damages as a consequence of the **CHANGE OF CONTRACT TIMES**.

The preparatory construction phase is a day or so away from completion and will be indeed totally complete by October 31, 2012.

**2. Anticipated Construction Schedule Attached.**

Andy Hansen will draft a colored copy on our scheduling software and attach with final draft.

### 3. Schedule of Values

- Mobilization	\$ 22,360.00
- Preparation / Tile Removal	\$ 30,315.00
- Concrete Crack Repair	Not Determined
- Racing Lane & Target Tiling	\$ 13,100.00
- Diamond Brite® Quartz Plastering	\$ 45,625.00
- Joint Sealing	\$ 4,000.00
- Filling of the Pool	(Supervise Filling Only)
- Surface Brushing	Incl. in Plaster Pricing

### 4. Sub-Contractors. No Sub-Contractors are considered.

Should you have any questions or comments, please call me.

Sincerely,



David E. Kateusz  
Corporate Secretary  
Mid-America Pool Renovation, Inc.  
[david@poolrenovation.com](mailto:david@poolrenovation.com)



Res No. 5

November 28, 2012

To: The Honorable Mayor and City Council  
From: James E. Mills, City Comptroller  
Subject: Authorizing Public Auction for Sale of City Owned Property

The successful bidder of 753 Rear Main Street West, Ruby C. Williams, failed to close on the purchase by the Council-imposed deadline of the close of business on November 27<sup>th</sup>. Accordingly, she forfeits her deposit of \$12,500. Staff is recommending a second public auction be held to dispose of the property on Tuesday, January 8<sup>th</sup> at 6:00 p.m. in City Council chambers.

It should be noted that the resolution authorizing the auction, the legal advertisement, the Purchase Offer signed by the prospective buyer and the deed would all contain code compliance language. Specifically, the buyer of the property agrees to bring it into compliance with all applicable provisions of the New York State Fire Prevention and Building Code and all City of Watertown zoning and health codes within one (1) year of the sale to the buyer. If the property is not brought into compliance within one (1) year the City can seek reversion of the property.

**RESOLUTION**

Page 1 of 2

Authorizing Public Auction for Sale  
of City Owned Property

Council Member BURNS, Roxanne M.  
Council Member BUTLER, Joseph M. Jr.  
Council Member MACALUSO, Teresa R.  
Council Member SMITH, Jeffrey M.  
Mayor GRAHAM, Jeffrey E.  
Total .....

YEA	NAY

***Introduced by***

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WHEREAS the City of Watertown owns certain lots of land acquired at Tax Sale and designated on the map of the Department of Assessment and Taxation of the City of Watertown, New York as follows:

<u>Parcel Number</u>	<u>Address</u>
01-14-201.000	753 Rear Main Street West

And,

WHEREAS title said land has been retained by the City of Watertown, and

WHEREAS the City Council deems the properties to be excess and not required for any City purposes, and

WHEREAS the City Council desires to ensure that properties such as those listed above be brought into compliance with all applicable provisions of the New York State Fire Prevention and Building Code and all City of Watertown zoning and health codes within one (1) year of their sale to subsequent buyers,

NOW THEREFORE BE IT RESOLVED that pursuant to Section 23, Subdivision (b) of the General City Law, Section 247 of the Charter of the City of Watertown as amended by Local Law No. 1, 1985, adopted December 3, 1984, effective January 17, 1985, and the ordinance, Municipal Code, Chapter 13 adopted by the Council, on June 6, 1977, the Comptroller of the City of Watertown be and he hereby is authorized to publish a Notice of Sale of the parcels of land above mentioned once a week for three (3) consecutive weeks in the official newspaper of the City of Watertown to the effect that said parcels of land will, at 6:00 p.m. on the 8<sup>th</sup> day of January, 2013, in the 3<sup>rd</sup> Floor City Council Chambers in the Municipal Building, 245 Washington Street, be offered individually for sale to the highest bidder and there present, under the conditions herein set forth:

# RESOLUTION

Page 2 of 2

Authorizing Public Auction for Sale  
of City Owned Property

Council Member BURNS, Roxanne M.

Council Member BUTLER, Joseph M. Jr.

Council Member MACALUSO, Teresa R.

Council Member SMITH, Jeffrey M.

Mayor GRAHAM, Jeffrey E.

Total .....

YEA	NAY

The aforesaid parcels are conveyed, together with all rights and privileges affecting the same, and also together with all buildings, improvements and appurtenances located upon said described parcels, and

BE IT FURTHER RESOLVED that the City Comptroller be and he hereby is authorized to accept bids for said parcels, in an amount not less than the minimum price set below, subject to the rights of the said City Council to reject any and all bids, and

<u>Parcel Number</u>	<u>Address</u>	<u>Minimum Bid</u>
01-14-201.000	753 Rear Main Street West	\$ 20,000

BE IT FURTHER RESOLVED that the highest bidder deposit at least 10 per cent (10%) of the bid price at the same time of each said successful bid with the City Comptroller, and

BE IT FURTHER RESOLVED that said parcels of land shall be then sold to the successful bidder for cash or certified funds only, and

BE IT FURTHER RESOLVED that the Notice of Sale, any offer to purchase, and any deed issued by the City contain a provision that if the property sold is not brought into compliance with all applicable provisions of the State Fire Prevention and Building Code and all City of Watertown zoning and health codes within one (1) year of the City's delivery of the deed to the buyer, the City shall have the right to seek reversion of title to the City, and

BE IT FURTHER RESOLVED that the said bids shall be submitted to the Mayor and City Council for their approval or rejection, and

BE IT FURTHER RESOLVED that the City reserves the right to withdraw any parcel prior to the public sale of said parcels.

**Seconded by**

Res No. 6

November 28, 2012

To: The Honorable Mayor and City Council

From: Kenneth A. Mix, Planning & Community Development Coordinator

Subject: Finding That Changing the Approved Zoning Classification of 0.032 Acre Parcel of Land, Formerly Part of the Conger Avenue Right-of-Way, From Unzoned to Residence B Will Not Have a Significant Impact on the Environment

At its November 6, 2012 meeting, the City Planning Board recommended that the City Council change the zoning classification of the unzoned former Conger Ave. right-of-way, adjacent to 183 Conger Ave., to Residence B. The Council has scheduled a public hearing on the request for Monday, December 3, 2012 at 7:30 PM.

The City Council must complete Part II, and Part III if necessary, of the Environmental Assessment Form and adopt the attached resolution before it may vote on the Zone Change Ordinance. The resolution states that the proposed zone change will not have a significant impact on the environment.

# RESOLUTION

Page 1 of 2

Finding That Changing the Approved Zoning Classification of 0.032 Acre Parcel of Land, Formerly Part of the Conger Avenue Right-of-Way, From Unzoned to Residence B Will Not Have a Significant Impact on the Environment

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.  
 Total .....

YEA	NAY

### *Introduced by*

WHEREAS the City Council of the City of Watertown, New York, has before it a proposed Ordinance changing the approved zoning classification of a 0.032 acre parcel of land, formerly a part of the Conger Avenue right-of-way, adjacent to 183 Conger Avenue, from Unzoned to Residence B, and

WHEREAS the City Council must evaluate all proposed actions submitted for its consideration in light of the State Environmental Review Act (SEQRA), and the regulations promulgated pursuant thereto, and

WHEREAS the approval of the zone change would constitute such an “Action,” and

WHEREAS the City Council has determined that changing the zoning classification of this property is an Unlisted Action as that term is defined by 6NYCRR Section 617.2, and

WHEREAS to aid the City Council in its determination as to whether the proposed zone change will have a significant impact on the environment, Part I of a Short Environmental Assessment Form has been prepared, a copy of which is attached and made part of this Resolution,

# RESOLUTION

Page 2 of 2

Finding That Changing the Approved Zoning Classification of 0.032 Acre Parcel of Land, Formerly Part of the Conger Avenue Right-of-Way, From Unzoned to Residence B Will Not Have a Significant Impact on the Environment

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.  
 Total .....

YEA	NAY

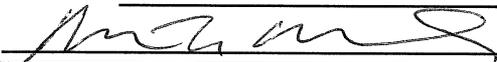
NOW THEREFORE BE IT RESOLVED by the City Council of the City of Watertown, New York, that:

1. Based upon its examination of the Short Environmental Assessment Form and comparing the proposed action with the criteria set forth in 6NYCRR Section 617.7, no significant impact is known and the adoption of the zone change will not have a significant impact on the environment.
2. The Mayor of the City of Watertown is authorized to execute the Environmental Assessment Form to the effect that the City Council is issuing a Negative Declaration under SEQRA.
3. This Resolution shall take effect immediately.

**Seconded by**

**Appendix C**  
**State Environmental Quality Review**  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
**For UNLISTED ACTIONS Only**

**PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)**

1. APPLICANT/SPONSOR City of Watertown	2. PROJECT NAME Conger Ave. Zone Change
3. PROJECT LOCATION: Municipality City of Watertown County Jefferson	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) Adjacent (south) to 183 Conger Avenue, Watertown, NY 13601	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Assigning a zoning classification to unzoned land that was previously a part of the Conger Ave. right-of-way.	
7. AMOUNT OF LAND AFFECTED: Initially <u>0.032</u> acres    Ultimately <u>0.032</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: Mostly single family housing.	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Andrew Nichols, Planner</u>	Date: <u>11/28/2012</u>
Signature: 	

**If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment**

**PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.  
 Yes  No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.  
 Yes  No

C. COULD ACTION RESULT IN **ANY** ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?  
 Yes  No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?  
 Yes  No If Yes, explain briefly:

**PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

\_\_\_\_\_ Name of Lead Agency \_\_\_\_\_ Date

\_\_\_\_\_ Print or Type Name of Responsible Officer in Lead Agency \_\_\_\_\_ Title of Responsible Officer

\_\_\_\_\_ Signature of Responsible Officer in Lead Agency \_\_\_\_\_ Signature of Preparer (If different from responsible officer)

Res No. 7

November 28, 2012

To: The Honorable Mayor and City Council

From: Kenneth A. Mix, Planning & Community Development Coordinator

Subject: Finding That Changing the Approved Zoning Classification of 802, 808, and 819 Coffeen Street From Residence B to Neighborhood Business District Will Not Have a Significant Impact on the Environment

At its November 6, 2012 meeting, the City Planning Board recommended that the City Council change the zoning classification of 802, 808, and 819 Coffeen Street from Residence B to Neighborhood Business as requested by the owners of each respective property. The Council has scheduled a public hearing on the request for Monday, December 3, 2012 at 7:30 PM.

The City Council must complete Part II, and Part III if necessary, of the Environmental Assessment Form and adopt the attached resolution before it may vote on the Zone Change Ordinance. The resolution states that the proposed zone change will not have a significant impact on the environment.

# RESOLUTION

Page 1 of 2

Finding That Changing the Approved Zoning Classification of 802, 808, and 819 Coffeen Street From Residence B to Neighborhood Business District Will Not Have a Significant Impact on the Environment

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.

Total .....

YEA	NAY

### *Introduced by*

---

WHEREAS the City Council of the City of Watertown, New York, has before it a proposed Ordinance changing the approved zoning classification of 802, 808, and 819 Coffeen Street, parcels 8-21-304, 8-21-305, and 8-21-306, from Residence B to Neighborhood Business District, and

WHEREAS the City Council must evaluate all proposed actions submitted for its consideration in light of the State Environmental Review Act (SEQRA), and the regulations promulgated pursuant thereto, and

WHEREAS the approval of the zone change would constitute such an “Action,” and

WHEREAS the City Council has determined that changing the zoning classification of this property is an Unlisted Action as that term is defined by 6NYCRR Section 617.2, and

WHEREAS to aid the City Council in its determination as to whether the proposed zone change will have a significant impact on the environment, Part I of a Short Environmental Assessment Form has been prepared, a copy of which is attached and made part of this Resolution,

# RESOLUTION

Page 2 of 2

Finding That Changing the Approved Zoning Classification of 802, 808, and 819 Coffeen Street From Residence B to Neighborhood Business District Will Not Have a Significant Impact on the Environment

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.  
 Total .....

YEA	NAY

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Watertown, New York, that:

1. Based upon its examination of the Short Environmental Assessment Form and comparing the proposed action with the criteria set forth in 6NYCRR Section 617.7, no significant impact is known and the adoption of the zone change will not have a significant impact on the environment.
2. The Mayor of the City of Watertown is authorized to execute the Environmental Assessment Form to the effect that the City Council is issuing a Negative Declaration under SEQRA.
3. This Resolution shall take effect immediately.

**Seconded by**

**Appendix C**  
**State Environmental Quality Review**  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
**For UNLISTED ACTIONS Only**

**PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)**

1. APPLICANT/SPONSOR City of Watertown	2. PROJECT NAME 802-819 Coffeen St. Zone Change
3. PROJECT LOCATION: Municipality City of Watertown County Jefferson	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 802, 808, and 819 Coffeen Street Watertown, NY 13601	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Property owners of each respective property have requested a change from Res B to Neighborhood Business. The owner of 819 Coffeen Street has indicated that they wish to operate a real estate office from the garage on site. The other requestors have not provided and specific plans.	
7. AMOUNT OF LAND AFFECTED: Initially <u>0.9</u> acres    Ultimately <u>0.9</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If No, describe briefly <p style="text-align: center;">Alters restrictions</p>	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: 1- to 3-unit residential buildings, some restaurants and retail.	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Andrew Nichols, Planner</u> Date: <u>11/28/2012</u> Signature: <u></u>	

**If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment**

**PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.  
 Yes  No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.  
 Yes  No

C. COULD ACTION RESULT IN **ANY** ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?  
 Yes  No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?  
 Yes  No If Yes, explain briefly:

**PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (If different from responsible officer)

**Reset**

Res No. 8

November 27, 2012

To: The Honorable Mayor and City Council

From: Kenneth A. Mix, Planning and Community Development Coordinator

Subject: Authorizing the Sale of Real Property Known as a Former Portion of Conger Avenue, Adjacent to 183 Conger Avenue, to Bonnie Peck of Watertown, New York

Bonnie Peck has offered \$200 to purchase 0.032 acres of land adjacent to her property, which is part of the Conger Avenue right-of-way. Prior to authorizing the sale, the Council must approve the resolution that abandons this property for use as a street.

The attached resolution accepts Ms. Peck's offer and authorizes the sale with the condition that the parcel be combined with her existing property by a deed filed with the County Clerk.

# RESOLUTION

Page 1 of 1

Authorizing the Sale of Real Property Known as a Former Portion of Conger Avenue, Adjacent to 183 Conger Avenue, to Bonnie Peck of Watertown, New York

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.

Total .....

YEA	NAY

### *Introduced by*

WHEREAS the City of Watertown owns a certain lot of land known as Conger Avenue, and

WHEREAS the City Council abandoned a 0.032 acre portion of this street adjacent to 183 Conger Avenue on December 3, 2012, which is described as "Parcel B" on the attached survey map, and therefore the parcel is no longer assigned a public purpose by the City Council, and

WHEREAS Bonnie Peck of 183 Conger Avenue, Watertown, New York, has made an offer to purchase this property for \$200.00,

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Watertown that pursuant to § 23 (b) of the General City Law, § 247 of the Charter of the City of Watertown as amended by Local Law No. 1 of 1985, adopted December 3, 1984, effective January 17, 1985, and the Ordinance, Municipal Code, Chapter 16 adopted by the City Council on June 6, 1977 that the offer of \$200.00 submitted by Bonnie Peck for the purchase of 0.032 acres of land, formerly a part of Conger Avenue, which is described as "Parcel B" on the survey map attached herewith, is a fair and reasonable offer and is hereby accepted, and

BE IT FURTHER RESOLVED that the deed issued by the City shall contain a provision that requires the buyer combine the property sold with all other adjacent properties owned by the buyer by filing a new deed with the County Clerk, lest the City seek reversion of the title, and

BE IT FURTHER RESOLVED that the Mayor is hereby authorized, empowered, and directed to execute a Quit Claim Deed of said real property to Bonnie Peck upon receipt of the above mentioned sum of money in cash only by the City Comptroller.

### **Seconded by**

- LEGEND:**
- BUILDING 
  - CONCRETE 
  - EDGE OF PAVEMENT 
  - IRON PIPE FOUND 
  - 1" CAPPRO IRON REBAR SET 
  - MA NAIL SET 
  - MARGIN 
  - PROPERTY LINE 
  - POWER POLE 
  - OVERHEAD UTILITY LINE 

**ABSTRACT REFERENCE:**

1. BROWNELL ABSTRACT CORPORATION NO. 13151
2. BLACK RIVER ABSTRACT CORPORATION NO. 56743

**DEED REFERENCES:**

1. JOHN J. MORRISON & JO ANN MORRISON TO DALE E. PECK & BONNIE M. PECK  
DEED DATE: JULY 9, 1976  
DATE RECORDED: JULY 13, 1976  
LIBER 81, PAGE 265
2. FRANK M. GUARINO TO DONALD E. PATCHEN, JR. & DEBORAH PATCHEN  
DEED DATE: AUGUST 13, 1984  
DATE RECORDED: AUGUST 19, 1984  
LIBER 93, PAGE 299
3. GRACE ROPELLO TO PATRICK A. BORELLO  
DEED DATE: MAY 13, 1995  
DATE RECORDED: MAY 14, 1999  
LIBER 167, PAGE 346

**MAP REFERENCES:**

1. MAP SHOWING LANDS TO BE CONVEYED TO DONALD E. & DEBORAH J. PATCHEN, BY THOMAS J. NOVACH, PROFESSIONAL LAND SURVEYOR, DATED JULY 20, 1984.
2. SURVEY PLAT OF A PARCEL OF LAND TO BE CONVEYED TO THOMAS M. & SUE E. STORINO, FILE NO. 86-47-WA7N, BY STORINO & OORR, LAND SURVEYORS, DATE OF AUGUST 21, 1986, WITH A LAST REVISION DATE OF SEPTEMBER 21, 1986.
3. CITY OF WATERTOWN MONUMENTATION RECORD, PAGE 106, EMMETT STREET.
4. CITY OF WATERTOWN DEPARTMENT OF ASSESSMENT AND TAXATION TAX ASSESSMENT DISTRICT B MAP 4, WITH A LAST REVISION OF JANUARY 3, 2004.

**NOTES:**

1. THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF AN UPDATED ABSTRACT OF TITLE.  
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.
2. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN PRIOR TO CONSTRUCTION CONTACT UNDERGROUND UTILITIES CALL CENTER OF NEW YORK FOR LOCATIONS OF ALL UNDERGROUND UTILITIES. (1-800-745-7878)
3. CAPS ON ALL IRON REBAR SET READ  
T STORM  
L S 50035
4. PARCEL B TO BE CONVEYED BY THE CITY OF WATERTOWN TO BONNIE M. PECK.

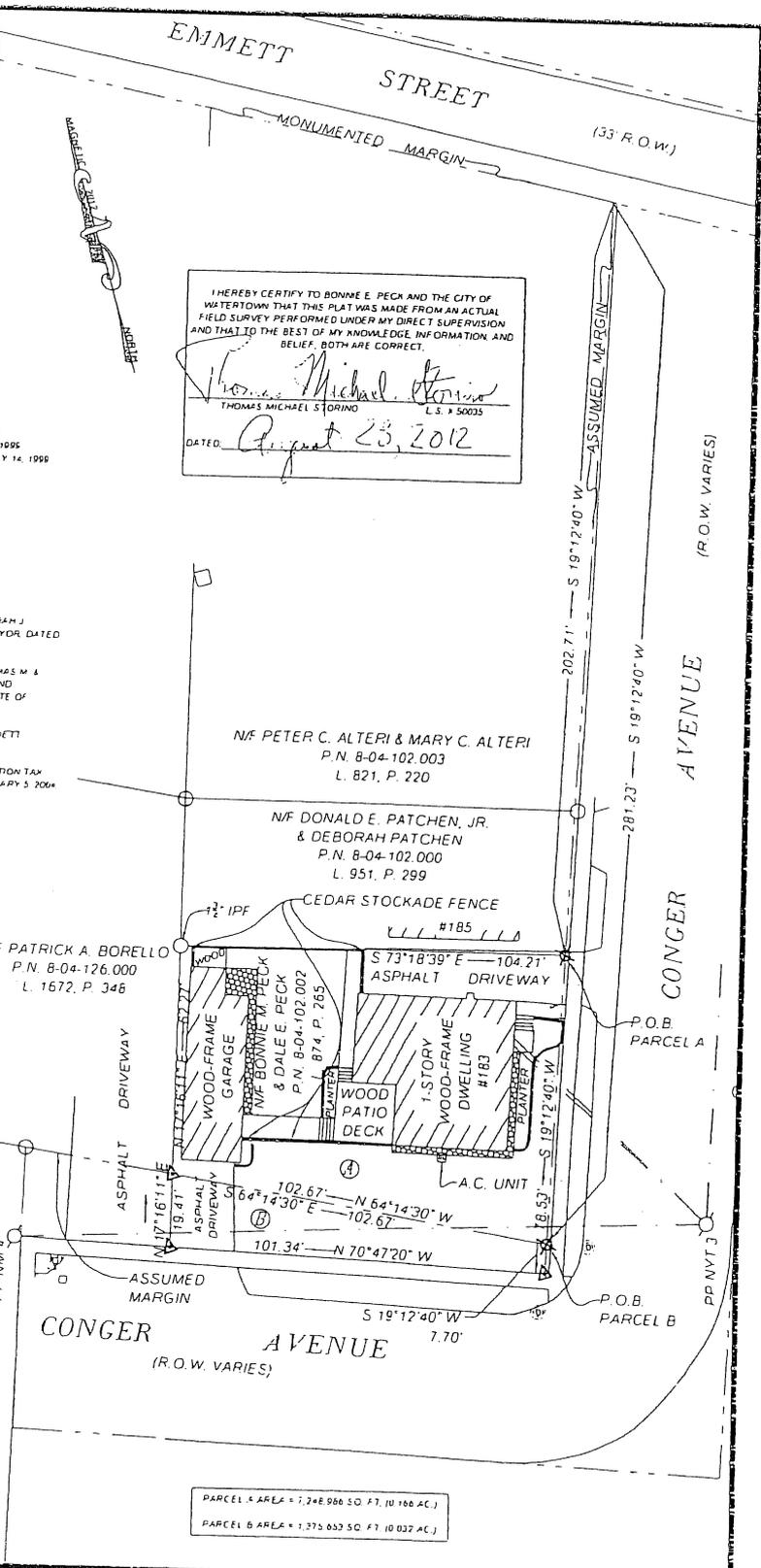
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STORINO GEOMATICS

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

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PARTY FOR WHOM THE SURVEY IS PREPARED, AND IF REQUESTED ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREIN AND TO THE SUCCESSORS BY MERGER OR OPERATION OF LAW TO THE LENDING INSTITUTION AND THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

CERTIFICATION VALID AS OF FINAL SURVEY DATE.



DATE: 8/20/2012  
SCALE: 1" = 40 FT  
DRAWN BY: AMS  
CHECKED BY: TMS  
FILE NO.: 12-020 01-COW  
DRAWING NO.: 1

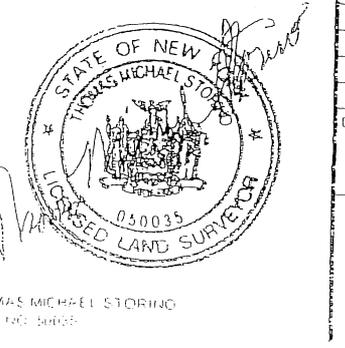
**SURVEY PLAT OF A PARCEL OF LAND KNOWN AS P.N. 8-04-102.002, LANDS OF BONNIE M. PECK & DALE E. PECK, AND A PORTION OF THE CONGER AVENUE RIGHT-OF-WAY**

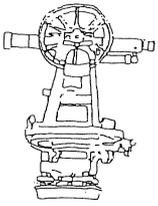
183 CONGER AVENUE  
CITY OF WATERTOWN  
COUNTY OF JEFFERSON  
STATE OF NEW YORK

SURVEY DATES: 7/27/2012, 6/16/2012, 6/15/2012  
REVISION DATES:

**STORINO GEOMATICS**  
LAND SURVEYING SERVICES & CONSULTING FEES

175 COMMERCE AVENUE  
WATERTOWN, NY 13155-1304  
TEL: 518-421-7884  
WWW.STORINOGEOMATICS.COM





STORINO GEOMATICS  
LAND SURVEYING SERVICES & CONSULTING, PLLC

THOMAS M. STORINO, PLS

179 CONGER AVENUE  
WATERTOWN, NEW YORK 13601-2318  
TELEPHONE: (315) 788-0287  
WWW.STORINOGEOMATICS.COM

SUGGESTED DESCRIPTION  
PARCEL B, A PORTION OF THE CONGER AVENUE RIGHT-OF-WAY  
LANDS OF THE CITY OF WATERTOWN

ALL THAT TRACT or parcel of land being a portion of the Conger Avenue Right-Of-Way in the City of Watertown, County of Jefferson, State of New York, and being further described as follows:

Beginning at a ½" capped iron rebar set at an angle point in the assumed margin of Conger Avenue (R.O.W. Varies), said rebar marking the most southeasterly corner of a parcel of land that was conveyed to Dale E. Peck and Bonnie M. Peck by deed dated July 9, 1976, (Liber 874, Page 265), said rebar further being situate along the westerly assumed margin of Conger Avenue a direct tie bearing of S 19°12'40" W and a direct tie distance of 281.23 feet from the intersection of the southerly monumented margin of Emmett Street (33' R.O.W.) and the westerly monumented margin of Conger Avenue;

THENCE S 19°12'40" W, along the westerly assumed margin of Conger Avenue, a distance of 7.70 feet to a mag nail set in a concrete walk, said mag nail marking the most southeasterly corner of Parcel B;

THENCE N 70°47'20" W, along the northerly side of said concrete walk, a distance of 101.34 feet to a mag nail set in said concrete walk, said mag nail marking the most southwesterly corner of Parcel B;

THENCE N 17°16'11" E, a distance of 19.41 feet to a mag nail set in the northerly assumed margin of Conger Avenue, said mag nail marking the most northwesterly corner of Parcel B;

THENCE S 64°14'30" E, along the northerly assumed margin of Conger Avenue, a distance of 102.67 feet to the point and place of beginning.

CONTAINING 1,375.653 SQ. FT. (0.032 AC.) of land more or less.

SUBJECT to and including any and all rights or restrictions of record.

ALSO SUBJECT to and including any and all other rights or restrictions of record that an accurate updated abstract of title may disclose.

INTENDING to describe lands owned by the City of Watertown within the Conger Avenue Right-Of-Way.

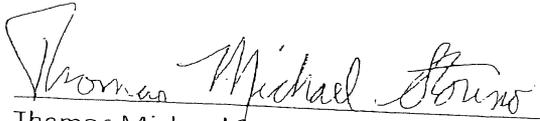
AS SURVEYED by STORINO GEOMATICS, Land Surveying Services & Consulting, PLLC, on 7/27/2012, 8/16/2012, and 8/19/2012, and shown on a plat titled "SURVEY PLAT OF A PARCEL OF LAND KNOWN AS P.N. 8-04-102.002, LANDS OF BONNIE M. PECK & DALE E. PECK, AND A PORTION OF THE CONGER AVENUE RIGHT-OF-WAY.", dated 8/20/2012, a copy of which is part of this instrument.

The bearings used in this description are based on magnetic north as observed on July 27, 2012.

All capped iron rebars set read "T STORINO, LS 50035".

The monumented margins referred to herein are those as monumented by the Department of Engineering of the City of Watertown, New York. The parcel numbers referred to herein are those shown upon the Assessment maps of said city that are on file in the City Engineer's office, Room 305, Municipal Building, 245 Washington Street.

It being the intent of the City of Watertown, to accomplish delineation and marking of the property corners of Parcel B; thus enabling creation of an updated description and survey plat.

  
Thomas Michael Storino, L.L.S. No. 50035  
Licensed Land Surveyor

**Bonnie Peck**  
183 Congor Avenue  
Watertown, N.Y. 13601  
(315)788-4499 Home Phone  
(315)408-8966 Cell Phone

---

October 9, 2012

Watertown City Hall  
Mr. James Mills, City Comptroller  
245 Washington Street  
Watertown, NY 13601

RE: 183 Congor Avenue

Dear Mr. Mills:

I would like to purchase the previously mentioned property in my letter dated September 23, 2012. I am increasing my offer to a purchase price of \$200.00 for this small City owned piece of property adjoining mine. As you are aware, I will still have to file a new deed for this to be added to my existing property, which adds considerable cost for me. I have already had to pay for a survey to be done, etc.

I would really appreciate a prompt response from you, as I am trying to correct this very overdue problem with my property. I do not want my children to be dealing with this, if something should happen to me. Thank you for your time and consideration in this matter.

Respectfully Submitted,



Bonnie Peck

Enc.

Ord No. 1

November 26, 2012

To: The Honorable Mayor and City Council  
From: James E. Mills, City Comptroller  
Subject: Bond Ordinance Amendment – Clinton Street Reconstruction

On November 19<sup>th</sup> City Council approved change order #1 submitted by North Country Contractors in the amount of \$ 292,007 for the reconstruction of Clinton Street bringing their contract total to \$1,750,007.

City Council needs to amend the bond ordinance for the project to increase the estimated project cost and the amount to be provided for from current resources (Sewer Fund transfer). The original bond ordinance approved on May 21, 2012 authorized \$1,215,000 to cover the General and Water Funds portions of the project. Based on the analysis below the amended bond ordinance **does not** authorize any additional borrowing.

Estimated Costs:

North Country Contractors – Construction base bid	\$ 1,458,000
Change order #1	292,007
Bonding fees and contingency	<u>34,993</u>
Total Estimated Project Cost	<u>\$ 1,785,000</u>

Estimated Costs by Fund:

General Fund	\$ 890,000
Water Fund	325,000
Sewer Fund	<u>570,000</u>
Total Estimated Project Cost	<u>\$1,785,000</u>

Estimated Funding Sources:

Total estimated project cost	\$1,785,000
Less: FY 2011-12 Sewer Fund transfer to Capital Fund	(\$ 385,000)
FY 2012-13 Sewer Fund transfer to Capital Fund	<u>(\$ 185,000)</u>
Net Amount to be borrowed	<u>\$ 1,215,000</u>

**ORDINANCE**

An Ordinance Authorizing the Issuance of \$1,215,000 Bonds of the City of Watertown, Jefferson County, New York, to Pay Part of the \$1,785,000 Estimated Maximum Cost of the Reconstruction of Portions of Clinton Street, Including Street Repaving, Sidewalks and Related Rights-of-Way Improvements, and Storm Sewer, Water Main and Sanitary Sewer Work, in and for Said City

Council Member BURNS, Roxanne M.  
Council Member BUTLER, Joseph M. Jr.  
Council Member MACALUSO, Teresa R.  
Council Member SMITH, Jeffrey M.  
Mayor GRAHAM, Jeffrey E.

Total .....

YEA	NAY

***Introduced by***

At a regular meeting of the Council of the City of Watertown, Jefferson County, New York, held at the Municipal Building, in Watertown, New York, in said City, December 3, 2012, at 7:00 o'clock P.M., Prevailing Time.

The meeting was called to order by \_\_\_\_\_, and upon roll being called, the following were

PRESENT:

ABSENT:

The following ordinance was offered by Council Member \_\_\_\_\_, who moved its adoption, seconded by Council Member \_\_\_\_\_, to wit:

WHEREAS, on May 21, 2012, the Council of the City of Watertown, Jefferson County, New York, authorized the issuance of \$1,215,000 serial bonds to pay a portion of the \$1,520,000 estimated maximum estimated cost of the reconstruction of portions of Clinton Street;

WHEREAS, it now appears that the estimated maximum cost of the reconstruction of Clinton Street should be increased to \$1,785,000, and that the portion of the \$1,785,000 estimated maximum estimated cost to be paid from current resources should be increased to \$570,000;

WHEREAS, all conditions precedent to the financing of the capital purposes hereinafter described, including compliance with the provisions of the State Environmental Quality Review Act to the extent required, have been performed; and; NOW, THEREFORE,

# ORDINANCE

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Council Member BUTLER, Joseph M. Jr.
Council Member MACALUSO, Teresa R.
Council Member SMITH, Jeffrey M.
Mayor GRAHAM, Jeffrey E.
Total .....

YEA	NAY

BE IT ORDAINED, by the Council of the City of Watertown, Jefferson County, New York, as follows:

Section 1. For the class of objects or purposes of paying a portion of the cost of the reconstruction of portions of Clinton Street in and for the City, including street repaving, sidewalks and related rights-of-way improvements, and storm sewer, water main and sanitary sewer work, in and for the City of Watertown, Jefferson County, New York, including incidental expenses in connection therewith, there are hereby authorized to be issued \$1,215,000 bonds of said City pursuant to the provisions of the Local Finance Law.

Section 2. It is hereby determined that the estimated maximum cost of the aforesaid class of objects or purposes is \$1,785,000 and that the plan for the financing thereof is by the issuance of the \$1,215,000 bonds of said City authorized to be issued pursuant to this bond ordinance. The plan for the financing of the aforesaid estimated maximum cost includes the appropriation of \$570,000 current funds of the City.

Section 3. It is hereby determined that the period of probable usefulness of the aforesaid class of objects or purposes is fifteen years, pursuant to subdivision ninety-one of paragraph a of Section 11.00 of the Local Finance Law, as said class shall consist of objects or purposes with a period of probable usefulness of at least fifteen years under one or more of the subdivisions one, three, four, or twenty of said paragraph a of the Local Finance Law.

Section 4. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the bonds herein authorized, including renewals of such notes, is hereby delegated to the City Comptroller, the chief fiscal officer. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said City Comptroller, consistent with the provisions of the Local Finance Law.

Section 5. The faith and credit of said City of Watertown, Jefferson County, New York, are hereby irrevocably pledged for the payment of the principal of and interest on such

**ORDINANCE**

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 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.

Total .....

YEA	NAY

obligations as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such obligations becoming due and payable in such year. There shall annually be levied on all the taxable real property of said City, a tax sufficient to pay the principal of and interest on such obligations as the same become due and payable.

Section 6. Such bonds shall be in fully registered form and shall be signed in the name of the City of Watertown, Jefferson County, New York, by the manual or facsimile signature of the City Comptroller and a facsimile of its corporate seal shall be imprinted thereon and may be attested by the manual or facsimile signature of the City Clerk.

Section 7. The powers and duties of advertising such bonds for sale, conducting the sale and awarding the bonds, are hereby delegated to the City Comptroller, who shall advertise such bonds for sale, conduct the sale, and award the bonds in such manner as he shall deem best for the interests of the City, provided, however, that in the exercise of these delegated powers, he shall comply fully with the provisions of the Local Finance Law and any order or rule of the State Comptroller applicable to the sale of municipal bonds. The receipt of the City Comptroller shall be a full acquittance to the purchaser of such bonds, who shall not be obliged to see to the application of the purchase money.

Section 8. All other matters, except as provided herein relating to such bonds, including determining whether to issue such bonds having substantially level or declining annual debt service and all matters related thereto, prescribing whether manual or facsimile signatures shall appear on said bonds, prescribing the method for the recording of ownership of said bonds, appointing the fiscal agent or agents for said bonds, providing for the printing and delivery of said bonds (and if said bonds are to be executed in the name of the City by the facsimile signature of the City Comptroller, providing for the manual countersignature of a fiscal agent or of a designated official of the City), the date, denominations, maturities and interest payment dates, place or places of payment, and also including the consolidation with other issues, shall be determined by the City Comptroller. It is hereby determined that it is to the financial advantage of the City not to impose and collect from registered owners of such bonds any charges for mailing, shipping and insuring bonds transferred or exchanged by the fiscal agent, and,

# ORDINANCE

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Council Member SMITH, Jeffrey M.  
Mayor GRAHAM, Jeffrey E.

Total .....

YEA	NAY

accordingly, pursuant to paragraph c of Section 70.00 of the Local Finance Law, no such charges shall be so collected by the fiscal agent. Such bonds shall contain substantially the recital of validity clause provided for in Section 52.00 of the Local Finance Law and shall otherwise be in such form and contain such recitals in addition to those required by Section 52.00 of the Local Finance Law, as the City Comptroller shall determine.

Section 9. This ordinance shall constitute a statement of official intent for purposes of Treasury Regulations Section 1.150-2. Other than as specified in this ordinance, no monies are, or are reasonably expected to be, reserved, allocated on a long term basis, or otherwise set aside with respect to the permanent funding of the object or purpose described herein.

Section 10. The validity of such bonds and bond anticipation notes may be contested only if:

- 1) Such obligations are authorized for an object or purpose for which said City is not authorized to expend money, or
- 2) The provisions of law which should be complied with at the date of publication of this ordinance are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or
- 3) Such obligations are authorized in violation of the provisions of the Constitution.

Section 11. This ordinance, which takes effect immediately, shall be published in full in the Watertown Daily Times, the official newspaper, together with a notice of the City Clerk in substantially the form provided in Section 81.00 of the Local Finance Law. The ordinance adopted May 21, 2012, referred to in the preambles to this ordinance is hereby superseded to the extent inconsistent herewith.

Unanimous consent moved by Council Member \_\_\_\_\_, seconded by Council Member \_\_\_\_\_, with all voting "AYE".



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Council Member SMITH, Jeffrey M.  
Mayor GRAHAM, Jeffrey E.

Total .....

YEA	NAY

Meetings Law), said meeting was open to the general public.

I FURTHER CERTIFY that, PRIOR to the time of said meeting, I duly caused a public notice of the time and place of said meeting to be given to the following newspapers and/or other news media as follows:

Newspaper and/or Other News Media	Date Given
-----------------------------------	------------

Regular meeting of the City Council held in accordance with Section 14-1 of the Municipal Code

I FURTHER CERTIFY that PRIOR to the time of said meeting, I duly caused public notice of the time and place of said meeting to be conspicuously posted in the following designated public location(s) on the following dates:

Designated Location(s) of Posted Notices	Date of Posting
--	-----------------

Regular meeting of the City Council held in accordance with Section 14-1 of the Municipal Code

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said City on December \_\_\_\_\_, 2012.

\_\_\_\_\_  
City Clerk

(CORPORATE SEAL)

November 29, 2012

To: The Honorable Mayor and City Council  
From: Elliott B. Nelson, Confidential Assistant to the City Manager  
Subject: Handicapped Parking on Academy Street

The City Manager's Office has received notification from Mr. Ken Netto, Building Manager for the Dulles State Office Building, that their parking deck project is complete. As Council is aware, the City designated several on-street parking spaces as handicapped parking to accommodate those displaced by the parking deck project. Now that the project is complete, this instance of on-street handicapped parking is not needed. As such, Public Works Superintendent Hayes has instructed his crews to remove the handicapped parking signage from this location.

Attached for City Council's consideration is an ordinance deleting this instance of handicapped parking on Academy Street behind the parking deck.

# ORDINANCE

Page 1 of 1

Amending City Municipal Code § 293,  
Vehicles and Traffic

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.

Total .....

YEA	NAY

### *Introduced by*

---

BE IT ORDAINED that Section 293-75 of the City Code of the City of Watertown is amended by deleting the following paragraph:

§ 293-75. Schedule XXVII: On-Street Handicapped Parking.

<b>Name of Street</b>	<b>Side</b>	<b>Location</b>
Academy Street	North	From 116 feet east of Washington Street to 156 feet East of Washington Street. Two parking spaces.

and,

BE IT FURTHER ORDAINED that this amendment shall take effect as soon as it is printed as the City Manager directs.

### *Seconded by*

7:30 p.m. – Public Hearing

November 28, 2012

To: The Honorable Mayor and City Council

From: Kenneth A. Mix, Planning & Community Development Coordinator

Subject: Special Use Permit Request to Allow Storage of Commercial Vehicles in a Neighborhood Business District at 729 Morrison Street, Parcel 1-03-105

James Desormeau has submitted an application for the above subject Special Use Permit (SUP). The City Council scheduled a public hearing on the request for 7:30 pm on Monday, December 3, 2012.

The Planning Board reviewed the request at its November 6, 2012 meeting and defeated a motion recommending that Council approve the Special Use Permit.

Attached are the report prepared for the Planning Board and an excerpt from its minutes.

The Jefferson County Planning Board reviewed the request at their November 27, 2012 meeting, and adopted a motion that the project does not have any county-wide or inter-municipal issues, and is of local concern only.

The City Council must hold the public hearing and answer the questions in Part II of the Environmental Assessment Form before it may vote on the resolution. The resolution finds that the proposed vehicle storage will not have a significant effect on the environment and approves the Special Use Permit.

# RESOLUTION

Page 1 of 1

Approving a Special Use Permit Request to Allow the Storage of Commercial Vehicles in a Neighborhood Business District at 729 Morrison Street, Parcel 1-03-105

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.  
 Total .....

YEA	NAY

***Introduced by***

Council Member Joseph M. Butler Jr.

WHEREAS James Desormeau has made an application to allow the storage of commercial vehicles in a Neighborhood Business District at 729 Morrison Street, parcel 1-03-105, and

WHEREAS the Planning Board of the City of Watertown reviewed the request for a Special Use Permit at its meeting held on August 7, 2012, and recommended that the City Council of the City of Watertown deny the request, and

WHEREAS a public hearing was held on the proposed Special Use Permit on Monday, December 3, 2012, after due public notice, and

WHEREAS the City Council has reviewed the Short Environmental Assessment Form, responding to each of the questions contained in Part II and has determined that the project, as submitted, is Unlisted and will not have a significant effect on the environment,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown declares that the proposed Special Use Permit to allow storage of commercial vehicles at 729 Morrison Street is an Unlisted Action for the purposes of SEQRA and hereby determines that the project, as proposed, will not have a significant effect on the environment, and

BE IT FURTHER RESOLVED by the City Council of the City of Watertown that a Special Use Permit is hereby granted to James Desormeau to allow storage of commercial vehicles in a Neighborhood Business District at 729 Morrison Street, parcel 1-03-105.

**Seconded by** Council Member Teresa R. Macaluso



# MEMORANDUM

CITY OF WATERTOWN – PLANNING OFFICE

245 Washington Street, Suite 304, Watertown, New York 13601

Phone: 315-785-7730 – Fax: 315-782-9014

**TO:** Planning Board Members

**FROM:** Kenneth A. Mix, Planning and Community Development Coordinator

**SUBJECT:** Special Use Permit Approval – 729 Morrison Street *KAM*

**DATE:** October 31, 2012

**Request:** Special Use Permit request to store commercial vehicles in a Neighborhood Business District at 729 Morrison Street, parcel 1-03-305

**Applicant:** James Desormeau

**Proposed Use:** Commercial vehicle storage (gravel lot)

**Property Owner:** James Desormeau

---

**Submitted:**

---

8 ½" x 11" Copy of Parcel Map: Yes	A Sketch of the Site to Scale: No scale
Completed Part I of an Environmental Assessment Form: Yes	SEQRA: Unlisted Action
County Planning Board Review Required: Yes	(Nov. 27 <sup>th</sup> Meeting)

---

**Comments:** The applicant wishes to store commercial vehicles used for his paving company at 729 Morrison Street. The applicant's residence is two parcels to the north, where he currently has a Special Use Permit to store his vehicles. 729 Morrison is vacant except for a garage at the northeast corner. The applicant has stated that they will use a gravel bed to store the vehicles, thus no site plan review is required at this time.

The sidewalks on site are in poor condition. It appears that repairs were attempted using an asphalt overlay, which is not an approved material according City standards.

**Summary:**

1. If the vehicle storage area is paved with an impervious material totaling more than 400 square feet, the applicant shall seek Site Plan Approval.

cc: City Council Members  
Robert J. Slye, City Attorney

Justin Wood, Civil Engineer II  
James Desormeau, 739 Morrison St



CITY OF WATERTOWN, NEW YORK  
Special Use Permit Application

I. Applicant Information

Name:

James L. Desormeau

Mailing Address:

739 Morrison St.

Phone: 788-4889 (Home)

778-6330 - (cell)

II. Property Information

Address:

729 Morrison St.

Tax Parcel #:

01-03-105.000

Property Owner (if not applicant):

James L. Desormeau

If applicant is not owner, does applicant have a signed purchase agreement  Yes  No

Zoning District:

Neighborhood Business

Attachments Required:

8 1/2" x 11" parcel map with tax parcel involved in request outlined with a thick black line

A sketch of the site drawn to an engineering scale (e.g. 1"=20', 1"=30')

Completed Part I of an Environmental Assessment Form (SEQR)

III. Request Information

Proposed Use:

vacant lot

Explain Proposal:

work Trucks

Paving Equipment

to put on the vacant lot



Use additional 8 1/2" x 11" sheets as needed.

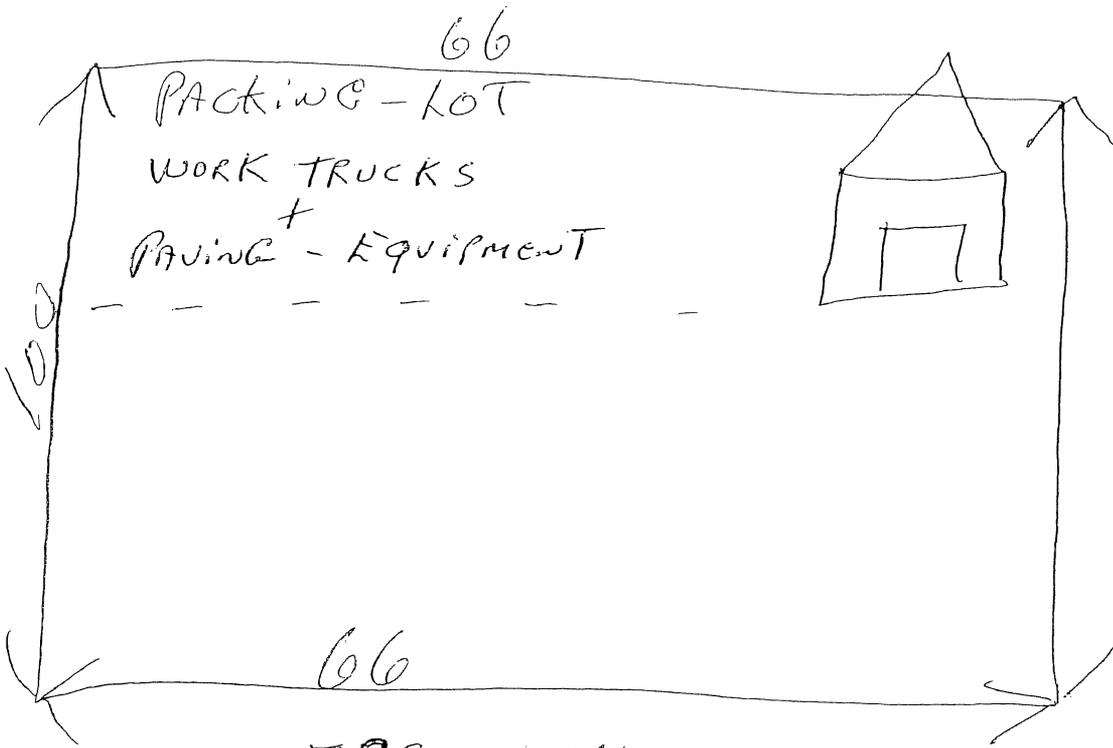
I certify that the information provided above is true to the best of my knowledge.

Signature:

James Desormeau

Date:

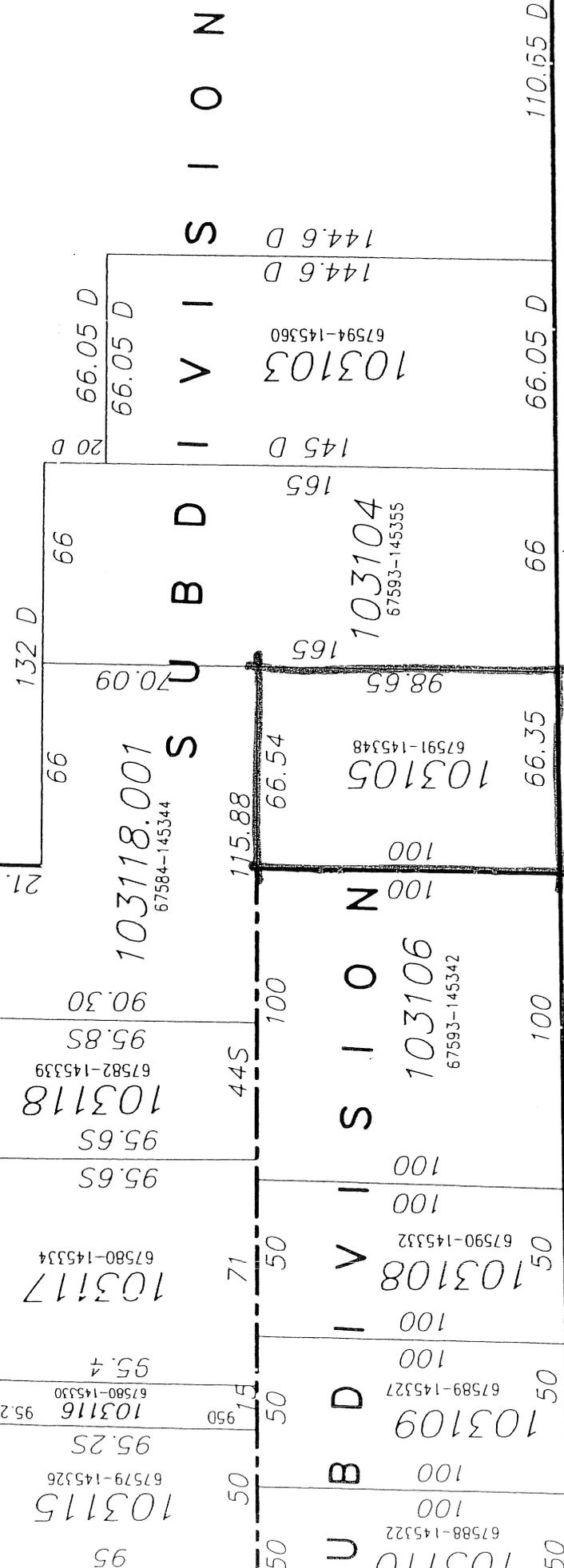
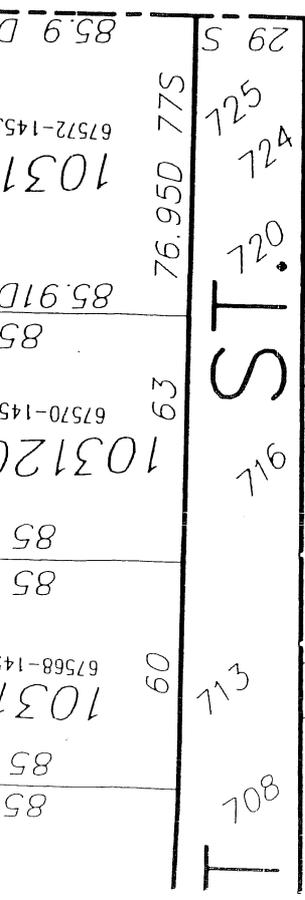
10-22-12



729 MORRISON ST.

103131

A. M. BINSSE



**Excerpt from the Minutes – Planning Board 11/6/2012**

**SPECIAL USE PERMIT – PARKING OF PAVING EQUIPMENT  
729 MORRISON STREET – PARCEL 1-03-105**

The Planning Board then considered a request submitted by James Desormeau to allow the storage of commercial vehicles in a Neighborhood Business District at 729 Morrison Street, parcel 1-03-105.

Mrs. Gervera noted that the applicant was not present. She asked if anyone in the audience wished to speak.

Kevin Resch of 723 Morrison Street approached the Board. He explained that when the City put this property up for auction, he tried to buy the lot, but was outbid by the applicant. He noted that he had been taking care of the property already, by mowing and shoveling, for the benefit of the neighborhood. He said that he is very worried about the health and environmental impacts of running a paving business out of a residential neighborhood. The smell of asphalt residue and the kerosene used to clean the equipment would have a negative impact on the neighborhood property values.

Mr. Davis noted that there are many similar businesses like White's Lumber, Cheney Tire, and Miller's Garage that operate in residential areas.

Mr. Resch replied that the asphalt smell makes this proposal different. A lumber yard or garage does not have the same odor.

Mr. Davis wondered what other uses were allowed in NBD. He noted that the City sold this property knowing what the zoning classification was and what would be allowed here. He said that the Board could impose some reasonable conditions without ruining the applicant's livelihood.

Mr. Mix noted that the applicant already has a permit to park his vehicles at his house nearby. It is unlikely that his livelihood would be affected. He also explained that the use was not necessarily allowed in the current zoning district, and that Council sold the property as a result of an auction, making no judgment about the applicant's possible future use of the parcel.

Mr. Mix then explained that according to the Zoning Ordinance, the Board is supposed to consider detrimental effects to the neighborhood when looking at Special Use Permits. In this case, the odor is a negative effect that is difficult to mitigate.

Mr. Fontana made a motion to recommend that City Council approve request submitted by James Desormeau to allow the storage of commercial vehicles in a Neighborhood Business District at 729 Morrison Street, parcel 1-03-105.

Mr. Davis seconded.

Prior to the vote, Mrs. Gervera stated that she would be in favor of tabling the application to allow the applicant to address the concerns of the neighbors. The rest of the Board indicated that they would rather just send it to Council now, and let the applicant withdraw and resubmit if they choose.

All voted in opposition to Mr. Fontana's motion.



## Petition to [Action]

Petition Summary: Against the pending application for a special use permit to park commercial vehicles at 729 Morrison Street parcel # 1-03-105 Waterbury, NY 13601

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to act now to [Enter the action which you are petitioning for].

Date	Signature	Printed Name	Address	Comment
11/05/2012	<i>Susan Fayette</i>	Susan Fayette	723 Morrison St	Will cause lower property value. Noisy smells unsightly, noisy
11-05-12	<i>Richard D. Morrison</i>	Richard D Morrison	722 Morrison St	
11-5-12	<i>Karen Monaghan</i>	Karen Monaghan	722 Morrison St	devalue property
11-5-12	<i>Kevin B. Resch</i>	KEVIN B. RESCH	723 MORRISON'S	I HAVE CANCER + AUGH NEED PUMES + NOISE
11-5-12	<i>Koyise Snyder</i>	Koyise Snyder	716 Gilbert St Waterbury	Lower property value

20 FT FROM 4' UTILITY

11/05/2012

Dear City of Watertown Planning Board,

I Susan J. Fayette am the homeowner and live at 723 Morrison Street, Watertown, New York.

I have concerns about the application to allow a special permit to park commercial vehicles at 729 Morrison Street. (parcel # 1-03-105)

My concerns include a noise factor, devaluing my property, smells and health issues to name a few.

I have lived in this area of Morrison Street for many years. People are really trying to keep their homes looking nice. If permit is approved this surely will run down this section of the neighborhood.

Also for the past several years I have maintained the property at 729 Morrison by mowing the grass all summer and making sure the sidewalk was free of snow in the winter months since the property was vacant and no one else was maintaining it.

I am in hopes that the Board will consider my request Not to approve this "special permit".

Thank you for your time and consideration with this matter of concern.



Sincerely,

*Susan J. Fayette*  
Susan J. Fayette

*Kevin B. Resch*

KEVIN B RESCH

Date: 11/05/2012

Dear Mr. Andrew Nichols (Watertown City Planner),

I'm am writing this letter to you upon receiving a memorandum concerning the application to park commercial vehicles at 729 Morrison Street. Parcel 1-03-105.

I respectfully request that this application be denied.

My family has already endured years of the foul smell and the unduly loud noise of commercial machinery being run during early week day hours at certain times of the year. This is in addition to the repulsive sight of winter road salt piled high enough to obstruct any other view from our back yard. An eyesore that the City of Watertown, in its infinite wisdom, allowed a commercial business to place in the middle of a residential block. An area which is located directly behind our property.

My family does not wish to see, hear, or smell any additional commercial equipment that would be parked, started, and run, near our home. Nor do we wish the value of our residence to be further devalued by having even more unsightly heavy commercial vehicles in such close proximity to our property.

Regards,

Richard D. Monaghan  
Karen L. Monaghan  
(Owners 722-724 Morrison Street)



Signed.

Richard D. Monaghan

Karen L. Monaghan

\_\_\_\_\_

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART 1 - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR

T.J. Paving

2. PROJECT NAME

T.J. Paving  
James L. Desormeau

3. PROJECT LOCATION:

Municipality 729 Morrison St. County Jefferson

4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)

729 Morrison St.  
Watertown, NY 13601

5. IS PROPOSED ACTION:

New  Expansion  Modification/Alteration

6. DESCRIBE PROJECT BRIEFLY:

To put work Trucks  
+  
Paving Equipment on.

7. AMOUNT OF LAND AFFECTED:

Initially 66 x 100 acres Ultimately \_\_\_\_\_ acres

8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?

Yes  No If no, describe briefly

9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?

Residential  Industrial  Commercial  Agriculture  Park/Forest/Open Space  Other

10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?

Yes  No If yes, list agency(s) and permit/approvals

11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?

Yes  No If yes, list agency(s) and permit/approvals

12. AS A RESULT OF PROPOSED ACTION, WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?

Yes  No

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

Applicant/sponsor name:

T.J. PAVING

Signature:

James Desormeau

Date:

10-22-12

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

**PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4?  Yes  No If yes, coordinate the review process and use the FULL EAF.

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.  Yes  No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?  Yes  No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?  Yes  No If Yes, explain briefly:

**PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question d of part ii was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (If different from responsible officer)



Department of Planning  
175 Arsenal Street  
Watertown, NY 13601



Donald R. Canfield  
Director of Planning

November 29, 2012

Mike Lumbis, Planner  
City of Watertown  
245 Washington Street, Suite 304  
Watertown, NY 13601

Re: James Desormeau, Special Use Permit for parking area, JCDP File # C 13 - 12

Dear Mike,

On November 27, 2012 the Jefferson County Planning Board reviewed the above referenced project, referred pursuant to General Municipal Law, Section 239m.

The Board adopted a motion that the project does not have any significant County-wide or intermunicipal issues and is of local concern only.

The County Planning Board has the following local advisory comment.

As the proposed use is not explicitly listed in Neighborhood Business District, it must comply with the "other uses" section in the law, which states that all proposed uses must have "the same general character as those permitted and will not be detrimental to the other uses within the district or the adjoining land uses". The local board should ensure the proposed use complies with this section.

Please note that the advisory comment is not a condition of the County Planning Board's action. It is listed to assist the local board in its review of the project. The local board is free to make its final decision.

General Municipal Law, Section 239m requires the local board to notify the County of its action on this matter within thirty (30) days after taking a final action.

Thank you.

Sincerely,

E. Hartley Bonisteel  
Community Development Coordinator

EHB

7:30 p.m. – Public Hearing

November 28, 2012

To: The Honorable Mayor and City Council  
From: Kenneth A. Mix, Planning and Community Development Coordinator  
Subject: Abandoning a Portion of Conger Avenue Adjacent to 183 Conger Avenue

Pursuant to General City Law § 29, the City Council has scheduled a Public Hearing on the above subject resolution for 7:30 pm on Monday, December 3, 2012. The City Council must approve the abandonment prior to authorizing the sale of the property.

The Planning Board reviewed the matter at their November 6, 2012 meeting, and voted unanimously to recommend that Council approve the abandonment.

The attached resolution abandons the subject portion of Conger Avenue by removing it from the official city map.

# RESOLUTION

Page 1 of 1

Abandoning a Portion of Conger Avenue Adjacent to 183  
Conger Avenue

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.  
 Total .....

YEA	NAY

***Introduced by***

Council Member Jeffrey M. Smith

WHEREAS a portion of Conger Avenue as described as "Parcel B" in the attached survey is not used or needed for street purposes, and

WHEREAS the City of Watertown has no plans to widen the use of Conger Avenue to include the described land, and

WHEREAS a public hearing concerning the abandoning of the described portion of Conger Avenue was held on December 3, 2012 after due public notice pursuant to General City Law Section 29,

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Watertown that the portion of Conger Avenue described as "Parcel B" in the attached survey is hereby abandoned, discontinued and closed as a public street, and

BE IT FURTHER RESOLVED that the City Manager is hereby directed to cause the removal of said portion of Conger Avenue from all City maps, "Official" and otherwise, including the Tax Assessment maps.

**Seconded by** Council Member—Joseph M. Butler Jr.

- LEGEND**
- BUILDING
  - CONCRETE
  - EDGE OF PAVEMENT
  - IRON PIPE FOUND
  - 1" EXPANSION REBAR SET
  - MANHOLE SET
  - MARGIN
  - PROPERTY LINE
  - POWER POLE
  - OVERHEAD UTILITY LINE

**ABSTRACTS REFERENCED**

- BROWNELL ABSTRACT (CORPORATION NO. 1315)
- BLACK RIVER ABSTRACT (CORPORATION NO. 5614-S)

- DEED REFERENCES**
- JOHN J. MORRISON & JO ANN MORRISON TO DALE E. PECK & BONNIE M. PECK DEED DATE: JULY 6, 1976 DATE RECORDED: JULY 7, 1976 LIBER 80, PAGE 262
  - FRANK M. GUARINO TO DONALD E. PATCHEN, JR. & DEBORAH PATCHEN DEED DATE: AUGUST 1, 1988 DATE RECORDED: AUGUST 9, 1988 LIBER 80, PAGE 296
  - GRACE FORELLO TO PATRICK A. BORELLO DEED DATE: MAY 13, 1986 DATE RECORDED: MAY 14, 1986 LIBER 187, PAGE 346

- MAP REFERENCES**
- MAP SHOWING LANDS TO BE CONVEYED TO DONALD E. & DEBORAH J. PATCHEN, BY THOMAS J. NOVACK PROFESSIONAL LAND SURVEYOR DATED JULY 20, 1984
  - SURVEY PLAT OF A PARCEL OF LAND TO BE CONVEYED TO THOMAS M. & SUE E. STORINO, P.L.N. 88-27, WESTN. BY STORINO & DORR, LAND SURVEYORS DATED AUGUST 31, 1988, WITH A LATEST REVISION DATE OF SEPTEMBER 21, 1988
  - CITY OF WATERTOWN MONUMENTATION RECORD, PAGE 106, EMMETT STREET
  - CITY OF WATERTOWN DEPARTMENT OF ASSESSMENT AND TAXATION TAX ASSESSMENT DISTRICT MAP A, WITH A LATEST REVISION OF JANUARY 5, 2004

**NOTES**

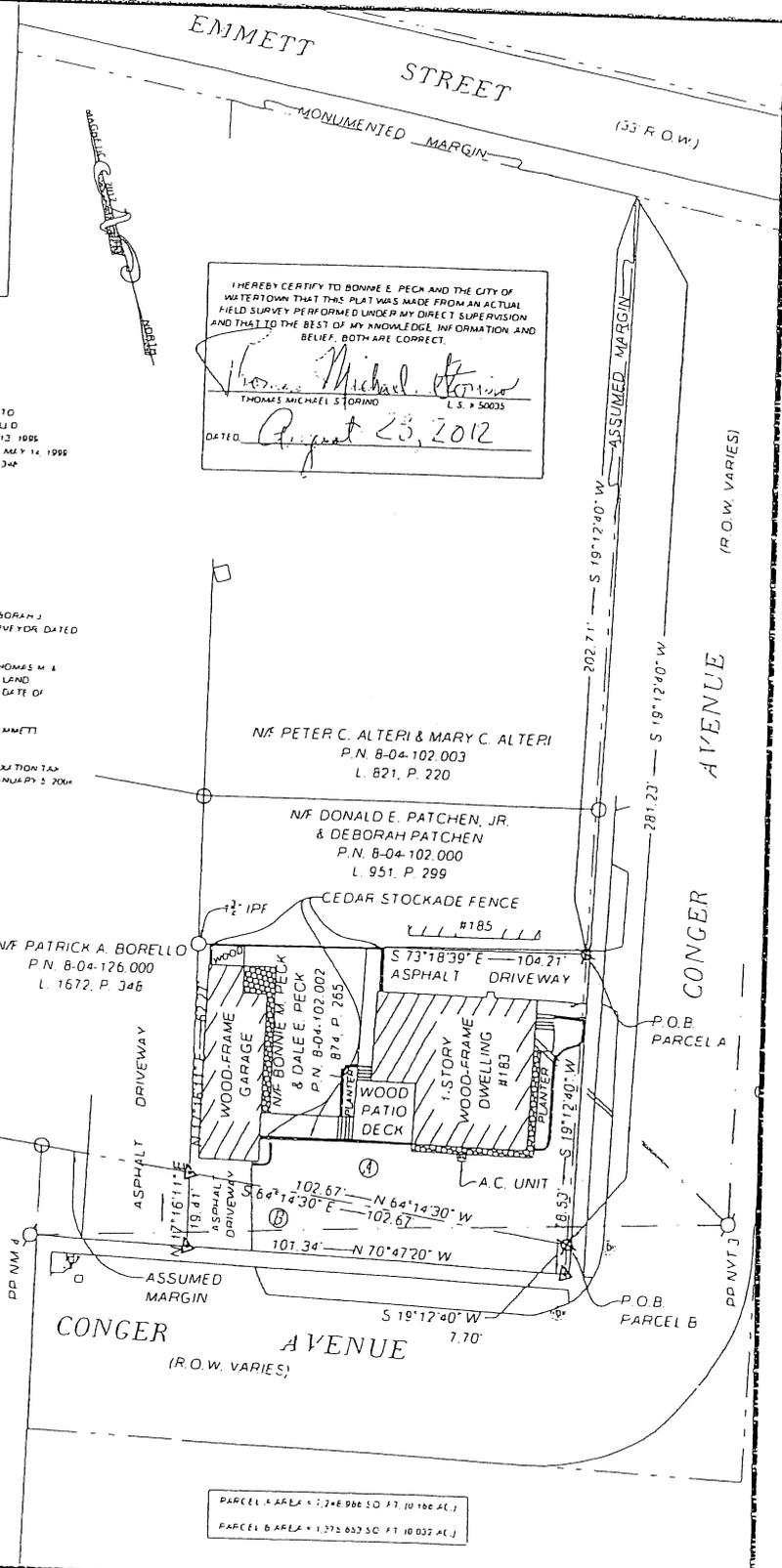
- THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF AN IMPROVED ABSTRACT OF TITLE.
- SURVEYOR HAS MADE NO INVESTIGATION NOR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT ABSTRACT TITLE SEARCH MAY DISCLOSE.
- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN LOCATED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN PRIOR TO CONSTRUCTION CONTACT UNDERGROUND UTILITIES CALL CENTER OF NEW YORK FOR LOCATIONS OF ALL UNDERGROUND UTILITIES (1-800-245-2828).
- CAPS ON ALL IRON REBARS SET READ T. STORINO L.S. 50032
- PARCEL A TO BE CONVEYED BY THE CITY OF WATERTOWN TO BONNIE M. PECK.

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 AUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 06, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.  
 COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH ORIGINAL OF THE LAND SURVEYOR'S IMPRINT SEAL OR HIS IMPRINT SEAL AND ORIGINAL SIGNATURE IN RED INK SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.  
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 ALL SEAL, SIGNATURE AND CERTIFICATION ARE HEREBY REVOKED ON OTHER MAPS OR ON ALL UNAUTHORIZED COPIES.  
 CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PARTY FOR WHOM THE SURVEY IS PREPARED, AND IF OBTAINED ON THE BEHALF OF THE TITLE COMPANY, TO THE TITLE COMPANY.  
 THE SURVEYOR'S LIABILITY AND REMEDY ARE LIMITED TO THE EXTENT OF THE PROFESSIONAL AGENCY AND LENDING INSTITUTION LISTED HEREIN TO THE SUCCESSORS (BY MERGER OR OPERATION OF LAW) TO THE LENDING INSTITUTION AND THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO OTHER INSTITUTIONS OF SUCCESSFUL OWNERS.

EMMETT STREET  
 MONUMENTED MARGIN  
 (33' R.O.W.)  
 ASSUMED MARGIN  
 CONGER AVENUE  
 (R.O.W. VARIES)  
 P.O.B. PARCEL A  
 P.O.B. PARCEL B  
 ASSUMED MARGIN  
 CONGER AVENUE  
 (R.O.W. VARIES)  
 PARCEL A AREA = 1,746,966 SQ. FT. (0.100 AC.)  
 PARCEL B AREA = 1,372,632 SQ. FT. (0.032 AC.)

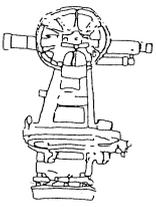
I HEREBY CERTIFY TO BONNIE PECK AND THE CITY OF WATERTOWN THAT THIS PLAT WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, BOTH ARE CORRECT.

*Thomas Michael Storino*  
 THOMAS MICHAEL STORINO L.S. 50035  
 DATED August 23, 2012



DATE	8/20/2012	<b>SURVEY PLAT OF A PARCEL OF LAND KNOWN AS P.N. 8-04-102.002, LANDS OF BONNIE M. PECK &amp; DALE E. PECK, AND A PORTION OF THE CONGER AVENUE RIGHT-OF-WAY</b> 183 CONGER AVENUE COUNTY OF JEFFERSON CITY OF WATERTOWN STATE OF NEW YORK
SCALE	1" = 40 FT	
DRAWN BY	AMS	
CHECKED BY	TMS	
FILE NO	12-070 01-COW	
DRAWING NO	1	<b>STORINO GEOMATICS</b> LAND SURVEYING SERVICES & EQUIPMENT, INC. 115 E. CUMBERLAND AVENUE WATERTOWN, NEW YORK 13155 TEL: 315-733-3643 FAX: 315-733-3643 WWW.STORINOGEOMATICS.COM
SURVEY DATES	7/27/2012 8/16/2012 8/23/2012	
REVISION DATES		





STORINO GEOMATICS  
LAND SURVEYING SERVICES & CONSULTING, PLLC

179 CONGER AVENUE  
WATERTOWN, NEW YORK 13601-2318  
TELEPHONE: (315) 788-0287  
WWW.STORINOGEOMATICS.COM

THOMAS M. STORINO, PLS

SUGGESTED DESCRIPTION  
PARCEL B, A PORTION OF THE CONGER AVENUE RIGHT-OF-WAY  
LANDS OF THE CITY OF WATERTOWN

ALL THAT TRACT or parcel of land being a portion of the Conger Avenue Right-Of-Way in the City of Watertown, County of Jefferson, State of New York, and being further described as follows:

Beginning at a ½" capped iron rebar set at an angle point in the assumed margin of Conger Avenue (R.O.W. Varies), said rebar marking the most southeasterly corner of a parcel of land that was conveyed to Dale E. Peck and Bonnie M. Peck by deed dated July 9, 1976, (Liber 874, Page 265), said rebar further being situate along the westerly assumed margin of Conger Avenue a direct tie bearing of S 19°12'40" W and a direct tie distance of 281.23 feet from the intersection of the southerly monumented margin of Emmett Street (33' R.O.W.) and the westerly monumented margin of Conger Avenue;

THENCE S 19°12'40" W, along the westerly assumed margin of Conger Avenue, a distance of 7.70 feet to a mag nail set in a concrete walk, said mag nail marking the most southeasterly corner of Parcel B;

THENCE N 70°47'20" W, along the northerly side of said concrete walk, a distance of 101.34 feet to a mag nail set in said concrete walk, said mag nail marking the most southwesterly corner of Parcel B;

THENCE N 17°16'11" E, a distance of 19.41 feet to a mag nail set in the northerly assumed margin of Conger Avenue, said mag nail marking the most northwesterly corner of Parcel B;

THENCE S 64°14'30" E, along the northerly assumed margin of Conger Avenue, a distance of 102.67 feet to the point and place of beginning.

CONTAINING 1,375.653 SQ. FT. (0.032 AC.) of land more or less.

SUBJECT to and including any and all rights or restrictions of record.

ALSO SUBJECT to and including any and all other rights or restrictions of record that an accurate updated abstract of title may disclose.

INTENDING to describe lands owned by the City of Watertown within the Conger Avenue Right-Of-Way.

AS SURVEYED by STORINO GEOMATICS, Land Surveying Services & Consulting, PLLC, on 7/27/2012, 8/16/2012, and 8/19/2012, and shown on a plat titled "SURVEY PLAT OF A PARCEL OF LAND KNOWN AS P.N. 804-102.002, LANDS OF BONNIE M. PECK & DALE E. PECK, AND A PORTION OF THE CONGER AVENUE RIGHT-OF-WAY.", dated 8/20/2012, a copy of which is part of this instrument.

The bearings used in this description are based on magnetic north as observed on July 27, 2012.

All capped iron rebars set read "T STORINO, LS 50035".

The monumented margins referred to herein are those as monumented by the Department of Engineering of the City of Watertown, New York. The parcel numbers referred to herein are those shown upon the Assessment maps of said city that are on file in the City Engineer's office, Room 305, Municipal Building, 245 Washington Street.

It being the intent of the City of Watertown, to accomplish delineation and marking of the property corners of Parcel B; thus enabling creation of an updated description and survey plat.

  
Thomas Michael Storino, L.L.S. No. 50035  
Licensed Land Surveyor



# MEMORANDUM

CITY OF WATERTOWN, NEW YORK – PLANNING OFFICE  
245 WASHINGTON STREET, SUITE 304, WATERTOWN, NY 13601  
PHONE: (315) 785-7730 – FAX: (315) 782-9014

TO: Planning Board Members

FROM: Kenneth A. Mix, Planning and Community Development Coordinator <sup>KAM</sup>

SUBJECT: Abandonment of Public Street – Portion of Conger Avenue

DATE: October 12, 2012

The City Council received the attached offer to purchase a portion of Conger Avenue for \$50.00 from Bonnie Peck of 183 Conger Ave. At their October 1, 2012 meeting, the Council directed staff to proceed with necessary steps to sell this portion of the street.

Section 29 of the General City Law allows streets to be abandoned, and thus sold, by action of the City Council. Prior to abandoning the street, the Council is required to seek a recommendation from the Planning Board.

The section of the street that is proposed for abandonment and sale is marked as "Parcel B" on the attached survey.

The sale of this property will have no apparent detrimental effect on the use of the Conger Avenue right-of-way, which will still be approximately 50 feet in width. The land in question is already effectively part of Ms. Peck's side yard.

cc: City Council Members  
Robert Slye, City Attorney  
James Mills, City Comptroller  
Justin Wood, Civil Engineer II  
Bonnie Peck, 183 Conger Ave.

**Bonnie Peck**  
183 Congor Avenue  
Watertown, N.Y. 13601  
(315)788-4499 Home Phone  
(315)408-8966 Cell Phone

---

September 23, 2012

Watertown City Hall  
Mr. James Mills, City Comptroller  
245 Washington Street  
Watertown, NY 13601

RE: 183 Congor Avenue

Dear Mr. Mills:

I would like to purchase the previously mentioned property in my letter dated September 17, 2012. I am offering you a purchase price of \$50.00 for this small City owned piece of property adjoining mine. As you are aware, I will still have to file a new deed for this to be added to my existing property, which adds considerable cost for me. I have already had to pay for a survey to be done, etc.

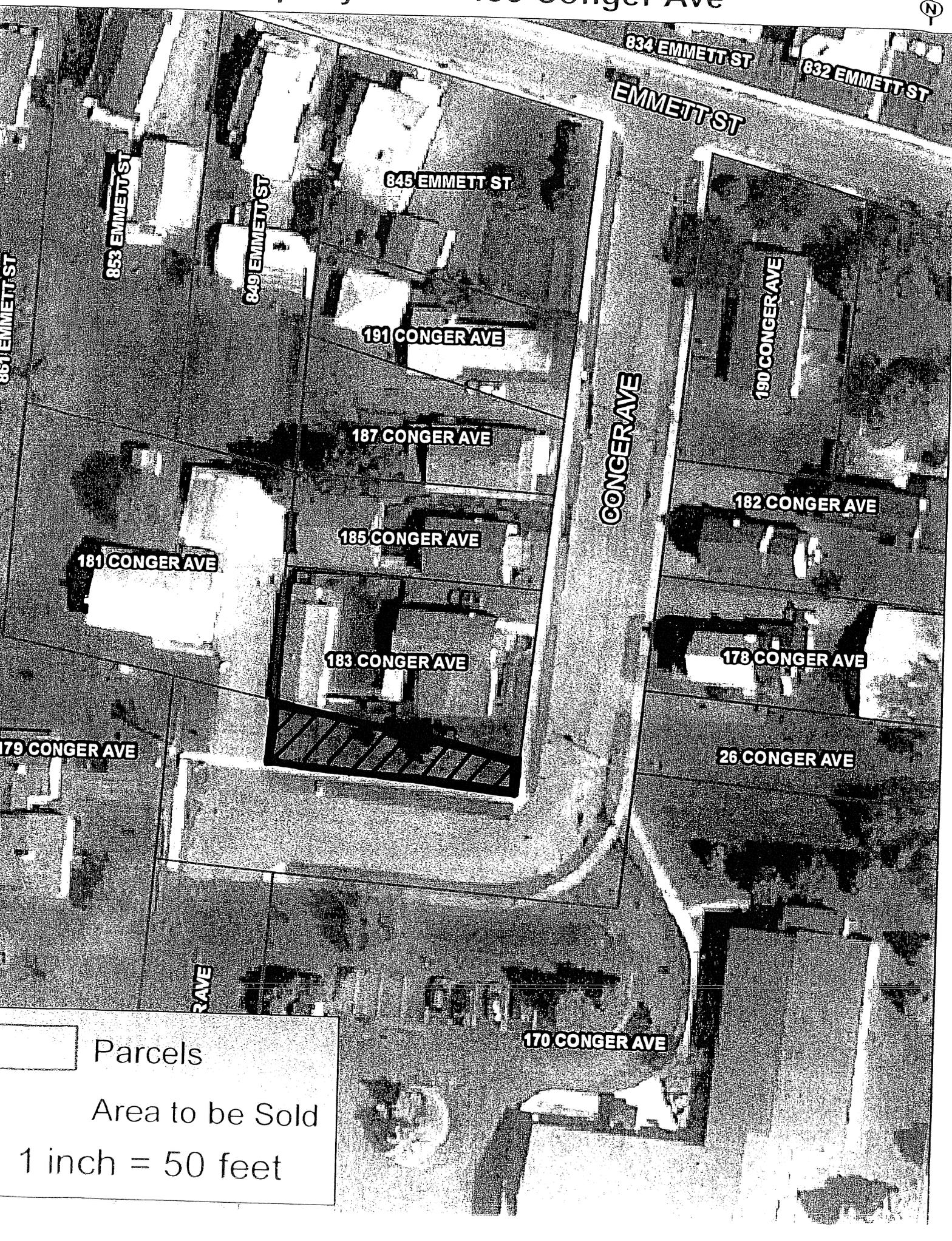
I would really appreciate a prompt response from you, as I am trying to correct this very overdue problem with my property. I do not want my children to be dealing with this, if something should happen to me. Thank you for your time and consideration in this matter.

Respectfully Submitted,



Bonnie Peck

enc.



834 EMMETT ST

832 EMMETT ST

EMMETT ST

853 EMMETT ST

849 EMMETT ST

845 EMMETT ST

867 EMMETT ST

191 CONGER AVE

190 CONGER AVE

187 CONGER AVE

CONGER AVE

182 CONGER AVE

181 CONGER AVE

185 CONGER AVE

178 CONGER AVE

183 CONGER AVE

26 CONGER AVE

179 CONGER AVE

RAVE

170 CONGER AVE

Parcels

Area to be Sold

1 inch = 50 feet

**Excerpt from the Minutes – Planning Board 11/6/2012**

**CONGER AVE – STREET ABANDONMENT**

The Planning Board then considered a request by City Council for a recommendation on the abandonment of a section of Conger Avenue.

Mr. Mix explained that Bonnie Peck, owner of 183 Conger Avenue, wishes to purchase a portion of the street right-of-way which is currently contiguous with her yard and not being used for street purposes. In order to sell the land, the Council must abandon the street by changing the City's official map. This action requires a recommendation from the Planning Board.

Mr. Fontana made a motion the recommend that City Council abandon the section of Conger Avenue adjacent 183 Conger Avenue.

Mr. Coburn seconded, all voted in favor.

7:30 p.m. – Public Hearing

November 28, 2012

To: The Honorable Mayor and City Council

From: Kenneth A. Mix, Planning & Community Development Coordinator

Subject: Changing the Approved Zoning Classification of a 0.032 Acre Parcel of Land, Formerly Part of the Conger Avenue Right-of-Way, from Unzoned to Residence B District

The City Council has set a public hearing on the above subject request for Monday, December 3, 2012 at 7:30 pm. This will give a zoning designation to the portion of Conger Avenue that the City Council is considering abandoning.

The City Planning Board reviewed the request at its November 6, 2012 meeting and passed a motion recommending that the City Council approve the zone change request.

Attached are the report on the zone change request prepared for the Planning Board and an excerpt from its minutes.

The City Council must hold the public hearing and vote on the SEQRA resolution before voting on this ordinance. The Council should also abandon the street portion before approving it.

# ORDINANCE

Page 1 of 1

Changing the Approved Zoning Classification of a 0.032 Acre Parcel of Land, Formerly Part of the Conger Avenue Right-of-Way, from Unzoned to Residence B District

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.

YEA	NAY

Total .....

**Introduced by**

Council Member Jeffrey M. Smith

BE IT ORDAINED where Bonnie Peck of 183 Conger Avenue has offered to purchase a portion of the Conger Avenue right-of-way, and the City Council has resolved to abandon this parcel of land pursuant to General City Law § 29, and

WHEREAS City Staff is proposing that this unzoned parcel be added to the adjacent Residence B District, and

WHEREAS the Planning Board of the City of Watertown considered the zoning designation at its meeting held on November 6, 2012, and adopted a motion recommending that the City Council approve the zone change as proposed, and

WHEREAS a public hearing was held on the proposed zone change on December 3, 2012, after due public notice, and

WHEREAS the City Council has made a declaration of Negative Findings of the impacts of the proposed zone change according to the requirements of SEQRA, and

WHEREAS the City Council deems it in the best interest of the citizens of the City of Watertown to approve the requested zone change,

NOW THEREFORE BE IT ORDAINED that the approved zoning classification of a 0.032 acre parcel of land, lying adjacent to 183 Conger Avenue, being formerly part of the Conger Avenue right-of-way, more specifically described on the August 20, 2012 survey map attached herewith, is hereby changed to Residence B District, and

BE IT FURTHER ORDAINED that the Zoning Map of the City of Watertown shall be amended to reflect these changes, and

BE IT FURTHER ORDAINED this amendment to the Zoning Ordinance of the City of Watertown shall take effect as soon as it is published once in the official newspaper of the City of Watertown, or printed as the City Manager directs.

**Seconded by** Council Member Joseph M. Butler JR.

- LEGEND**
- BUILDING
  - CONCRETE
  - EDGE OF PAVEMENT
  - IRON PIPE FOUND
  - 1" CAP IRON REBAR SET
  - MAGNAIL SET
  - MARGIN
  - PROPERTY LINE
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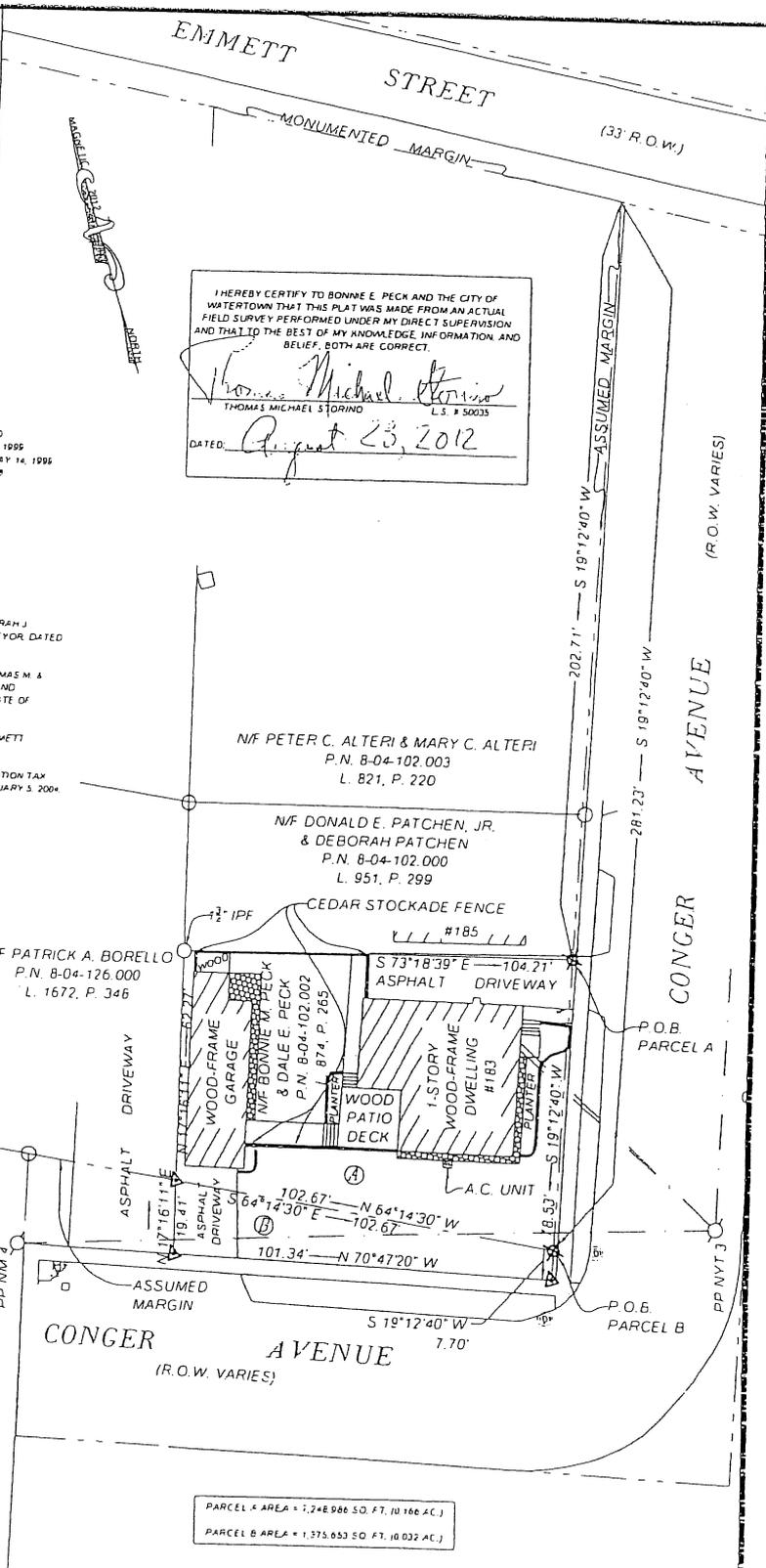
- ABSTRACT REFERENCES**
- BROWNELL ABSTRACT CORPORATION NO. 13151.
  - BLACK RIVER ABSTRACT CORPORATION NO. 36135.

- DEED REFERENCES**
- JOHN J MORRISON  
JO ANN MORRISON AND  
DALE E PECK & BONNIE M PECK  
DEED DATE: JULY 6, 1976  
DATE RECORDED: MAY 13, 1976  
LIBER 81, PAGE 261
  - FRANK M GUARINO  
DONALD PATCHER, JR.  
DEBORAH PATCHER  
DEED DATE: AUGUST 18, 1984  
DATE RECORDED: AUGUST 9, 1984  
LIBER 91, PAGE 294
  - GRACE BORELLO TO  
PATRICK A BORELLO  
DEED DATE: MAY 13, 1996  
DATE RECORDED: MAY 14, 1996  
LIBER 167, PAGE 348

- MAP REFERENCES**
- "MAP SHOWING LOTS TO BE CONVEYED TO DONALD E. & DEBORAH J. PATCHER, BY THOMAS J. KOVACH, PROFESSIONAL LAND SURVEYOR DATED JULY 26, 1984.
  - "SURVEY PLAT OF A PARCEL OF LAND TO BE CONVEYED TO THOMAS M & ELIE E. STORINO, FRIENDS, BY THOMAS J. KOVACH, PROFESSIONAL LAND SURVEYOR, DATE AUGUST 21, 1986, WITH A LAST REVISION DATE OF SEPTEMBER 21, 1986.
  - CITY OF WATERTOWN MONUMENTATION RECORD, PAGE 105, EMMETT STREET.
  - CITY OF WATERTOWN DEPARTMENT OF ASSESSMENT AND TAXATION TAX ASSESSMENT DISTRICT MAP # 4 WITH A LAST REVISION OF JANUARY 5, 2004.

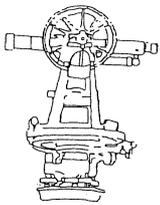
- NOTES**
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UNDERGROUND UTILITIES CALL CENTER OF NEW YORK FOR LOCATIONS OF ALL UNDERGROUND UTILITIES: 1-800-243-7828.
  - CLAPS ON ALL IRON REBARS SET READ.
  - STORINO  
L.S. 50035
  - PARCEL B TO BE CONVEYED BY THE CITY OF WATERTOWN TO BONNIE M. PECK.

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CERTIFICATION VALID AS OF FINAL SURVEY DATE.



THOMAS MICHAEL STORINO  
L.S. NO. 50035

DATE	8/20/2012	<b>SURVEY PLAT OF A PARCEL OF LAND KNOWN AS P.N. 8-04-102.002, LANDS OF BONNIE M. PECK &amp; DALE E. PECK, AND A PORTION OF THE CONGER AVENUE RIGHT-OF-WAY</b>  183 CONGER AVENUE COUNTY OF JEFFERSON CITY OF WATERTOWN STATE OF NEW YORK
SCALE	1" = 40 FT.	
DRAWN BY	AMS	
CHECKED BY	TMS	
FILE NO.	12-020-01-COW	
DRAWING NO.	1	<b>STORINO GEOMATICS</b> LAND SURVEYING SERVICES & CONSULTING, PLLC 183 CONGER AVENUE WATERTOWN, NEW YORK 13155 TEL: 315-733-7828 WWW.STORINOGEOMATICS.COM
SURVEY DATES	7/27/2012 8/16/2012 8/23/2012	
REVISION DATES		



STORINO GEOMATICS  
LAND SURVEYING SERVICES & CONSULTING, PLLC

179 CONGER AVENUE  
WATERTOWN, NEW YORK 13601-2318  
TELEPHONE: (315) 788-0287  
WWW.STORINOGEOMATICS.COM

THOMAS M. STORINO, PLS

SUGGESTED DESCRIPTION  
PARCEL B, A PORTION OF THE CONGER AVENUE RIGHT-OF-WAY  
LANDS OF THE CITY OF WATERTOWN

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THENCE N 70°47'20" W, along the northerly side of said concrete walk, a distance of 101.34 feet to a mag nail set in said concrete walk, said mag nail marking the most southwesterly corner of Parcel B;

THENCE N 17°16'11" E, a distance of 19.41 feet to a mag nail set in the northerly assumed margin of Conger Avenue, said mag nail marking the most northwesterly corner of Parcel B;

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SUBJECT to and including any and all rights or restrictions of record.

ALSO SUBJECT to and including any and all other rights or restrictions of record that an accurate updated abstract of title may disclose.

INTENDING to describe lands owned by the City of Watertown within the Conger Avenue Right-Of-Way.

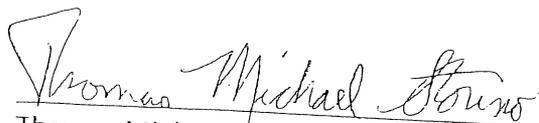
AS SURVEYED by STORINO GEOMATICS, Land Surveying Services & Consulting, PLLC, on 7/27/2012, 8/16/2012, and 8/19/2012, and shown on a plat titled "SURVEY PLAT OF A PARCEL OF LAND KNOWN AS P.N. 804-102.002, LANDS OF BONNIE M. PECK & DALE E. PECK, AND A PORTION OF THE CONGER AVENUE RIGHT-OF-WAY.", dated 8/20/2012, a copy of which is part of this instrument.

The bearings used in this description are based on magnetic north as observed on July 27, 2012.

All capped iron rebars set read "T STORINO, LS 50035".

The monumented margins referred to herein are those as monumented by the Department of Engineering of the City of Watertown, New York. The parcel numbers referred to herein are those shown upon the Assessment maps of said city that are on file in the City Engineer's office, Room 305, Municipal Building, 245 Washington Street.

It being the intent of the City of Watertown, to accomplish delineation and marking of the property corners of Parcel B; thus enabling creation of an updated description and survey plat.

  
Thomas Michael Storino, L.L.S. No. 50035  
Licensed Land Surveyor



# MEMORANDUM

CITY OF WATERTOWN, NEW YORK – PLANNING OFFICE  
245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601  
PHONE: 315-785-7730 – FAX: 315-782-9014

TO: Planning Board Members

FROM: Kenneth A. Mix, Planning and Community Development Coordinator

SUBJECT: Zone Change – Conger Ave. Former Right-of-Way *KAM*

DATE: October 15, 2012

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**Request:** Changing the approved zoning classification of a recently abandoned portion of the Conger Avenue right-of-way from Unzoned to Residence B.

**Applicant:** City Staff

**Owner:** City of Watertown (pending sale to Bonnie Peck of 183 Conger Ave.)

**SEQRA:** Unlisted

**County review:** Not required

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**Comments:** On October 1, 2012, the City Council requested that staff proceed with the abandonment and sale of a portion of Conger Avenue. Because City streets are not zoned, this parcel will need to be assigned a zoning classification.

The neighboring property with which the abandoned parcel is to be combined is zoned Residence B. Staff recommends that the same district be applied to the new parcel.

Attached are a survey of the subject parcel and a map showing the existing zoning in the area.

cc: City Council Members  
Robert J. Slye, City Attorney  
Justin Wood, Civil Engineer II

**Excerpt from the Minutes – Planning Board 11/6/2012**

**ZONE CHANGE – ABANDONED PORTION OF CONGER AVE**

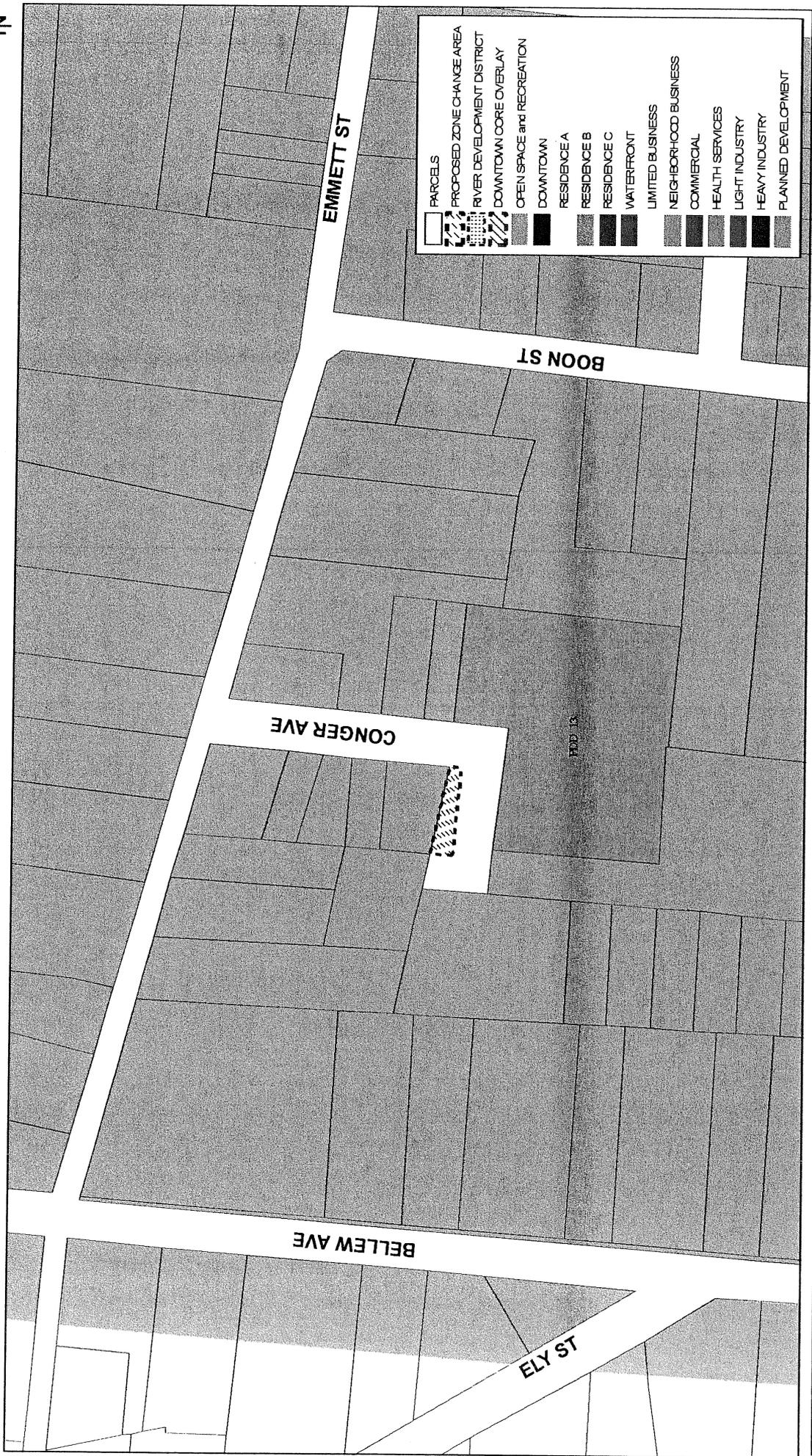
The Planning Board then considered a request by City Staff to change the approved zoning classification of a 0.032 acre parcel of land that will no longer be part of the Conger Avenue right-of-way, from unzoned to Residence B District.

Mr. Mix noted that once the street is abandoned and sold, it becomes private property and should be zoned.

Mr. Fontana moved to recommend that City Council approve the request by City Staff to change the approved zoning classification of a 0.032 acre parcel of land, formerly part of the Conger Avenue right-of-way, from unzoned to Residence B District.

Mr. Coburn seconded, all voted in favor.

**PROPOSED ZONE CHANGE  
 PORTION of 183 CONGER AVE  
 UNZONED to RESIDENCE B**



	PARCELS
	PROPOSED ZONE CHANGE AREA
	RIVER DEVELOPMENT DISTRICT
	DOWNTOWN CORE OVERLAY
	OPEN SPACE and RECREATION
	DOWNTOWN
	RESIDENCE A
	RESIDENCE B
	RESIDENCE C
	WATERFRONT
	LIMITED BUSINESS
	NEIGHBORHOOD BUSINESS
	COMMERCIAL
	HEALTH SERVICES
	LIGHT INDUSTRY
	HEAVY INDUSTRY
	PLANNED DEVELOPMENT



7:30 p.m. – Public Hearing

November 27, 2012

To: The Honorable Mayor and City Council

From: Kenneth A. Mix, Planning & Community Development Coordinator

Subject: Changing the Approved Zoning Classification of 802, 808, and 816 Coffeen Street from Residence B to Neighborhood Business District

The City Council has set a public hearing on the above subject request for Monday, December 3, 2012 at 7:30 pm. Jennifer Parrish of 816 Coffeen Street and James Scordo of 808 Coffeen Street both submitted requests to change their respective adjacent properties from Residence B to Neighborhood Business. The owners of 802 Coffeen Street were in attendance at the Planning Board meeting and also requested that their property be changed.

The City Planning Board reviewed the requests at its November 6, 2012 meeting and passed a motion recommending that the City Council approve the zone changes.

Attached are the report on the zone change requests prepared for the Planning Board and an excerpt from its minutes.

The City Council must hold the public hearing and vote on the SEQRA resolution before voting on this ordinance.

# ORDINANCE

Page 1 of 2

Changing the Approved Zoning Classification of 802, 808, and 816 Coffeen Street from Residence B to Neighborhood Business District

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.  
 Total .....

YEA	NAY

### *Introduced by*

Council Member Joseph M. Butler Jr.

BE IT ORDAINED where Jennifer Parrish of 816 Coffeen Street, parcel 8-21-306, and James Scordo of 808 Coffeen Street, parcel 8-21-305, have each submitted a request to change their respective properties from Residence B District to Neighborhood Business District, and

WHEREAS the Planning Board of the City of Watertown considered the requests at its meeting held on November 6, 2012, and adopted a motion recommending that the City Council approve the zone changes as requested, and additionally change 802 Coffeen Street, parcel 8-21-304 from Residence B to Neighborhood Business, and

WHEREAS a public hearing was held on the proposed zone change on December 3, 2012, after due public notice, and

WHEREAS the City Council has made a declaration of Negative Findings of the impacts of the proposed zone change according to the requirements of SEQRA, and

WHEREAS the City Council deems it in the best interest of the citizens of the City of Watertown to approve the requested zone change,

NOW THEREFORE BE IT ORDAINED that the approved zoning classification of the following parcels is hereby changed to Neighborhood Business District:

- 802 Coffeen Street 8-21-304
- 808 Coffeen Street 8-21-305
- 816 Coffeen Street 8-21-306

And,

BE IT FURTHER ORDAINED that the Zoning Map of the City of Watertown shall be amended to reflect these changes, and

# ORDINANCE

Page 2 of 2

Changing the Approved Zoning Classification of 802, 808, and 816 Coffeen Street from Residence B to Neighborhood Business District

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.

Total .....

YEA	NAY

BE IT FURTHER ORDAINED this amendment to the Zoning Ordinance of the City of Watertown shall take effect as soon as it is published once in the official newspaper of the City of Watertown, or printed as the City Manager directs.

**Seconded** by Council Member Jeffrey M. Smith



# MEMORANDUM

CITY OF WATERTOWN, NEW YORK – PLANNING OFFICE  
245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601  
PHONE: 315-785-7730 – FAX: 315-782-9014

TO: Planning Board Members

FROM: Kenneth A. Mix, Planning and Community Development Coordinator *KAM*

SUBJECT: Zone Change – 816 Coffeen Street, Parcel 8-21-306

DATE: October 16, 2012

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**Request:** Changing the approved zoning classification of 816 Coffeen Street, parcel 8-21-306 from Residence B to Neighborhood Business District.

**Applicant:** Jennifer Parrish

**Owner:** Jennifer Parrish

**SEQRA:** Unlisted

**County review:** Not required

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**Comments:** The applicant owns a duplex with detached garage located at the above address. She wishes to convert the garage into a real estate office. Such a use is not allowed in the current Residence B zoning.

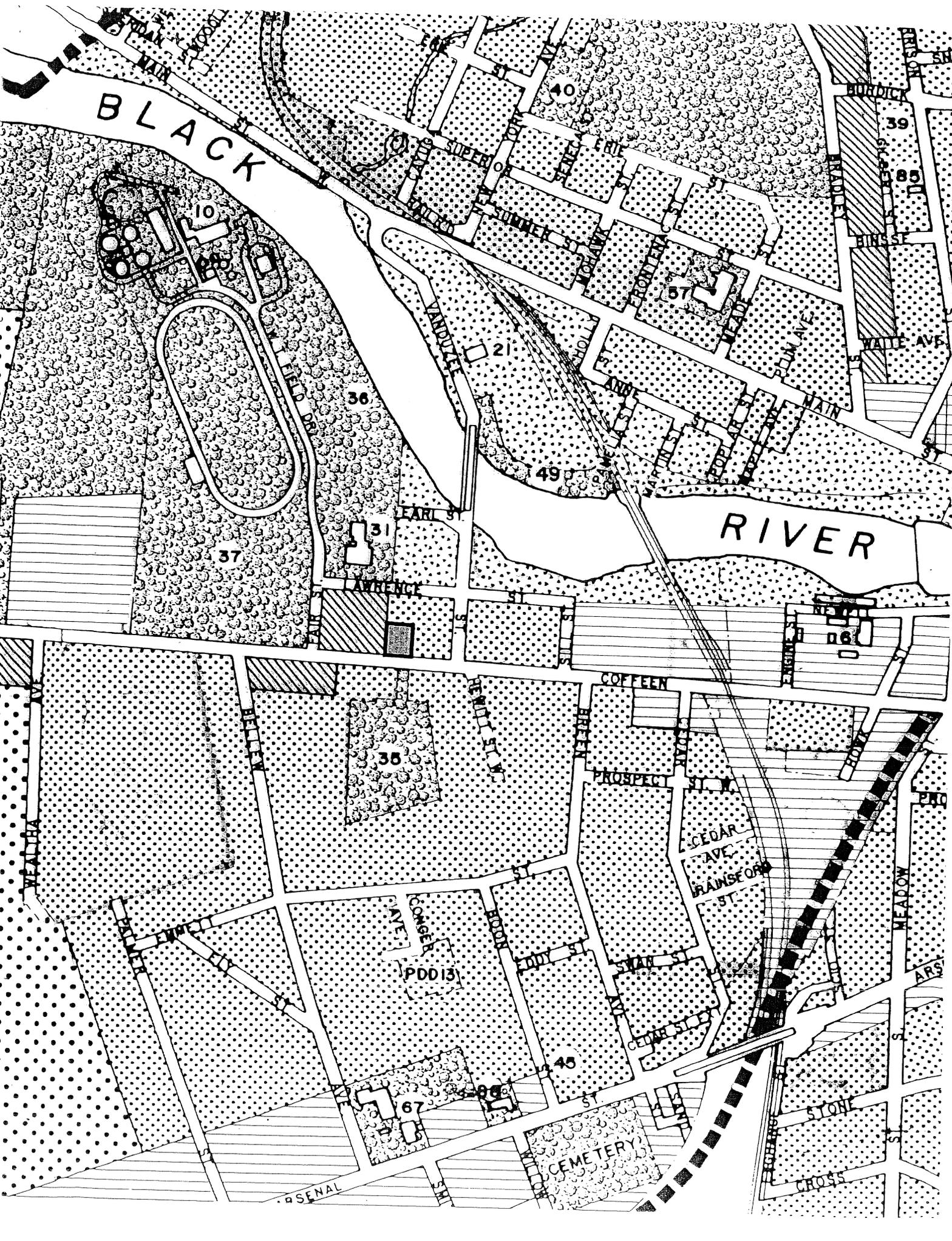
The property to the west is also a residential structure, but is already zoned Neighborhood Business. Approving this request would extend an existing Neighborhood Business cluster further eastward. As noted by the applicant, the proposed use is not expected to cause a substantial increase in traffic, noise, or light.

The owners of the property to the east, 806 Coffeen Street, have expressed interest in being included in this change area. They have applied concurrently.

The property is located within the LWRP boundary, and was previously decided during the LWRP rezoning process to leave it in Residence B.

The adopted Land Use Plan shows the parcel in question as "Medium Density Residential." However, it is immediately adjacent to an area marked for "Neighborhood Business."

cc: City Council Members  
Robert J. Slye, City Attorney  
Justin Wood, Civil Engineer II  
Jennifer Parrish



BLACK

RIVER

MAIN

SUPERIOR

LAWRENCE

COFFEE

HELEN

CONGER

EBON

JUDY

STAN

CEDAR AVE

BRANSFORD

PROSPECT

GREEN

MEADOW

CEMETERY

CROSS

ARSENAL

10

37

36

31

38

PDD13

67

89

45

49

21

40

57

39

89

210

ARS

# LAND USE OBJECTIVES

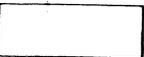
THIS PLAN ESTABLISHES BASIC LAND USE OBJECTIVES OF THE CITY OF WATERTOWN. THE LAND USE PATTERNS AND FUNCTIONS SHOWN ON THE PLAN SHOULD BE PROTECTED AND PROMOTED THROUGH THE ZONING ORDINANCE AND OTHER LAND USE AND DEVELOPMENT CONTROLS.



**CITY CENTER:** HIGH DENSITY CONCENTRATION OF SHOPPING, SERVICE, OFFICE, CULTURAL, RESIDENTIAL, AND RELATED USES APPROPRIATE AND NECESSARY TO SERVE THE COMMUNITY AND REGION. PROMOTES RETAIL AND FOOD SERVICE USES ON GROUND FLOOR WITH OTHER SERVICE, OFFICE AND RESIDENTIAL USES IN UPPER FLOORS.



**PUBLIC AND INSTITUTIONAL SERVICES INCLUDING PARK AND OTHER OPEN SPACE:** ADMINISTRATIVE, EDUCATIONAL, RELIGIOUS, RECREATIONAL, CULTURAL, AND RELATED SERVICE FACILITIES. SUCH USES ARE DETERMINED BY GOVERNMENT AND OTHER SPONSORS, MAY GENERALLY BE LOCATED IN ANY OTHER LAND USE AREAS, AND ARE SUBJECT TO EXPANSION, MODIFICATION, AND REMOVAL AS THE NEED FOR SERVICES CHANGES. SEE LIST: SMALLER FACILITIES ARE IDENTIFIED ONLY BY NUMBER.



**LOW DENSITY RESIDENTIAL:** PREDOMINANT USE FOR ONE-FAMILY DWELLINGS.



**MEDIUM DENSITY RESIDENTIAL:** SUBSTANTIAL USE FOR ONE- AND TWO-FAMILY DWELLINGS.



**HIGH DENSITY RESIDENTIAL:** CONCENTRATIONS OF MULTI-FAMILY DWELLINGS, MAY HAVE OTHER DWELLINGS.



**COMMERCIAL:** CONCENTRATIONS OF SHOPPING, SERVICE, AND RELATED USES SERVING THE NEIGHBORHOOD, COMMUNITY, OR REGION, AND COMPATIBLE WITH THE LOCATION.



**LIMITED OFFICE:** NEW CONSTRUCTION AND CONVERSION OF RESIDENTIAL STRUCTURES TO OFFICE AND MIXED (OFFICE PLUS APARTMENT) USE, EXCLUDING RETAIL USE.



**OFFICE/BUSINESS:** PREDOMINANT USE FOR OFFICES AND NON-RETAIL BUSINESSES.



**NEIGHBORHOOD BUSINESS:** HIGH DENSITY CONCENTRATION OF LOCAL SHOPPING, SERVICE AND OFFICE USES TO SERVE IMMEDIATE NEIGHBORHOODS.



**HEALTH SERVICES:** PREDOMINANT USE FOR HOSPITAL WITH ACCESSORY USES - MEDICAL OFFICES, INTERMEDIATE AND LONG-TERM CARE FACILITIES AND DIRECT SUPPORT SERVICES.



**RIVERFRONT DEVELOPMENT:** RECOGNIZES AND PROMOTES THE BLACK RIVER AS AN AMENITY WHICH CAN SPUR DEVELOPMENT OF ADJOINING OLDER AREAS OF THE CITY. REDEVELOPMENT WILL COMBINE ADAPTIVE RE-USE OF HISTORIC BUILDINGS AND NEW CONSTRUCTION TO UTILIZE THE RIVERFRONT TO ITS FULLEST POTENTIAL. LAND USES WILL INCLUDE A MIX OF RESIDENTIAL, COMMERCIAL AND PARK AND RECREATIONAL USES.



**INDUSTRY:** PERMITTED MANUFACTURING AND OTHER INDUSTRIAL USES.



**DRAINAGE MANAGEMENT AREAS:** PORTIONS OF VACANT AREAS MAY HAVE SOME DEVELOPMENT LIMITATIONS TO MAINTAIN DRAINAGE CAPACITY.

10/4/2012

I am looking to change the zoning from residential to commercial so I can have a real estate office in part of an existing garage presently on the property. There is little impact on traffic and noise with this type of business, majority of the time we travel to the customer.

Jennifer Parrish

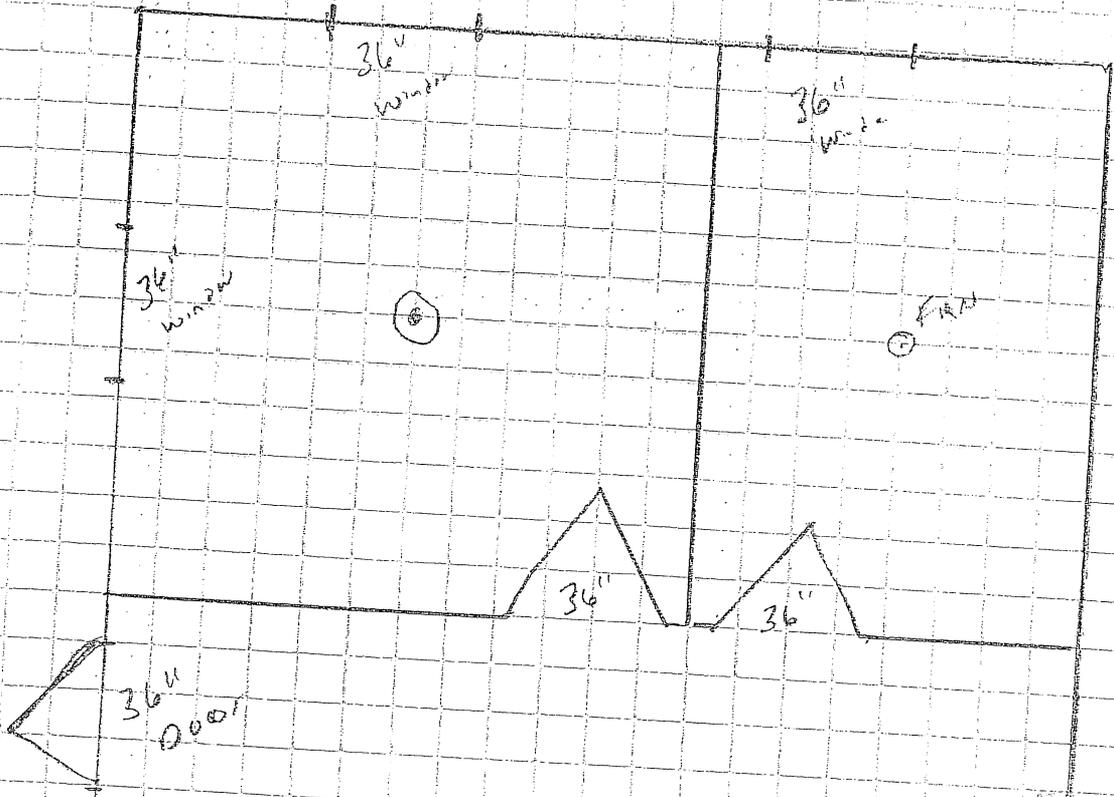


816 Coffeen St

Watertown NY

315-778-7355

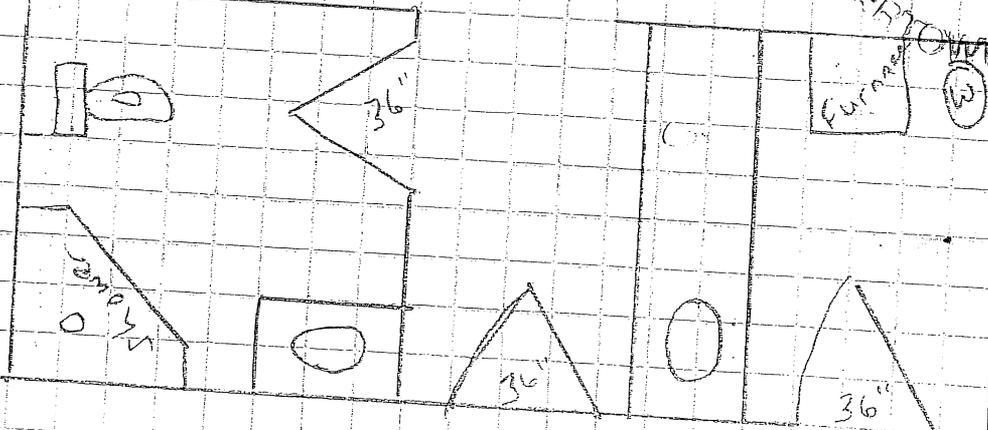




OCT 09 2012

WATER TOWN

MEYER



GARAGE





ROAD

2 Family Home

Garage

Driveway

Driveway  
Parking

447 GIS, N 10 0 15 0 2 2



# MEMORANDUM

CITY OF WATERTOWN, NEW YORK – PLANNING OFFICE  
245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601  
PHONE: 315-785-7730 – FAX: 315-782-9014

TO: Planning Board Members  
FROM: Kenneth A. Mix, Planning and Community Development Coordinator  
SUBJECT: Zone Change – 808 Coffeen Street, Parcel 8-21-305 *KAM*  
DATE: October 29, 2012

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**Request:** Changing the approved zoning classification of 808 Coffeen Street, parcel 8-21-305 from Residence B to Neighborhood Business District.

**Applicant:** James Scordo

**Owner:** James Scordo

**SEQRA:** Unlisted

**County review:** Not required

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**Comments:** After receiving the public noticed mailed for the proposed zone change at 816 Coffeen Street, the applicant expressed interest in being included in the change. No specific development has been proposed.

This change should not be approved unless 816 Coffeen Street is also changed to Neighborhood Business District—otherwise the district would not be contiguous and could be considered spot zoning.

This parcel lies within Local Waterfront Revitalization Program boundary, and it was previously been decided during the LWRP rezoning to leave it as Residence B.

The adopted Land Use Plan shows the parcel in question as “Medium Density Residential.”

cc: City Council Members  
Robert J. Slye, City Attorney  
Justin Wood, Civil Engineer II  
James Scordo

26 October 2012

Honorable Mayor and City Council  
City of Watertown  
245 Washington Street  
Watertown, NY 13601



Re: 808 Coffeen Street  
Zone Change Request

Dear Honorable Mayor and City Council:

We are requesting a Zone Change from Residence B to Neighborhood Business at 808 Coffeen Street, parcel 8-21-305. This Zone Change coincides with a Zone Change request of our adjacent neighbor to the west, at 816 Coffeen Street, parcel 8-21-306 proposed to be reviewed at your November 6, 2012 Planning Board meeting.

We have attached 15 sets of this cover letter, deed, tax map, and Short Environmental Assessment Form for review at the referenced Planning Board meeting. We have also provided a \$100 check, payable to the City of Watertown. An Electronic PDF file copy will also be forwarded.

If you have any questions please contact my brother Pat Scordo (315 771-2166) prior to Friday November 2, or my sister Maria Ellingsworth at 315 767-0021 after November 2. Maria will be attending the November 6, 2012 Planning Board meeting.

Thank you for your consideration.

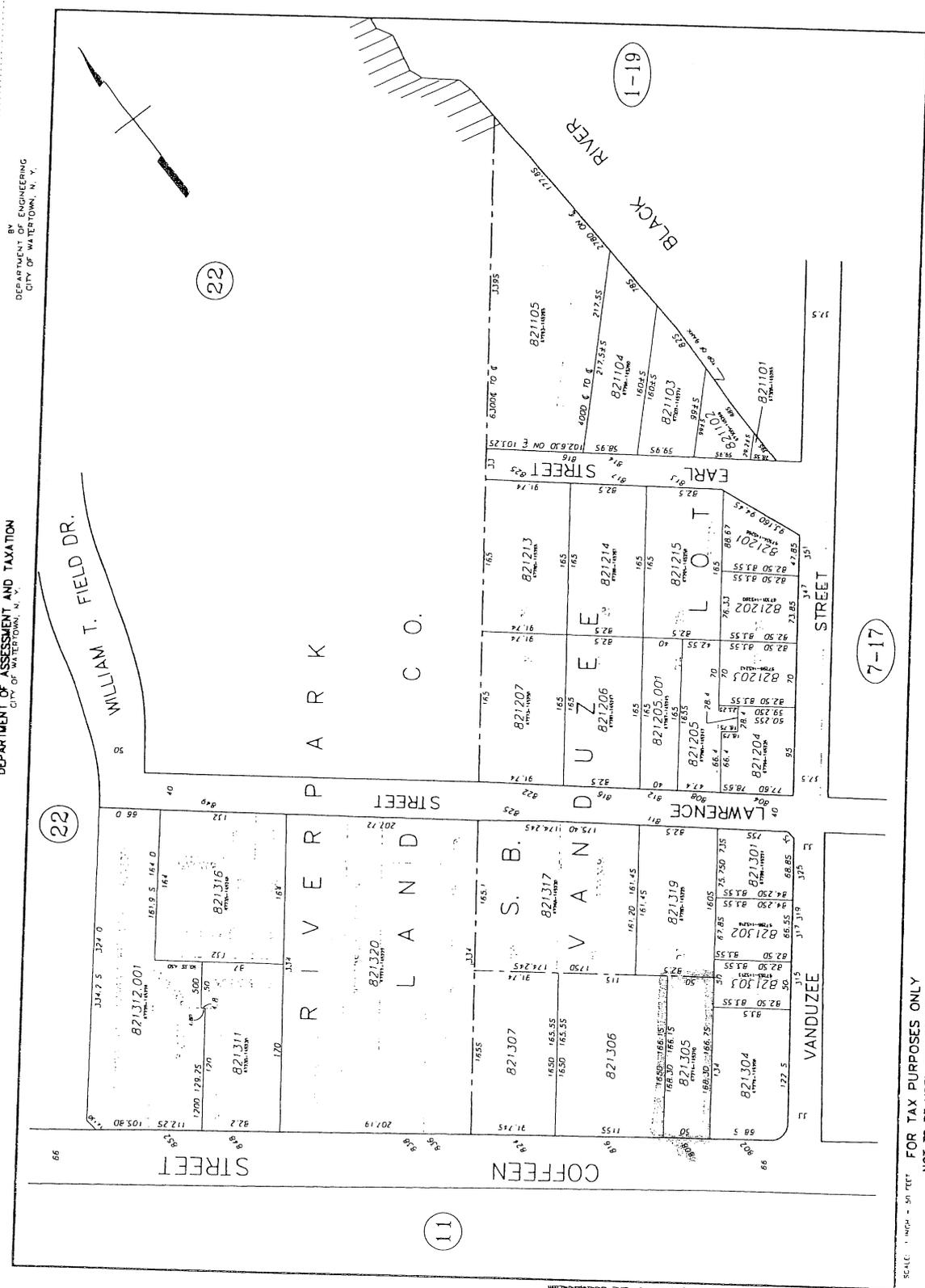
Sincerely

James P. Scordo

Attachments

MADE FOR  
DEPARTMENT OF ASSESSMENT AND TAXATION  
CITY OF WATERLOO, N. Y.

BY  
DEPARTMENT OF ENGINEERING  
CITY OF WATERLOO, N. Y.



SCALE: 1" = 50' FEET  
FOR TAX PURPOSES ONLY  
NOT TO BE USED FOR CONVEYANCE

REVISED JANUARY 3, 2004

DISTRICT 8 MAP 21

**Excerpt from the Minutes – Planning Board 11/6/2012**

**ZONE CHANGE – RES. B TO NBD  
816 COFFEEN STREET – PARCEL 8-21-306**

The Planning Board then considered a request submitted by Jennifer Parrish to change the approved zoning classification of 816 Coffeen Street, parcel 8-21-306, from Residence B to Neighborhood Business District.

Scott Gerni of Clear Choice Homes was in attendance to represent the applicant. He explained that he had purchased the house and needed the zone change in order to run his real estate business out of the garage.

Mrs. Gervera asked if he had an offer on the house or if he already owned it. Mr. Gerni stated that he already owns the property. [Note: the owner of record is still Jennifer Parrish, by deed on 9/5/2012.]

Mr. Davis noted that the property is adjacent to an existing NBD area, and thus the change makes sense.

Mr. Davis then moved to recommend that City Council approve the request submitted by Jennifer Parrish to change the approved zoning classification of 816 Coffeen Street, parcel 8-21-306, from Residence B to Neighborhood Business District.

Mrs. Pistolese seconded, all voted in favor.

**ZONE CHANGE – RES. B TO NBD  
808 COFFEEN STREET – PARCEL 8-21-305**

The Board then considered a request submitted by James Scordo to change the approved zoning classification of 808 Coffeen Street, parcel 8-21-305, from Residence B to Neighborhood Business District.

Maria Ellingsworth was in attendance to represent the applicant, her brother. She noted that the house would likely be put on the market soon, due to the passing of their father.

The owners of 802 Coffeen Street were present in the audience. They were in favor of the change, and noted that they would also be interested in having their property added to the proposal.

Mr. Davis made a motion to recommend that City Council approve the request submitted by James Scordo to change the approved zoning classification of 808 Coffeen Street, parcel 8-21-305, from Residence B to Neighborhood Business District.

Mr. Fontana seconded, all voted in favor.

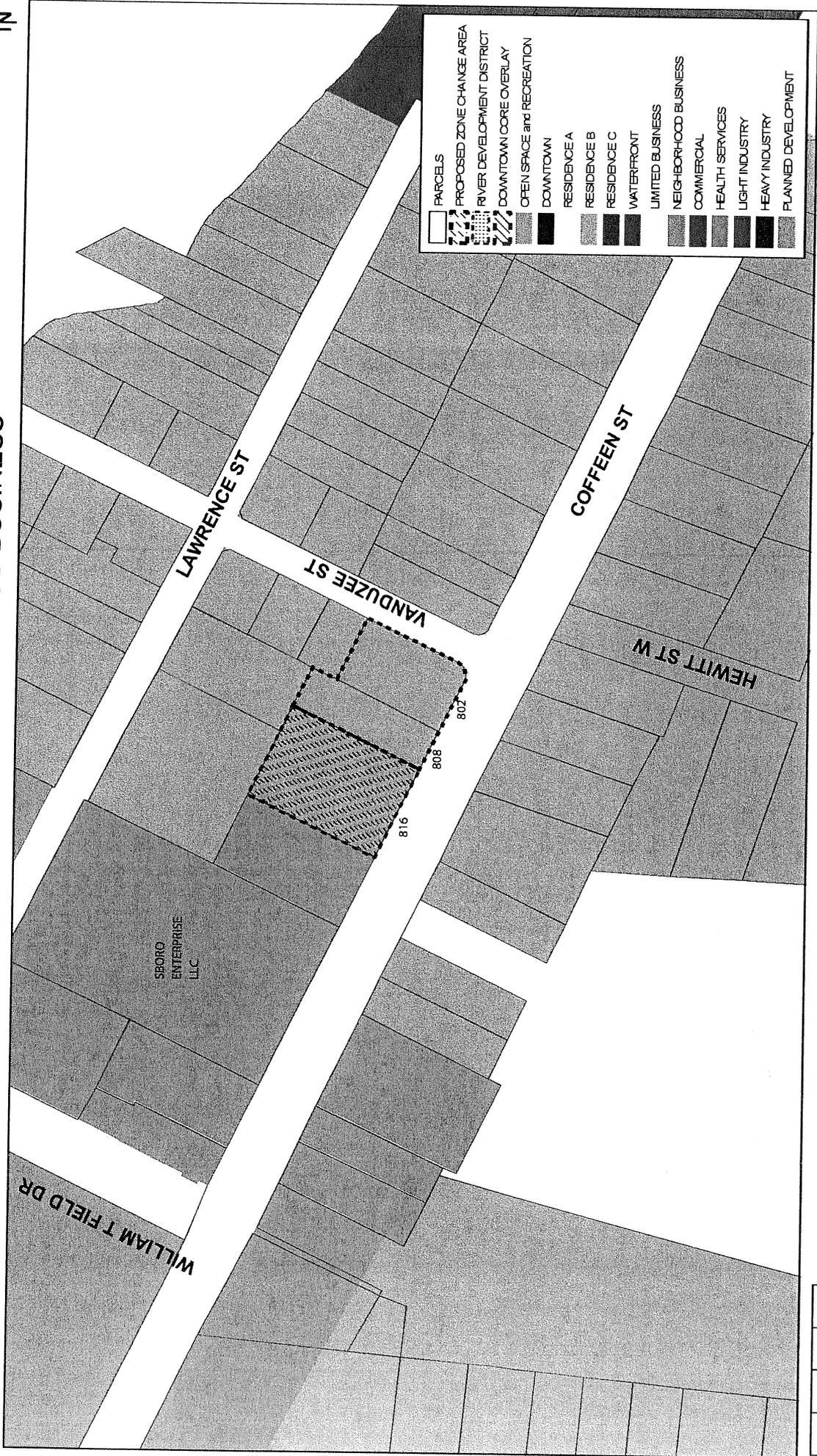
Mr. Mix noted that the Planning Board could make a motion to recommend including the corner property in the zone change as requested by the owner, so that it is not the only parcel left as Residence B on the block.

Mr. Fontana made a motion to recommend that City Council change 802 Coffeen Street, parcel 8-21-304, from Residence B to Neighborhood Business District.

Mr. Davis seconded, all voted in favor.



**PROPOSED ZONE CHANGE  
816 COFFEEN ST  
RESIDENCE B to NEIGHBORHOOD BUSINESS**



	PARCELS
	PROPOSED ZONE CHANGE AREA
	RIVER DEVELOPMENT DISTRICT
	DOWNTOWN CORE OVERLAY
	OPEN SPACE and RECREATION
	DOWNTOWN
	RESIDENCE A
	RESIDENCE B
	RESIDENCE C
	WATERFRONT
	LIMITED BUSINESS
	NEIGHBORHOOD BUSINESS
	COMMERCIAL
	HEALTH SERVICES
	LIGHT INDUSTRY
	HEAVY INDUSTRY
	PLANNED DEVELOPMENT



November 28, 2012

To: The Honorable Mayor and City Council  
From: Sharon Addison, City Manager  
Subject: Endorsement of Creation of Human Resource Position

During the first four months as City Manager, it has become apparent that the City could significantly benefit from the creation of a Human Resource (HR) position. This position would provide for centralized and consistent development, management and administration of human resources; compliance and training policies; and activities to develop, retain and promote an excellent workforce by nurturing a high-performance work culture.

In the City's best interest of minimizing the impact to the FY13 Adopted Budget, I propose creating a single HR position, that of Management Confidential HR Assistant. The long-term plan would be to formally establish an HR department with a Director and staff to perform payroll, benefits, and other required HR activities. At this point, I do not anticipate creating any new positions to achieve the final organizational structure.

I request Council's approval to proceed with plans to establish the HR Assistant position.

November 28, 2012

To: The Honorable Mayor and City Council  
From: Kenneth A. Mix, Planning and Community Development Coordinator  
Subject: Woolworth Building Project

Two of the requests made by the developers of the Woolworth Building, David Gallo and Erich Seber, at the November 26, 2012 City Council Work Session were the waiving of building permit fees and the transfer of the Iron Block/Woodruff II site.

The building permit fee for a project that has a construction cost of \$10,405,000 is \$18,422.

The proposal for the land is that it would be sold for a nominal amount, and the sale would only take place if the renovation of the Woolworth Building moves forward.

Does the City Council wish to have resolutions drafted that authorize these actions? The Council's December 17<sup>th</sup> meeting will be the last regular meeting where action can be taken to meet the tax credit application deadline.

November 28, 2012

To: The Honorable Mayor and City Council  
From: Kenneth A. Mix, Planning and Community Development Coordinator  
Subject: Watertown Local Development Corporation Representative Designee

The City Council appointed me to the Board of the Watertown Local Development Corporation (WLDC) on July 16, 2012. I have found the experience of serving on the Board enjoyable and professionally rewarding.

The WLDC By-Laws call for the naming of a “designee” to attend Board Meetings if I am unable to. Unless the City Council objects, I will be naming Michael Lumbis, Planner, as my designee.

November 28, 2012

To: The Honorable Mayor and City Council  
From: James E. Mills, City Comptroller  
Subject: Property Offers – 434 Court Street and 442 Court Street

The City has received the attached letter from Clifford Pickett Sr. stating an interest to purchase 434 Court Street and 442 Court Street from the City for \$100 per parcel. Both properties were acquired by the City in June 2000 as a result of the City's tax enforcement process. Mr. Pickett owns 410, 416 424, 430 and 457 Court Street.

Staff recommends that these properties not be sold as they were part of the former Mason's Junkyard and thus may have environmental issues. The City is in the chain of title and could be responsible for clean-up costs if a future owner exposes contamination. Also, the right-of-way for Black River Parkway has never been defined and part of 434 Court Street may be need for that.

# CLIFFORD K. PICKETT SR.

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225 Mechanic Street  
Watertown, NY 13601\*  
Cell: 315-771-6994

October 10, 2012

James Mills,  
City Comptroller  
City Hall  
245 Washington St.  
Suite 203  
Watertown, NY 13601  
Ph: (315) 785-7754  
Fx: (315) 785-7826

Dear Friend,

I am highly interested in buying some city owned vacant brownfield lots. I have previously purchased the following tax map ID for \$100 and I thought that the other 2 were included as 1 sale & I was sadly misunderstood for:  
430 Court St. 7-07-203.000.

Therefore I would submit an offer of \$100 per lot for a total purchase of \$200 for following tax map ID's:  
434 Court St. 7-07-204.000  
442 Court St. 7-07-205.000

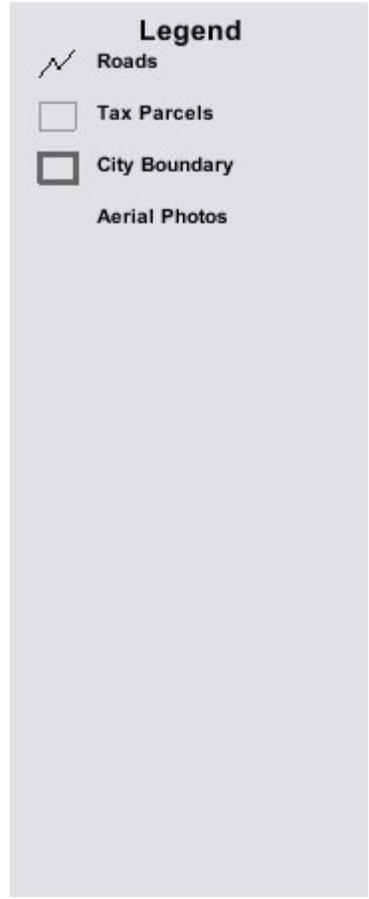
I appreciate your time & consideration on this matter. Please do not hesitate in contacting me with any questions or concerns.

Sincerely,  
Clifford K. Pickett Sr.

Signature



### 434 and 442 Court Street



December 4, 2012

*Disclaimer:* This map was prepared by the City of Watertown Internet Mapping Application. The information was compiled using the most current data available. It is deemed accurate, but is not guaranteed.

November 27, 2012

To: Sharon Addison, City Manager  
From: Erin E. Gardner, Superintendent of Parks and Recreation  
Subject: Admission waiver for Toys for Tots

Parks and Recreation is requesting to waive the skate rental fee and the admission fee to those people that bring a gift for Toys for Tots on December 14th at our Family Skate Night. Family Skate Night will be from 7:00pm-10:00pm and we plan to have Santa at the Family Skate Night to skate with the kids. We feel that this would be an excellent way for the City to "give back" to the community.