

County of Jefferson
Office of the County Administrator



Historic Courthouse
195 Arsenal Street, 2nd Floor
Watertown, NY 13601-2567
Phone: (315) 785-3075 Fax: (315) 785-5070

December 18, 2012

Hon. Jeffrey E. Graham, Mayor,
and Watertown City Council
City of Watertown
245 Washington Street, Room 302A
Watertown NY 13601

Re: Jefferson Community College Residence Hall

Dear Honorable Mayor and City Council:

The County of Jefferson petitions the City of Watertown for a proposed change of zone from Residence "A" District to a "Residence "C" District on lands owned by the County of Jefferson as described in the attachments which accompany this letter. The purpose of this change in zone is to allow for the development of the proposed JCC Residence Hall Project.

The Faculty-Student Association at JCC has proposed the development of a Residence Hall on County property adjacent to the current JCC campus. The proposed facility will consist of two (2), four (4) story housing wings interconnected by a single-story common area. The total housing units encompassed within this facility will be sixty four (64) suites totaling 290 beds.

The current zoning of the property on which the planned development is proposed is Residence "A" District. Among the uses allowed in a Residence "A" District is "any institution of higher learning, but not dormitory accommodations". Current City zoning allows dormitory use in a Residence "C" District.

The Faculty-Student Association is confident that this is a viable project, based on studies performed by outside consultants. These studies focused on the housing needs of the College, and the number of beds that the College's student population could support. Also, on-campus housing is a growing trend among community colleges. For JCC to be competitive in the community college market the College believes that on-campus housing is a necessity.

The County of Jefferson is confident that the City of Watertown understands the nature of this request. Should there be a need for any questions or updates on meeting information, I can be contacted by phone at (315) 785-3075 or by email at mikek@co.jefferson.ny.us. Also, Joseph L. Thesier, P.E. with Bernier Carr & Associates is available to answer questions of a technical nature by phone at (315) 782-8130 or by email at jthesier@thebcgroup.com.

Thank you for your assistance in this matter.

Very truly yours,

Michael E. Kaskan
Deputy County Administrator

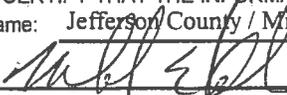
Appendix C

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 Jefferson County	2. PROJECT NAME JCC Residence Hall
3. PROJECT LOCATION: Municipality City of Watertown County Jefferson	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) See Attached Map	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Residence Hall Construction	
7. AMOUNT OF LAND AFFECTED: Initially <u>6.55</u> acres Ultimately <u>6.55</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 Currently zoning does not allow for Dormitory use.	
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: Lands are part of the Jefferson Community College Campus	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: NYS DEC - SWPPP Permit City of Watertown - Zoning Change & Site Plan approval.	
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>Jefferson County / Michael K. Kaskan, Deputy Administrator</u> Date: <u>12/18/12</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

OVER

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Reset

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



**PROJECT
LOCATION**

Contract Drawing Reference No.

LOCATION MAP

Drawn By
JBE

Checked By
JLT

Revisions:

**PROPOSED
JCC RESIDENCE HALL**

Scale
NOT TO SCALE

Date
12/17/2012

File No. 2010-088

BERNIER, CARR & ASSOCIATES

Sheet No.

1



Bernier, Carr & Associates, Engineers, Architects and Land Surveyors, P.C.

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SUGGESTED DESCRIPTION

Jefferson Community College
Zone Change Parcel

December 18, 2012
Project No. 2010-088

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

BEGINNING at 1-1/2 inch iron pipe found in the westerly line of the City of Watertown Tax Parcel No. 8-29-107, said point of beginning is situate the following bearings and distances from the intersection of the easterly street margin of Hycliff Drive North with the northerly street margin of Coffeen Street:

1. N 24° 44' 17" E, along the easterly margin of Hycliff Street, a distance of 73.92 feet to a point;
2. N 30° 48' 00" E, to and along the aforesaid westerly line of the City of Watertown Tax Parcel No. 8-29-107, a distance of 1307.01 feet to an angle point in said westerly line;
3. N 26° 21' 49" E, continuing along the westerly line of the City of Watertown Tax Parcel No. 8-29-107, a distance of 160.01 feet to the POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING N 65° 10' 11" W a distance of 659.76 feet to a point situate approximately 30 feet from the centerline of the pavement of Cannoneer Loop as located on November 27, 2012;

THENCE along Cannoneer Loop the following bearings and distances and approximately 30 feet from the aforementioned centerline of the pavement of Cannoneer Loop located on November 27, 2012:

1. N 25° 56' 29" E, a distance of 344.74 feet to a point;
2. A generally northeasterly direction and on a curve to the right having a radius of 424.00 feet, a distance of 129.92 feet to a point, said point being a direct tie of N 34° 43' 11" E, 129.41 feet from the last mentioned point;
3. N 43° 29' 52" E, a distance of 39.04 feet to the southwesterly limits of Rand Drive;

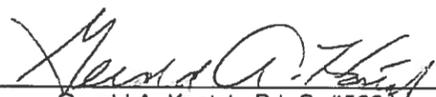
THENCE S 53° 59' 11" E, along the southwesterly limits of Rand Drive, a distance of 348.58 feet to a point;

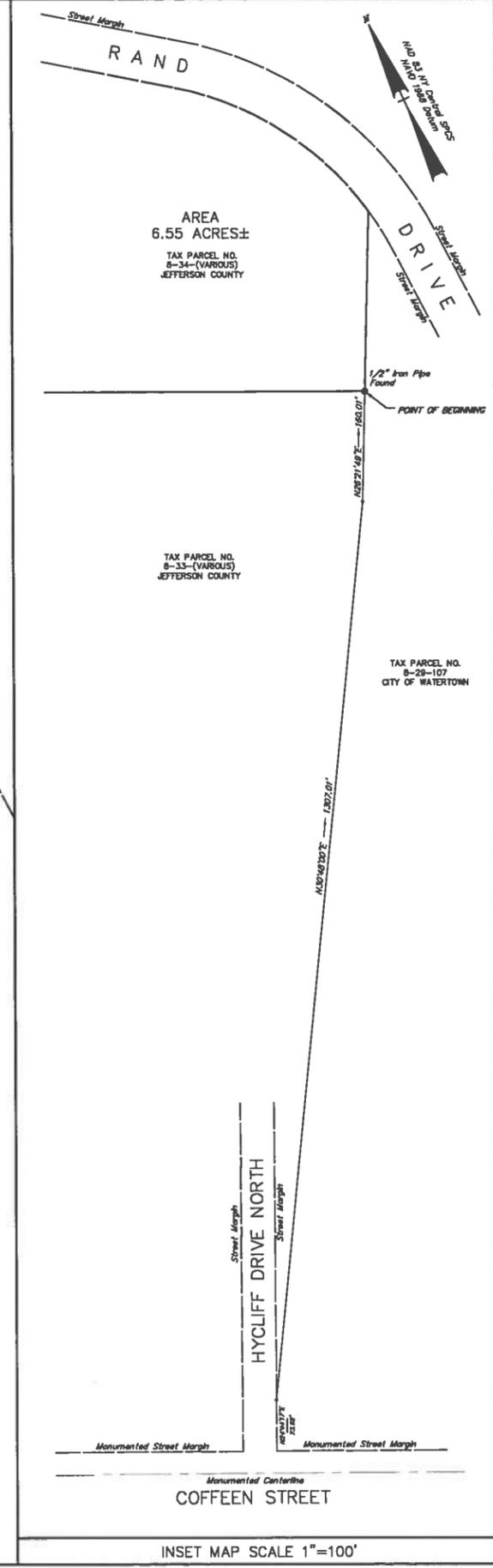
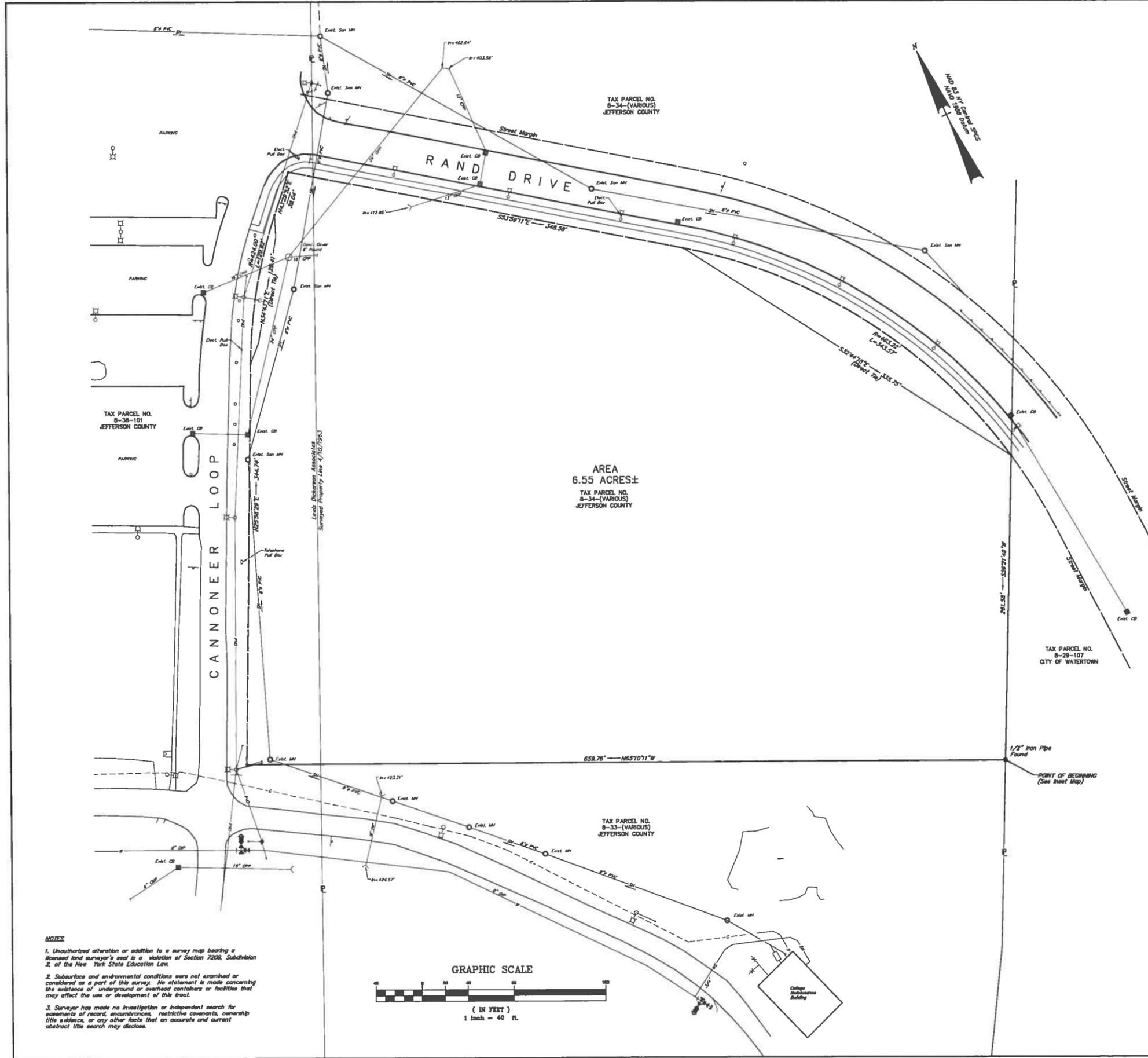
THENCE in a generally southeasterly direction, along the southwesterly limits of Rand Drive, as the limits curve to the right at a radius of 463.22 feet, a distance of 343.57 feet to a point, said point is situate a direct tie of S 32° 44' 18" E, 335.75 feet from the last mentioned point in the southwesterly limits of Rand Drive;

THENCE S 26° 21' 49" W, distance of 261.58 feet to the point of beginning.

CONTAINING 6.55 acres of land more or less.

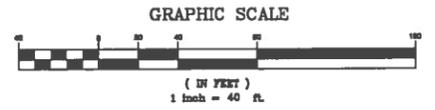
Bernier Carr & Associates
327 Mullin Street
Watertown, New York 13601


Gerald A. Kostyk, P.L.S. #50011



NOTES

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2, of the New York State Education Law.
2. Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this tract.
3. Surveyor has made no investigation or independent search for existence of record encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current abstract title search may disclose.



BERNIER CARR & ASSOCIATES

BERNIER, CARR & ASSOCIATES, ENGINEERS, ARCHITECTS & LAND SURVEYORS, P.C.

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ZONING CHANGE PLAT

**JEFFERSON COMMUNITY COLLEGE
NEW DORMITORY PARCEL**

City of Watertown - County of Jefferson - State of New York

Revisions: 1)

Drawn By JJO	Checked By MFP
Scale 1"=40'	Date 12/18/2012
File No. 2010-068	
Sheet No.	

1



TAX PARCEL NO.
8-36-101
JEFFERSON COUNTY

6.55 ACRES AREA
TAX PARCEL NO.
8-34 (VARIOUS)
JEFFERSON COUNTY

TAX PARCEL NO.
8-29-107
CITY OF WATERTOWN



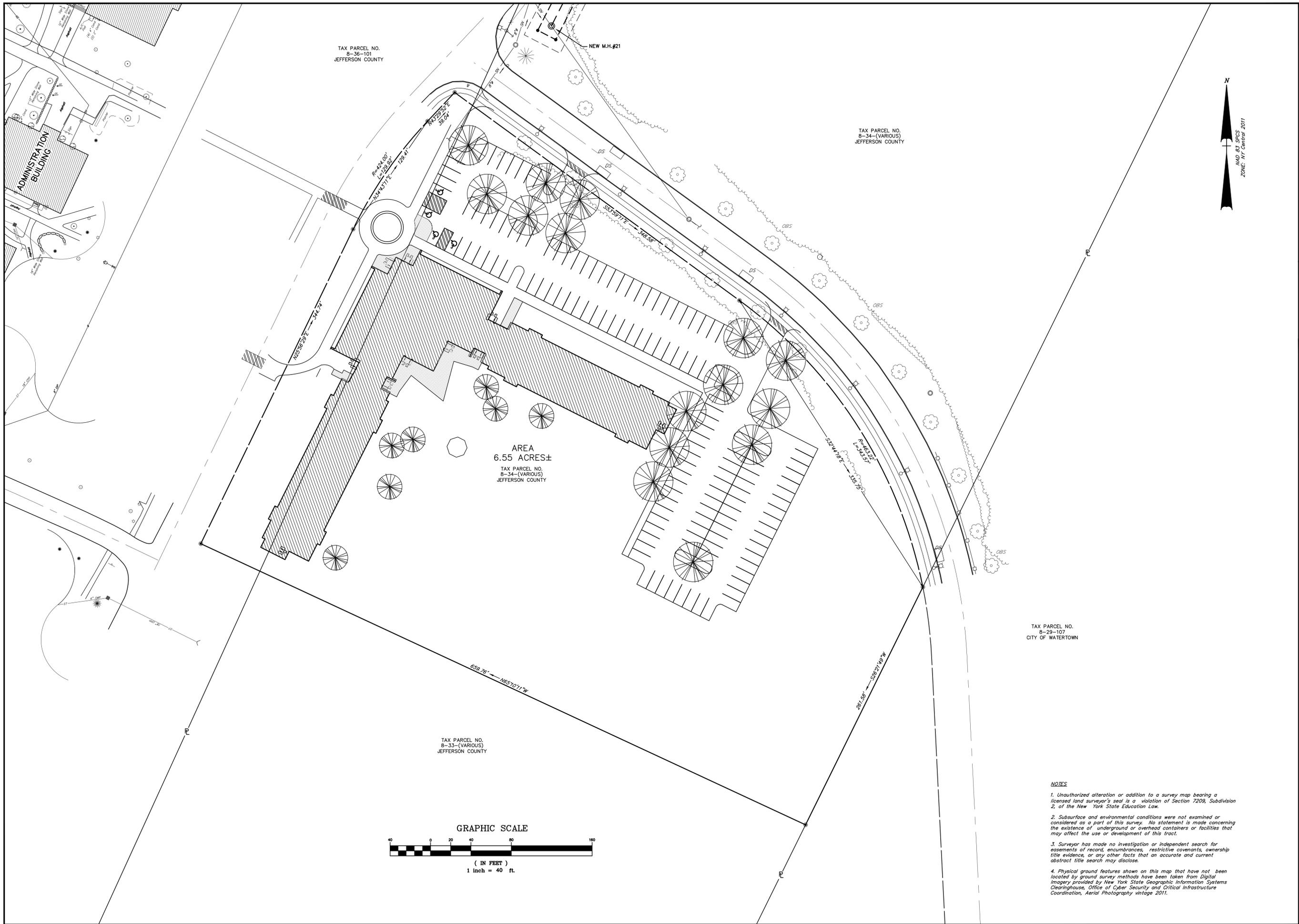
- NOTES**
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 2. Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this tract.
 3. Surveyor has made no investigation or 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.
 4. Physical ground features shown on this map that have not been located by ground survey methods have been taken from Digital Imagery provided by New York State Geographic Information Systems Clearinghouse, Office of Cyber Security and Critical Infrastructure Coordination, Aerial Photography vintage 2011.

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PRELIMINARY PROPERTY PLAT
JEFFERSON COMMUNITY COLLEGE
DORMATORY FACILITIES
County of Jefferson - State of New York

Revisions: 1.)	
THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AT THE SITE & NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.	
Drawn By JJG	Checked By MFP
Scale 1"=40'	Date 12/6/2012
File No. 2010-088	
Sheet No. 1	



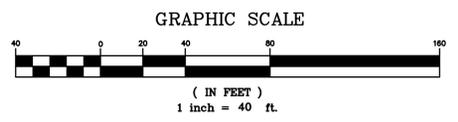
TAX PARCEL NO.
8-36-101
JEFFERSON COUNTY

TAX PARCEL NO.
8-34-(VARIOUS)
JEFFERSON COUNTY

AREA
6.55 ACRES±
TAX PARCEL NO.
8-34-(VARIOUS)
JEFFERSON COUNTY

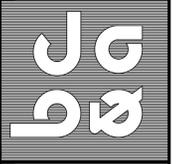
TAX PARCEL NO.
8-33-(VARIOUS)
JEFFERSON COUNTY

TAX PARCEL NO.
8-29-107
CITY OF WATERTOWN



- NOTES**
1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2, of the New York State Education Law.
 2. Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this tract.
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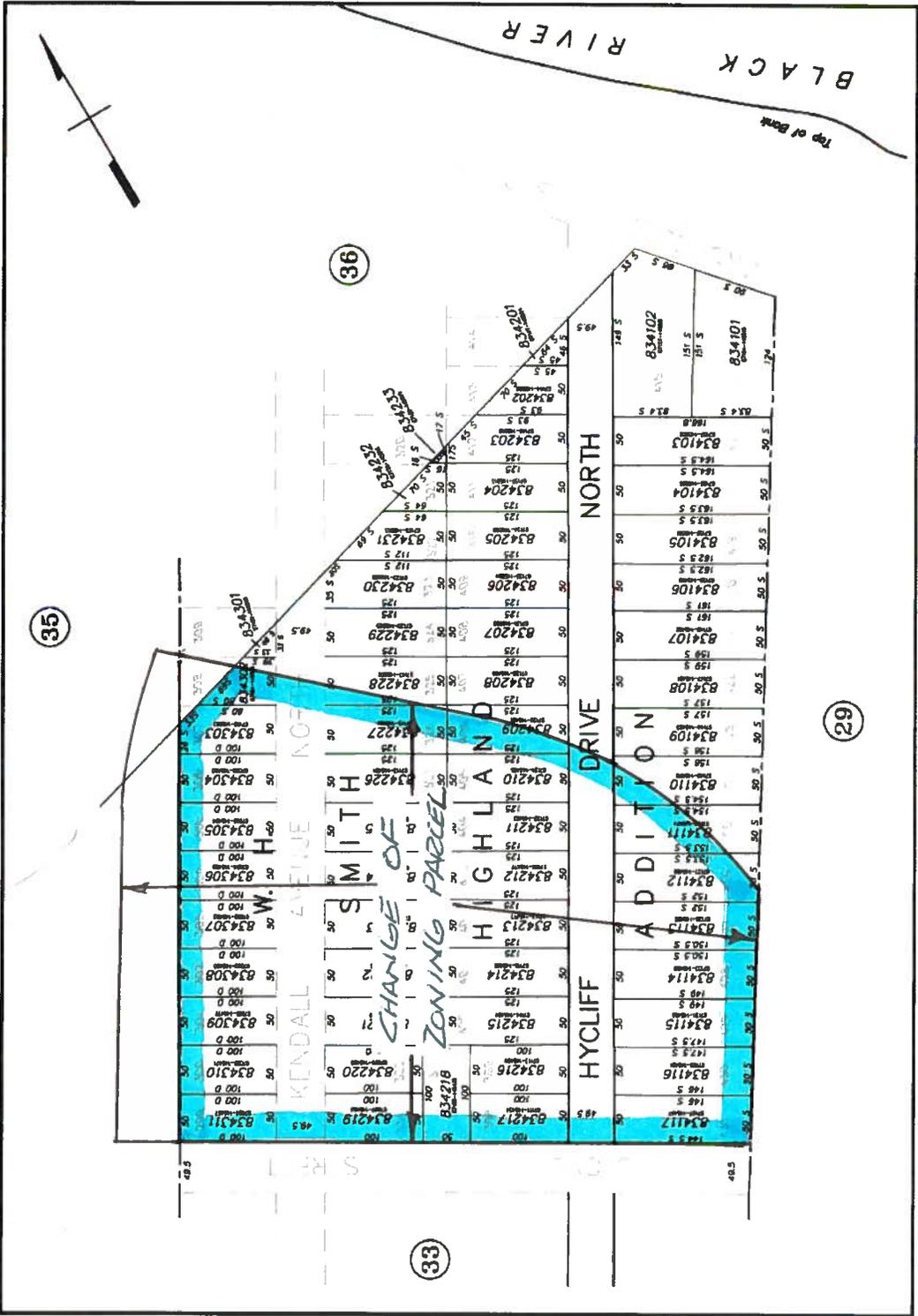
PRELIMINARY SITE PLAN
JEFFERSON COMMUNITY COLLEGE
DORMITORY FACILITIES
County of Jefferson - State of New York

Revisions: 1.)	
THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AT THE SITE & NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.	
Drawn By JJQ	Checked By MFP
Scale AS NOTED	Date 12/6/2012
File No. 2010-088	
Sheet No.	
2	

DEPARTMENT OF ENGINEERING
CITY OF WATERLOON, N. Y.

DEPARTMENT OF ASSESSMENT AND TAXATION
CITY OF WATERLOON, N. Y.

Provided by www.Landmaxdata.com



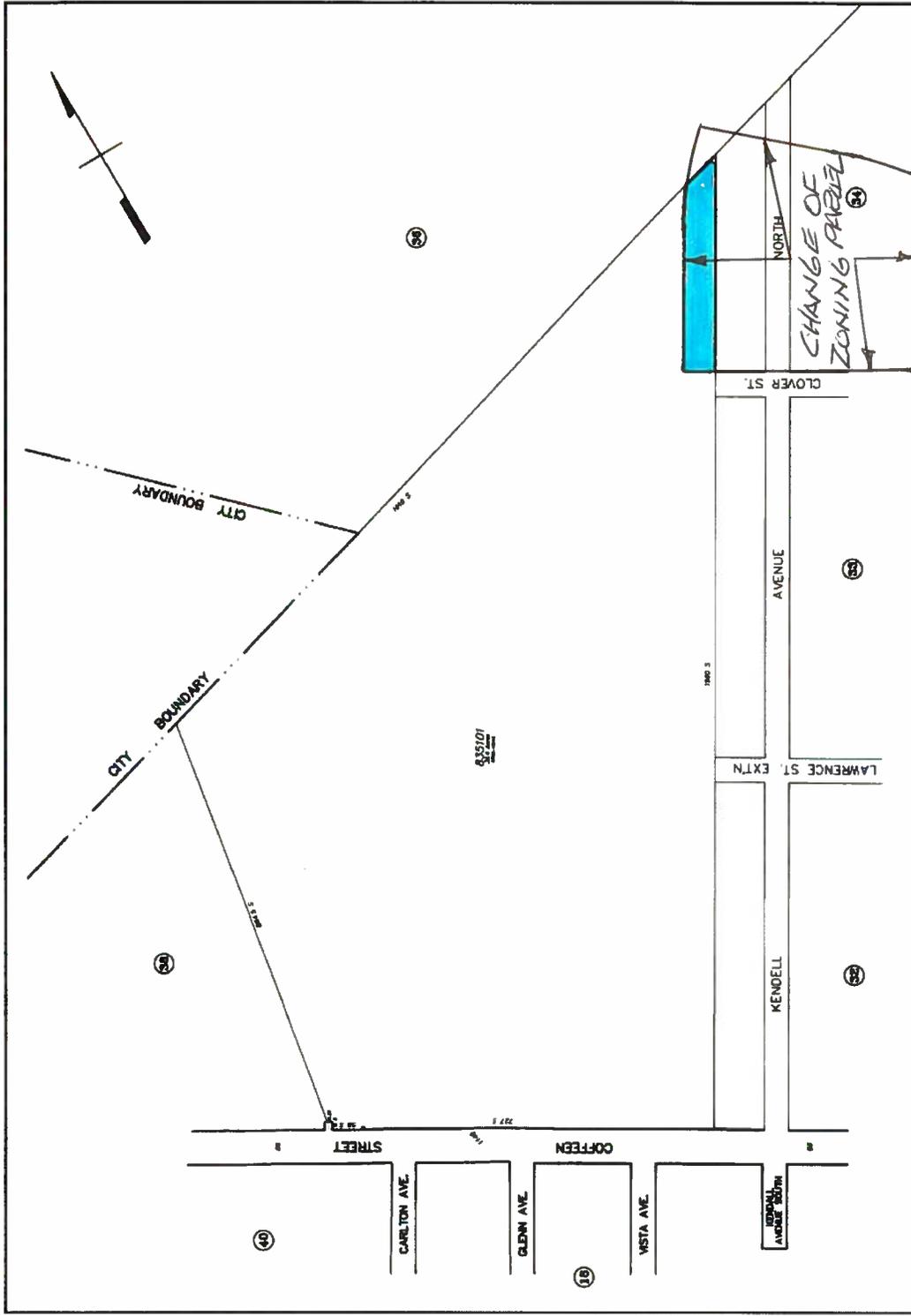
REVISION JANUARY 1, 2005

DISTRICT 8 MAP 34

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

BY
DEPARTMENT OF ENGINEERING
CITY OF BALTIMORE, M. D.

MADE FOR
DEPARTMENT OF PLANNING AND TAXATION
CITY OF BALTIMORE, M. D.

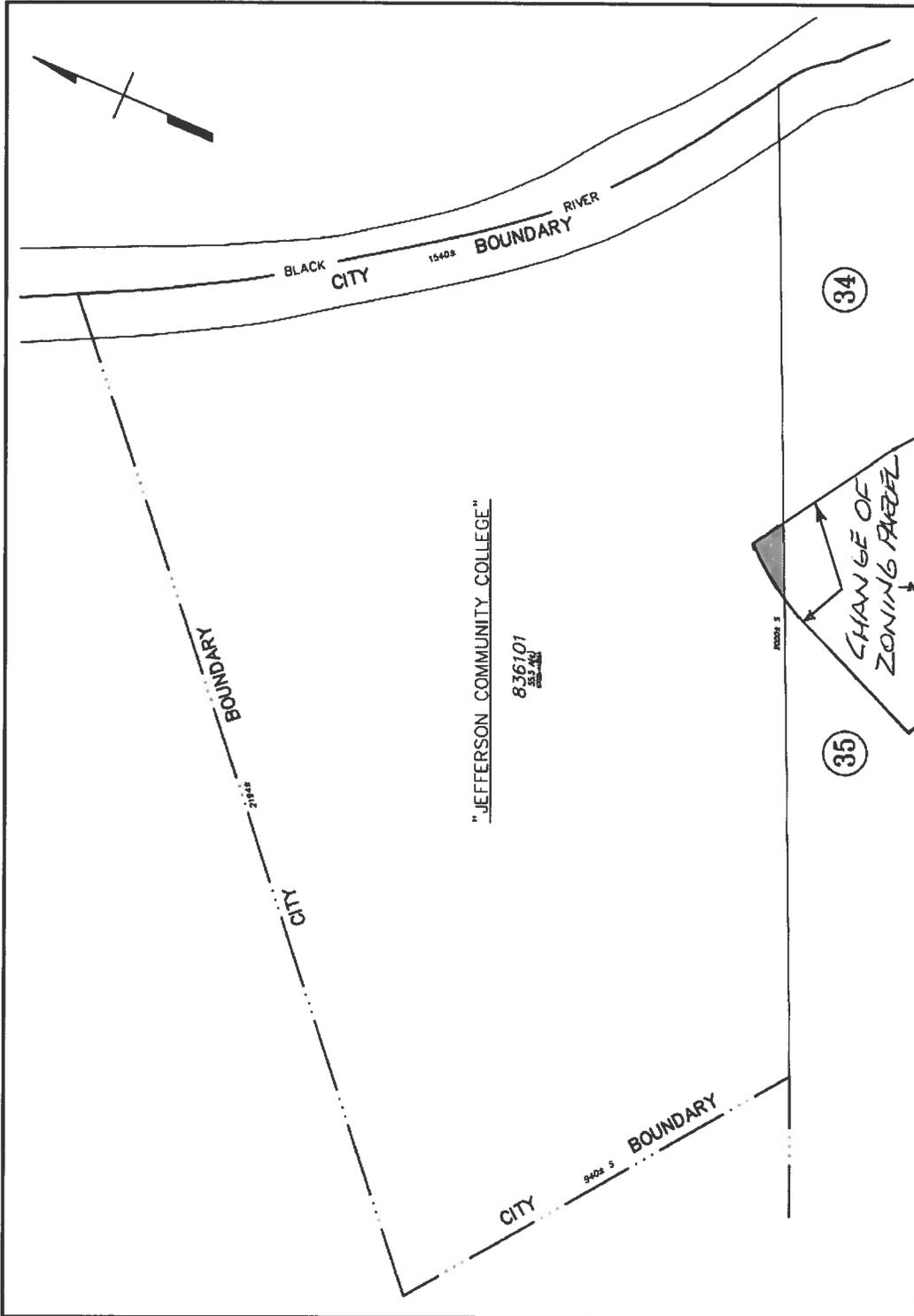


DISTRICT 8 MAP 35

SCALE: 1 inch = 100 FEET
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NOT TO BE USED FOR CONVEYANCE

DEPARTMENT OF ENGINEERING
CITY OF WATERTOWN, N. Y.

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



SCALE: 1 INCH = 100 FEET
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DISTRICT 8 MAP 36