

18 January 2011

Norman Wayte, Chairperson
Planning Board of the City of Watertown
Room 305
245 Washington St
Watertown, NY 13601

Re: Subdivision Submission
Purcell Construction Corp.
Ives Hill Retirement Community Phase III, Watertown, NY

File: 2010-077A

Dear Mr. Wayte:

On behalf of Purcell Construction Corp., we are submitting the following materials for Subdivision review at the February 01, 2011 City Planning Board meeting:

- 4 full size sets of Subdivision Plat for review (Sheets SU101 & SU102);
- 6 – 11 X 17 sets of Subdivision Plat (Sheets SU101 & SU102);
- 10 copies of the tax map with the subject parcel highlighted;
- 10 suggested legal descriptions;
- Short EAF, and
- \$150 Application Fee.

The project is located on tax parcel; 14-49-101 in the City of Watertown.

The owner would like to subdivide a 2.230 acre± parcel from the subject premises. The proposed subdivision is in a Planned Development District and complies with existing zoning and land use characteristics.

If there are any questions or you require additional information, please feel free to contact our office.

Sincerely,
GYMO, Architecture, Engineering & Land Surveying, PC

Stephen J. Gracey
Survey Project Manager

Attachments

pc: Brian Drake, P.E. – GYMO, PC
Pat Scordo, P.E. - GYMO, PC
Christina Schneider - Purcell Construction Corp.
Rick Gefell – Purcell Construction Corp.



SUGGESTED DESCRIPTION

Ives Hill Retirement Community, Inc.
City of Watertown
Parcel 1

January 18, 2011
Project Number 2010-077A
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ALL THAT TRACT OR PARCEL OF LAND situate in the City of Watertown, County of Jefferson, State of New York and being further described as follows:

BEGINNING at a city monument found at the intersection of the southwesterly boundary line of the parcel of land conveyed by Janvid Corporation to Maple Court Apartments by deed recorded in the Jefferson County Clerk's Office in Liber 832, at Page 394 on October 04, 1971 and the southeasterly street margin of Jewell Drive ;

THENCE S. 64°-53'-03" E., a distance of 144.12 feet to a point, said point being situate S. 06°-55'-34" W., 0.24 feet from a 5/8" rebar with cap found;

THENCE S. 25°-06'-57" W., passing through a 5/8" rebar with cap found at 94.62 feet and continuing, a total distance of 94.83 feet to a point;

THENCE S. 64°-53'-03" E., a distance of 40.00 feet to a point, said point being situate a direct tie of S. 19°-37'-11" E., 0.25 feet from a 5/8" rebar with cap found;

THENCE S. 22°-46'-39" W., through the parcel of land conveyed by Revision Development, LLC to Ives Hill Retirement Community, Inc. by deed recorded in the Jefferson County Clerk's Office as File Number 2006-18060 on October 25, 2006, a distance of 222.96 feet to a 1/2" iron pipe with cap set;

THENCE S. 76°-36'-34" W., continuing through the said Revision Development, LLC to Ives Hill Retirement Community, Inc. conveyance, a distance of 135.26 feet to a 1/2" iron pipe with cap set;

THENCE N. 58°-33'-59" W., continuing through the said Revision Development, LLC to Ives Hill Retirement Community, Inc. conveyance, a distance of 114.05 feet to a 1/2" iron pipe with cap set;

THENCE N. 36°-03'-59" W., continuing through the said Revision Development, LLC to Ives Hill Retirement Community, Inc. conveyance, a distance of 109.86 feet to a 1/2" iron pipe with cap set in the southeasterly street margin of Jewell Drive;

THENCE generally northeasterly along the southeasterly street margin of Jewell Drive and along a curve to the left at a radius of 530.00 feet, a distance of 77.51 feet to a city monument found, said monument being situate a direct tie of N. 35°-38'-13" E., 77.44 feet from the last mentioned iron pipe;

THENCE generally northeasterly, continuing along the southeasterly street margin of Jewell Drive and along a curve to the right at a radius of 470.00 feet, a distance of 241.69 feet to a city monument found, said monument being situate a direct tie of N. 46°-10'-45" E., 239.03 feet from the last mentioned monument;

THENCE generally northeasterly, continuing along the southeasterly street margin of Jewell Drive and along a curve to the left at a radius of 251.70 feet, a distance of 43.29 feet to the POINT OF BEGINNING, said point being situate a direct tie of N. 55°-59'-02" E., 43.23 feet from the last mentioned monument;

CONTAINING 2.230 acres of land more or less.

SUBJECT to any rights or restrictions of record.

IT BEING the intent to describe a portion of the parcel of land conveyed by Revision Development, LLC to Ives Hill Retirement Community, Inc. by deed recorded in the Jefferson County Clerk's Office as File Number 2006-18060 on October 25, 2006, as shown on a map titled "Proposed Subdivision Plat, The Land of Ives Hill Retirement Community, Inc., Jewell Drive, City of Watertown, New York", dated January 18, 2011, prepared by GYMO, Architecture, Engineering & Land Surveying, P.C., Watertown, New York.

Gregory F. Ashley
P.L.S. #50257

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

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

1. APPLICANT/SPONSOR	2. PROJECT NAME
3. PROJECT LOCATION: Municipality _____ County _____	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY:	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input type="checkbox"/> No If no, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input 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: _____	
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 type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals Site Plan Approval NYS DOH - Water NYS DEC - Sewer	
12. AS A RESULT OF PROPOSED ACTION, WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: _____	Date: _____
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

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? 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 patterns, 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 CEA?
 Yes No

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.

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

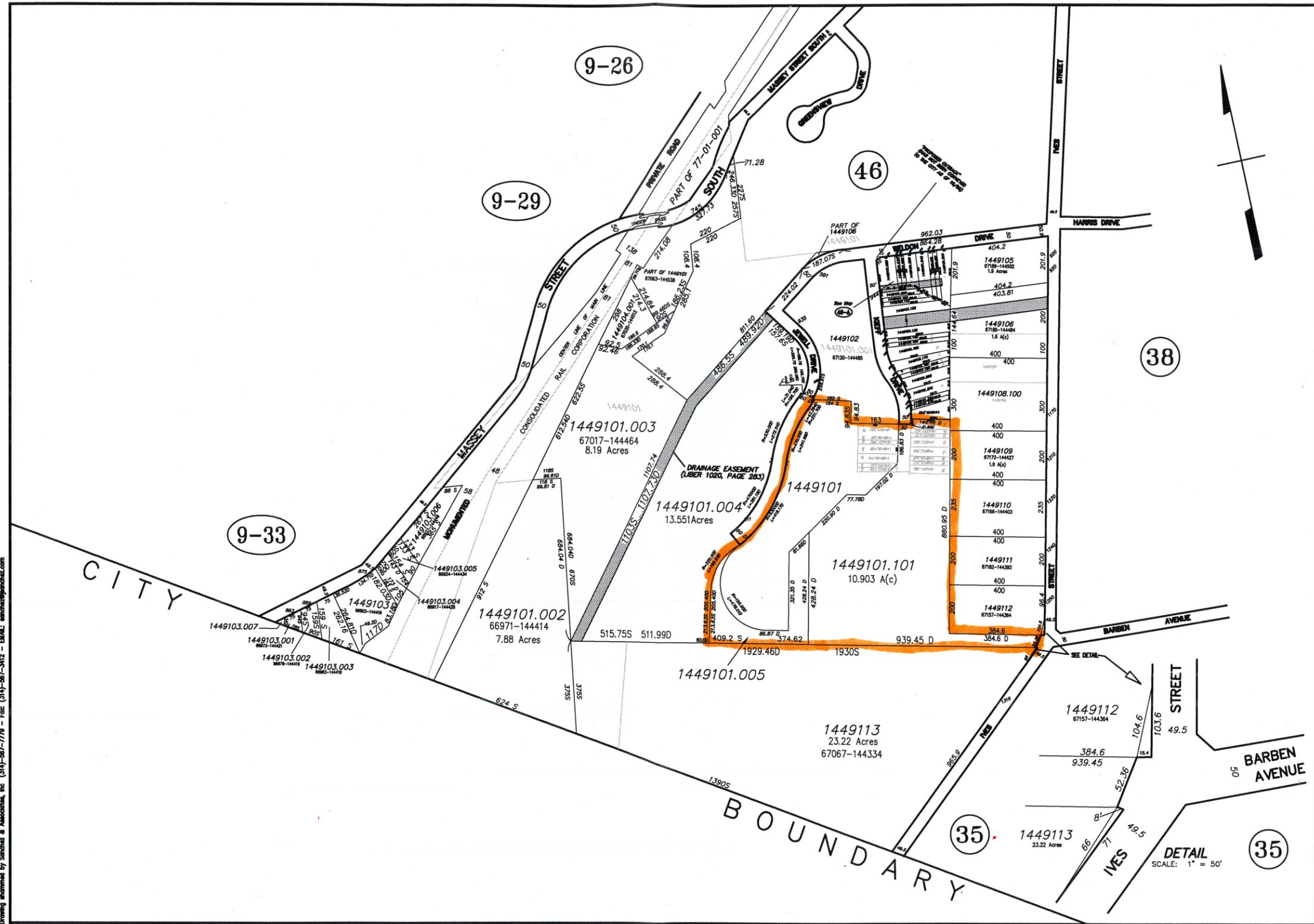
Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date



Drawing prepared by Sanchez & Associates, Inc. (315) 587-7779 - Fax: (315) 587-3412 - EMAIL: sanchez@sanchez.com

SCALE: 1 INCH = 200 FEET
FOR TAX PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

REVISÉ JANUARY 11, 2008
DISTRICT 14 MAP 49