STANFORD J. ZECCOLO

ENGINEER AND SURVEYOR
320 FLOWER AVENUE WEST
WATERTOWN, NEW YORK 13601

BUS: (315) 782-2558

January 13, 2014

Planning Board
City of Watertown
245 Washington Street
Watertown, New York 13601

Dear Sir:

Mr. Joseph Finn owns three parcels of land on East Main Street. #281 and #287 are existing house lots and are occupied. There is a vacant lot 40 feet wide by 100 feet deep between them.

It is his intention to split the vacant lot in half and annex twenty feet of frontage width to each house lot. He resides at #281 and #287 is for sale.

No additions or future construction is anticipated on the vacant lot. Nothing is affected by this subdivision. The only action required is Planning Board approval.

Respectfully submitted,

Stanford J. Zeccolo

Stanford J. Zeccolo, PE & LS

SUGGESTED BOUNDARY DESCRIPTION
FOR

#281 EAST MAIN STREET
CITY OF WATERTOWN
JEFFERSON COUNTY

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

Beginning at a railroad spike set in the northerly monumented margin of East Main Street, said beginning point being located North 77°55'48" East a distance of 53.70 feet from the monumented intersection of the easterly margin of Addison Street and the northerly margin of East Main Street;

thence North 12°04'12" West along the lands of Worcester (Instr.# 2010-6672) on the west, a distance of 100.00 feet to a point being 0.1 feet northeast of a ½ inch iron pipe found;

thence North 77°55'48" East along the lands of Seymour (Bk 1744 Pg 58) on the north, a distance of 40.00 feet to a point being 0.2 feet northeast of a ½ inch iron pipe found;

thence continuing, North 77°55'48" East along the lands of Seymour (Bk 1744 Pg 58) on the north, a distance of 20.00 feet to a capped iron pipe set;

thence South 12°04'12" East along a new boundary line through the lands of Finn (Instr.#2006-2820), a vacant lot known as #3 East Main Street, a distance of 100.00 feet to a point near the center of a 24 inch tree;

thence South 77°55'48" West along the northerly monumented margin of East Main Street, a distance of 60.00 feet to the point and place of beginning.

Contains 0.138 acres of land. As shown on a subdivision map by Zeccolo, LS, dated January 13, 2014.

SUGGESTED BOUNDARY DESCRIPTION
FOR

#287 EAST MAIN STREET
CITY OF WATERTOWN
JEFFERSON COUNTY

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

Beginning at a point near the center of a 24 inch tree in the northerly monumented margin of East Main Street, said beginning point being located North 77°55'48" East a distance of 113.70 feet from the monumented intersection of the easterly margin of Addison Street and the northerly margin of East Main Street;

thence North 12°04'12" West along a new boundary line through the lands of Finn (Instr.#2006-2820), a vacant lot known as #3 East Main Street, a distance of 100.00 feet to a capped iron pipe set;

thence North 77°57'24" East along the lands of Seymour (Bk 1744 Pg 58) and Jacobs (Instr.#2007-122) on the north, a distance of 69.94 feet to a point being 0.1 feet north of a steel post 4 feet in height;

thence South 10°36'35" East along the lands of Hui (Instr.#2008-8635) on the east, a distance of 100.00 feet to a rebar set;

thence South 77°55'48" West along the northerly monumented margin of East Main Street, a distance of 67.39 feet to the point and place of beginning.

Contains 0.158 acres of land. As shown on a subdivision map by Zeccolo, LS, dated January 13, 2014.

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Joseph Finn Subdivision

Name of Action or Project:
281 - 287 East Main St.

Project Location (describe, and attach a location map):
Tax Map Parcels: 305105.000, 305104.000 & 305103.000

Brief Description of Proposed Action:
#281 and #287 E. Main St. are house lots & occupied. There is a 40' vacant lot between them. The vacant lot is to be split in half and 20' annexed to each house lot.

Name of Applicant or Sponsor:	Telephone: 631-374-0575
Joseph Finn	E-Mail:

Address:
281 East Main St.

City/PO:	State:	Zip Code:
Watertown	NY	13601

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☒	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	☒	☐

3.a. Total acreage of the site of the proposed action? 0.3 acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.3 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☒
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☒	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☒
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☒
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: The proposed action is dividing an existing vacant lot.	☐	☒
10. Will the proposed action connect to an existing public/private water supply? Existing Houses already using water. If No, describe method for providing potable water: _____		☒
11. Will the proposed action connect to existing wastewater utilities? see above If No, describe method for providing wastewater treatment: _____		☒
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☒	☐
b. Is the proposed action located in an archeological sensitive area?	☒	☐
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☒	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☒ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☒	☐
16. Is the project site located in the 100 year flood plain?	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☒	☐

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

Applicant/sponsor name: _____ Date: _____

Signature: _____

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ 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.

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)

PRINT

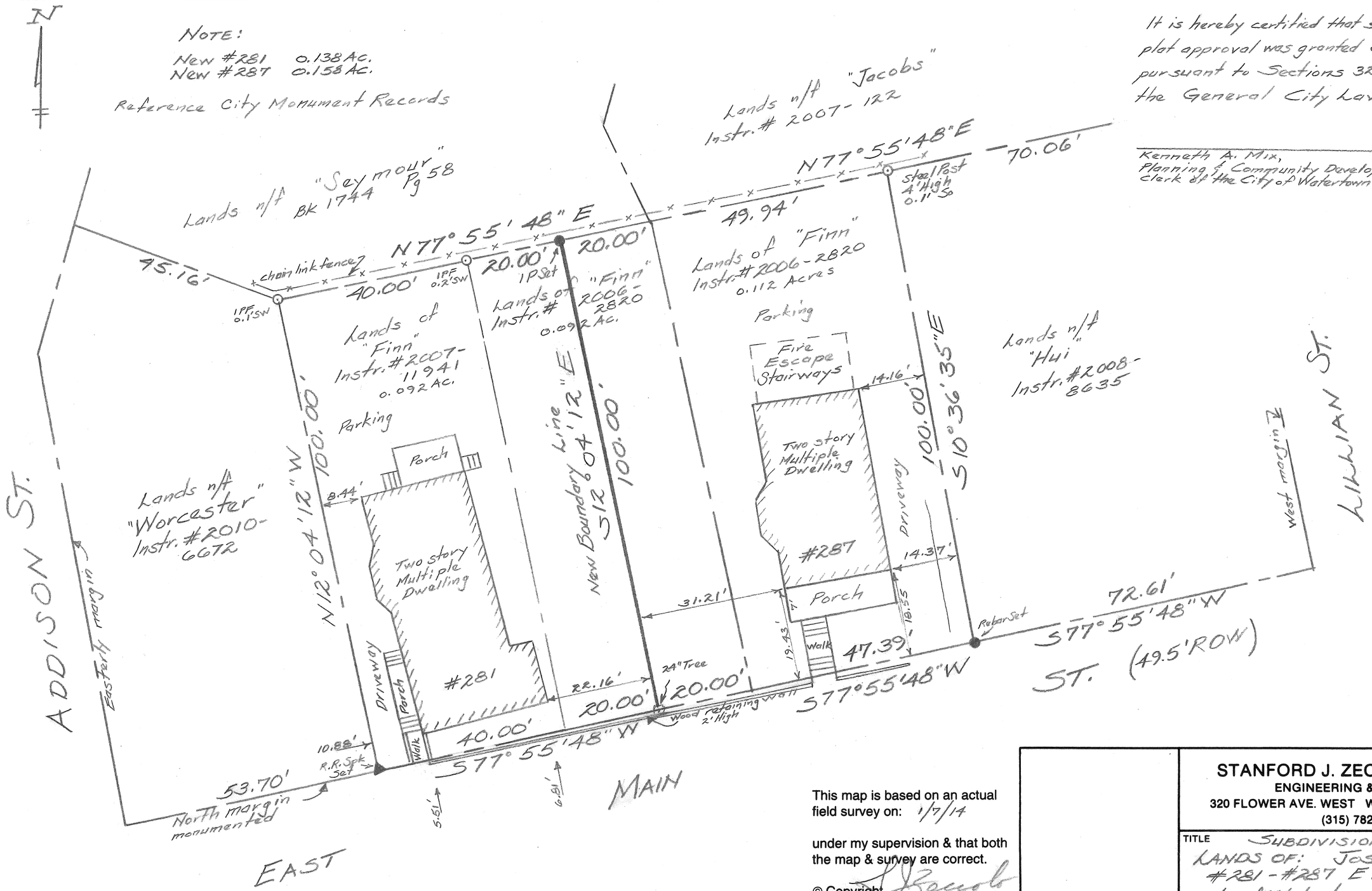
305109
67975-145156
305108
67975-145150
Seymour
1744-58
305117
67986-145152
Jacobs
2007-122
305101.100
305103
67985-145144
305104
67981-145142
305105
67977-145141
305106
6772-145140
STREET
EAST
STREET
Hui
-101.100
2008-8635
Pinn
2014.101
-106
Worcester
2010/6672
Pinn
631-374-0575

2

NOTE:
New #281 0.138 Ac.
New #287 0.158 Ac.
Reference City Monument Records

It is hereby certified that subdivision final plat approval was granted on _____ pursuant to Sections 32, 33, and 34 of the General City Law.

Kenneth A. Mix,
Planning & Community Development Coordinator,
Clerk of the City of Watertown Planning Board



This map is based on an actual field survey on: 1/7/14

under my supervision & that both the map & survey are correct.

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1/13/14

Original copies bear a blue seal & initials.

STANFORD J. ZECCOLO, P.E., L.S.
ENGINEERING & SURVEYING
320 FLOWER AVE. WEST WATERTOWN, N.Y. 13601
(315) 782-2558

TITLE SUBDIVISION MAP
LANDS OF: JOSEPH FINN
#281 - #287 E. MAIN ST.
City of Watertown Jefferson Co.

TAX PARCEL NO. 3-05-103, -104, -105

SCALE 1" = 20' | DATE 1/13/14 | DRAW. NO. 14101

0 20