



# STORINO GEOMATICS

LAND SURVEYING SERVICES & CONSULTING, PLLC

PROFESSIONAL LAND SURVEYORS

THOMAS M. STORINO, PLS  
ADAM M. STORINO, PLS

March 7, 2013

Mrs. Sara Freda, Chairman  
City of Watertown Planning Board  
C/O City of Watertown Engineering Dept.  
245 Washington Street, Rm. 305  
Watertown, NY 13601

Dear Mrs. Freda,

On behalf of our client, The New York State Zoo at Thompson park, we respectfully request the attached materials be reviewed for subdivision approval at the next available planning board meeting.

The parcel to be subdivided is City of Watertown Tax Map P.N. 12-26-101.000, VL – 5 Gotham Street, owned by The Thompson Park Conservancy, Inc. Currently the subject parcel is in an undeveloped state and consists of mostly brush and woods other than a small portion along the property of the Watertown Golf Club (P.N. 12-26-104.000) where golf course improvements have been determined to be encroaching on the subject parcel. Our client wishes to subdivide the parcel into two parcels, one of which will encompass golf course improvements. The parcel including the golf course improvements will be conveyed to the Watertown Golf Club, and the remainder will be sold. To our knowledge, the portion to be conveyed to the golf course will continue to be utilized for golf course uses, and the remainder to be sold is to remain in an undeveloped state.

Attached please find the following for the boards review:

- Subdivision Plat (10);
- Suggested Legal Description (Golf course portion only.) (10);
- Tax Map (10);
- Short form SEQR (10);
- CD including electronic copies of all data above, and
- Check No. 1313 in the amount of \$150.00.

Should you have any questions or require any additional information, please don't hesitate to contact us.

Sincerely,

Adam Michael Storino, PLS  
*Partner, Survey Project Manager*

CC: Mr. John Wright, Executive Director  
New York State Zoo at Thompson Park

**SUGGESTED DESCRIPTION - PARCEL B**  
**A 0.743 ACRE PORTION OF CITY OF WATERTOWN TAX MAP P.N. 12-26-101.000**  
**VL – 5 GOTHAM STREET**  
**LANDS OF THOMPSON PARK CONSERVANCY, INC.**

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

COMMENCING at a point marking the intersection of the northeasterly assumed margin of Gotham Street (49.5' R.O.W.) with the southerly property line of the parcel of land (P.N. 12-30-101.000) conveyed by George C. Sherman & Ano. to the City of Watertown in a deed dated February 6, 1917, recorded in the Jefferson County Clerk's Office on March 26, 1917 in Liber 350 of Deeds, at Page 89, said point being situate along said northeasterly assumed margin a direct tie of N 49°49'10" W, 1009.59 feet from a 5/8" capped iron rebar set at a point marking the intersection of said northeasterly assumed margin with the division line between the City of Watertown and the Town of Watertown;

THENCE N 71°17'36" E, along the common property line between said Sherman & Ano. to City of Watertown conveyance (P.N. 12-30-101.000) and the parcel of land (P.N. 12-26-101.000) conveyed by Aline C. J. Taylor to Thompson Park Conservancy, Inc. in a corrective deed recorded in the Jefferson County Clerk's Office on February 5, 1998 in Liber 1606 of Deeds, at Page 38, passing through a bronze D.P.P. monument found at 2.01 feet and continuing a total distance of 932.34 feet to a bronze D.P.P. monument found in the southerly property line of the parcel of land (P.N. 12-26-104.000) conveyed by Eugene R. Taylor & Ano. to Watertown Golf Club, Inc. in a deed dated May 10, 1926, recorded in the Jefferson County Clerk's Office on October 14, 1927 in Liber 387 of Deeds, at Page 410, said monument being situate a direct tie of S 86°12'47" E, 339.78 feet from a bronze D.P.P. monument found;

THENCE S 86°12'47" E, along the common property line between said Eugene R. Taylor & Ano. to Watertown Golf Club, Inc. conveyance (P.N. 12-26-104.000) and said Aline C. J. Taylor to Thompson Park Conservancy, Inc. conveyance (P.N. 12-26-101.000), a distance of 272.29 feet to a 5/8" capped iron rebar set, said rebar marking the POINT OF BEGINNING;

THENCE from said point of beginning, S 68°03'02" E, along the common property line between said Eugene R. Taylor & Ano. to Watertown Golf Club, Inc. conveyance (P.N. 12-26-104.000) and said Aline C. J. Taylor to Thompson Park Conservancy, Inc. conveyance (P.N. 12-26-101.000), a distance of 454.34 feet to a 5/8" capped iron rebar set, said rebar being situate a direct tie of N 68°03'02" W, 1341.75 feet from a city boundary monument (1997);

THENCE S 10°51'25" E, along the common property line between said Aline C. J. Taylor to Thompson Park Conservancy, Inc. conveyance (P.N. 12-26-101.000) and the parcel of land (P.N. 12-26-103.000) conveyed by

Fast Lube of Watertown, Inc. to Aaron A. Netto in a deed dated May 25, 2011, recorded in the Jefferson County Clerk's Office as Instrument Number 2012-14532 on September 18, 2012, a distance of 65.19 feet to a 5/8" capped iron rebar set, said rebar being situate a direct tie of N 10°51'25" W, 312.07 feet from a 5/8" capped iron rebar found;

THENCE the following four (4) courses and distances through said Aline C. J. Taylor to Thompson Park Conservancy, Inc. conveyance (P.N. 12-26-101.000):

1. N 85°14'58" W, a distance of 238.99 feet to a 5/8" capped iron rebar set;
2. N 28°26'12" W, a distance of 131.88 feet to a 5/8" capped iron rebar set;
3. N 61°00'29" W, a distance of 92.56 feet to a 5/8" capped iron rebar set;
4. N 44°11'55" W, a distance of 74.24 feet to the point and place of BEGINNING;

CONTAINING 0.743 Acres [32,383 Square Feet] (Ground) of land more or less.

SUBJECT to any rights or restrictions of record that an updated abstract of title may disclose.

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

INTENDING to describe a 0.743 Acre portion of the parcel of land (P.N. 12-26-101.000) conveyed by Aline C. J. Taylor to Thompson Park Conservancy, Inc. in a corrective deed recorded in the Jefferson County Clerk's Office on February 5, 1998 in Liber 1606 of Deeds, at Page 38.

AS SURVEYED by STORINO GEOMATICS, Land Surveying Services & Consulting, PLLC, on various dates in 12/2013, 01/2014, and 03/06/2014, shown as "Parcel B" on a plat titled "SUBDIVISION PLAT OF A PARCEL OF LAND KNOWN AS TAX MAP P.N. 12-26-101.000, LANDS OF THOMPSON PARK CONSERVANCY, INC.", dated 03/07/2014, a copy of which is part of this instrument.

The bearings and distances used in this description are referenced to New York State Plane Central Zone 3102, as realized from observations referenced to NAD 83 (CORS 96). Coordinates were determined from static GPS observations made on December 31, 2013. Distances are in grid, U.S. Survey Feet. To convert distances to ground divide by 0.999948682.

All 5/8" capped iron rebars set read "STORINO GEO., PLS 50035".

The parcel numbers referred to herein are those as shown upon the Tax Assessment maps of said County that are on file in the Real Property Tax Office in the Jefferson County Office Building, 175 Arsenal Street, Watertown, NY 13601.



Adam Michael Storino, P.L.S. No. 50878  
Licensed Land Surveyor



617.20  
**Appendix B**  
**Short Environmental Assessment Form**

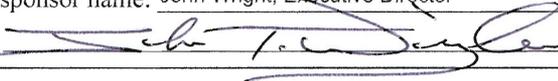
**Instructions for Completing**

**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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Thompson Park Conservancy, Inc. Subdivision			
Project Location (describe, and attach a location map): City of Watertown Tax Map P.N. 12-26-101.000, VL - 5 Gotham Street			
Brief Description of Proposed Action: The parcel to be subdivided is City of Watertown Tax Map P.N. 12-26-101.000, VL - 5 Gotham Street, owned by The Thompson Park Conservancy, Inc. Currently the subject parcel is in an undeveloped state and consists of mostly brush and woods other than a small portion along the property of the Watertown Golf Club (P.N. 12-26-104.000) where golf course improvements have been determined to be encroaching on the subject parcel. The subject parcel will be subdivided into two parcels, one of which will encompass golf course improvements. The parcel including the golf course improvements will be conveyed to the Watertown Golf Club, and the remainder will be sold.			
Name of Applicant or Sponsor: New York State Zoo at Thompson Park		Telephone: (315) 755-0892	
		E-Mail: jwright@nyszoo.org	
Address: One Thompson Park			
City/PO: Watertown		State: NY	Zip Code: 13601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
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:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.743 acres	
b. Total acreage to be physically disturbed?		0.00 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		20.85 acres (by deed)	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>Golf Course</u> <input checked="" type="checkbox"/> Parkland			



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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: John Wright, Executive Director	Date: <u>3/7/14</u>	
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?"

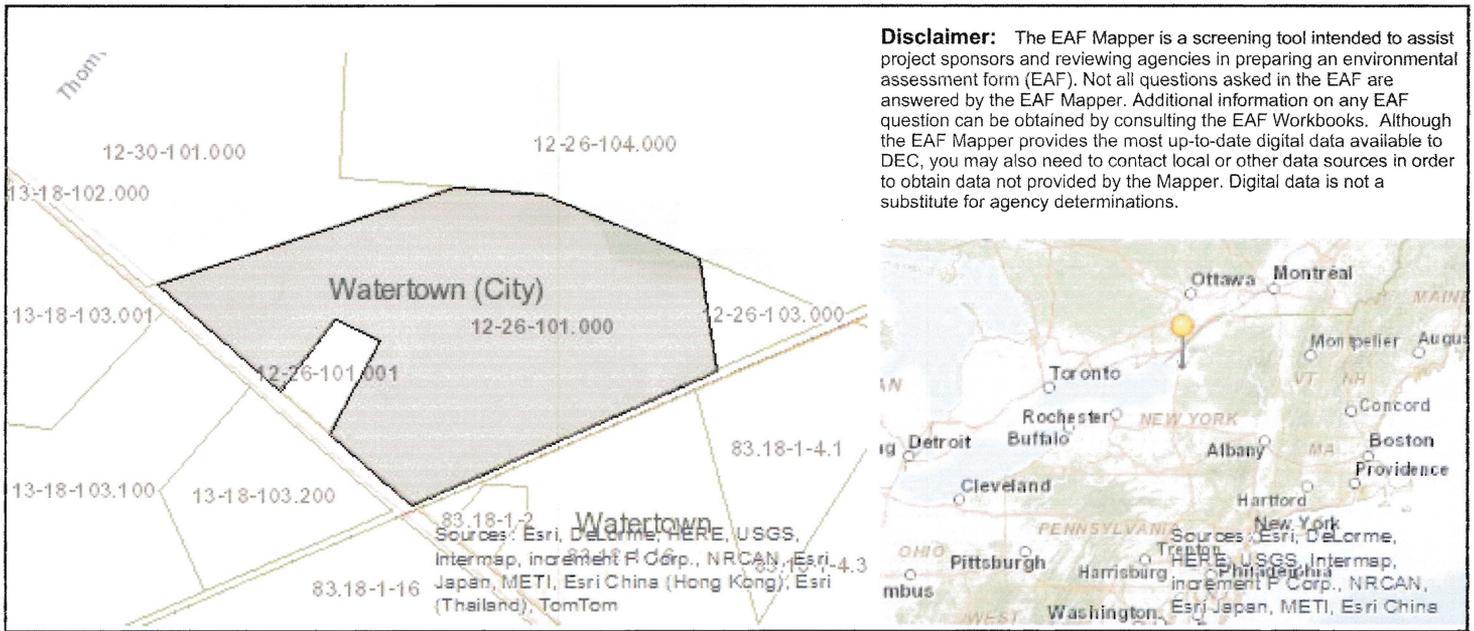
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	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?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

**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.

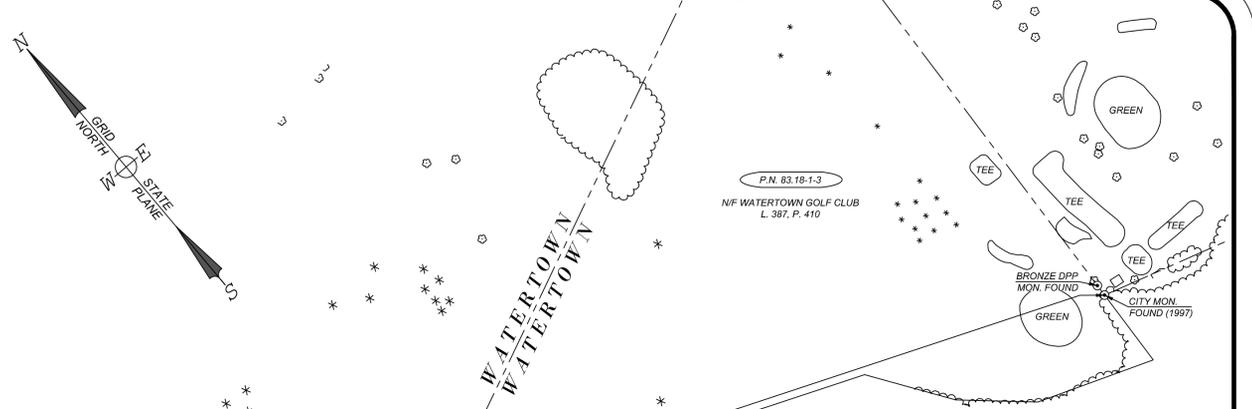
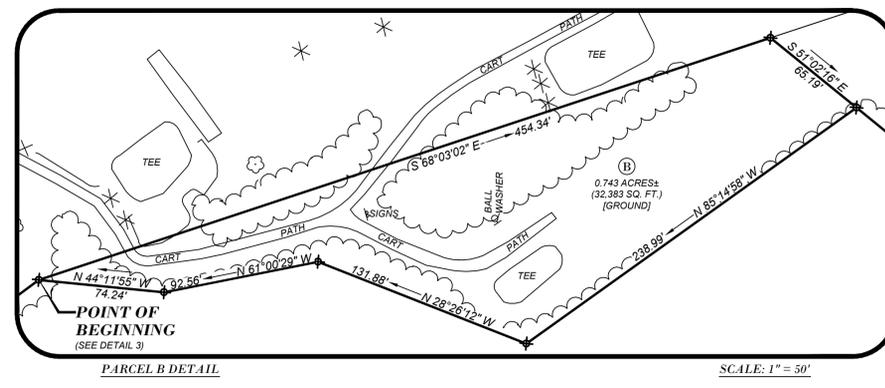
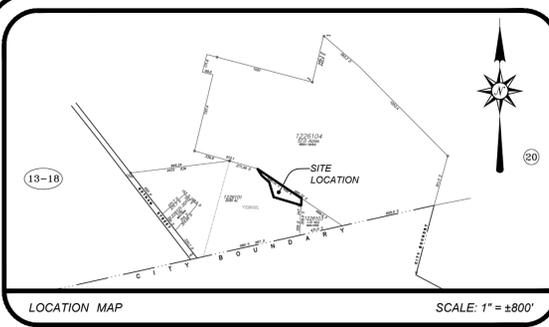
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	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**



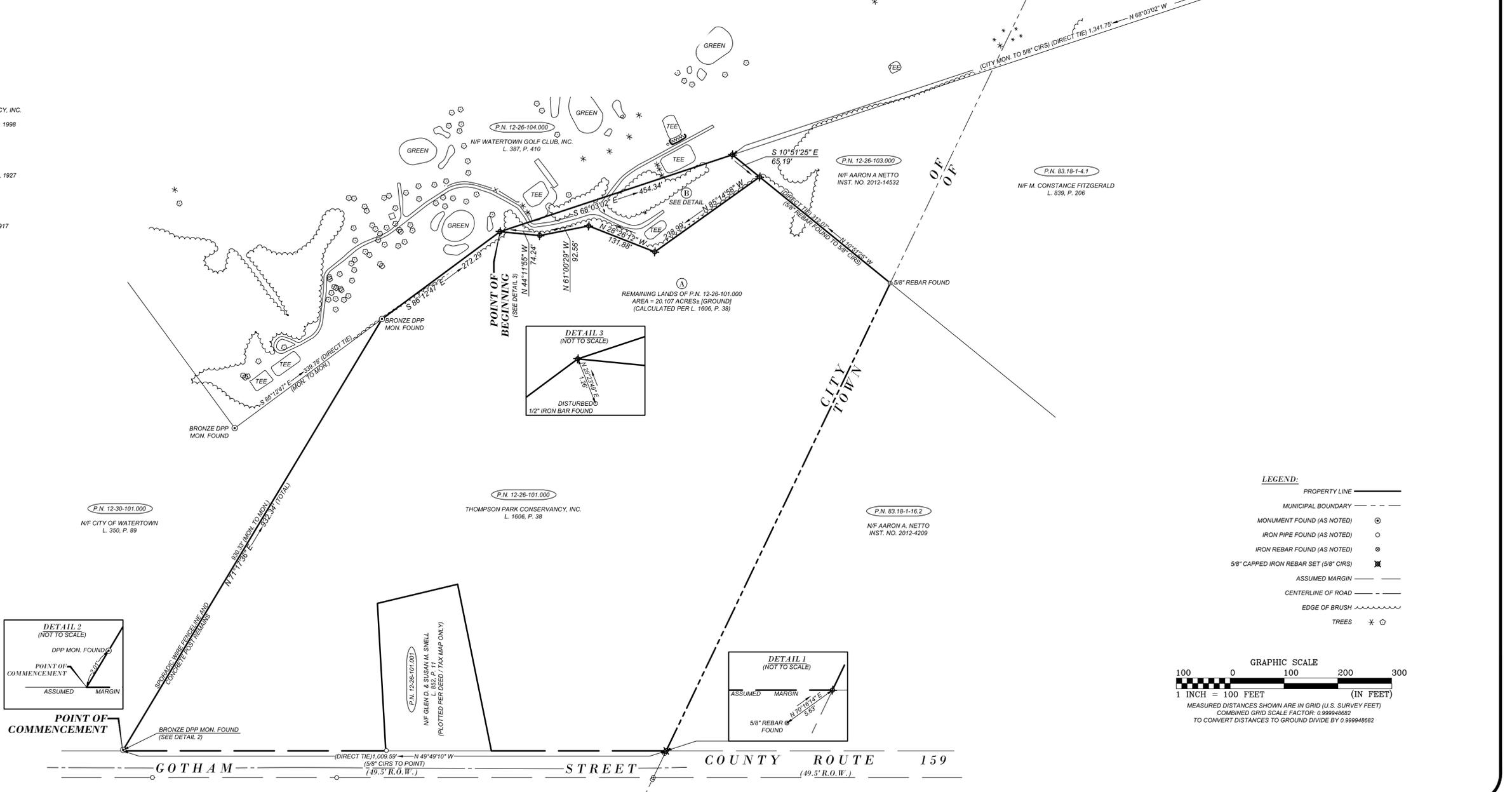
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes- Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No





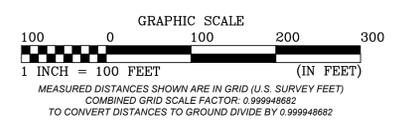
- MAP REFERENCES:**
- "SUBDIVISION MAP OF LAND SURVEYED FOR THE ALINE C. TAYLOR ESTATE, PHASE II, LOTS 8 THROUGH 11", FILE NO. 2011711, BY LAFAYETTE, WHITE & MCGIVERN, L.S., P.C., DATED FEBRUARY 9, 2012, WITH A LAST REVISION DATE OF FEBRUARY 24, 2012.
  - CITY OF WATERTOWN AERIAL PHOTOGRAPHY MAPS ET, FT, AND F8, PREPARED BY TVGA ENGINEERING, SURVEYING, P.C., 1996.
  - CITY OF WATERTOWN MONUMENTATION RECORD, PAGE 143, GOTHAM STREET.
  - CITY OF WATERTOWN DEPARTMENT OF ASSESSMENT AND TAXATION, TAX ASSESSMENT DISTRICT 12 MAP 36, WITH A LAST REVISION OF FEBRUARY 3, 2004.
  - JEFFERSON COUNTY TAX MAP, TOWN OF WATERTOWN, NO. 83.18, LAST REVISED MARCH 1, 2013.
- DEED REFERENCES:**
- (CORRECTIVE DEED) ALINE C. J. TAYLOR TO THOMPSON PARK CONSERVANCY, INC. DEED DATE: NONE DATE RECORDED: FEBRUARY 5, 1998 LIBER 1606, PAGE 38
  - EUGENE R. TAYLOR & ANO. TO WATERTOWN GOLF CLUB, INC. DEED DATE: MAY 10, 1926 DATE RECORDED: OCTOBER 14, 1927 LIBER 387, PAGE 410
  - GEORGE C. SHERMAN & ANO. TO THE CITY OF WATERTOWN DEED DATE: FEBRUARY 6, 1917 DATE RECORDED: MARCH 26, 1917 LIBER 350, PAGE 89

- NOTES:**
- THE BEARINGS AND DISTANCES SHOWN ARE REFERENCED TO NEW YORK STATE PLANE CENTRAL ZONE 3102, AS REALIZED FROM OBSERVATIONS REFERENCED TO NAD 83 (CORS 96). COORDINATES WERE DETERMINED FROM STATIC GPS OBSERVATIONS MADE ON DECEMBER 31, 2013. DISTANCES SHOWN ARE IN GRID, U.S. SURVEY FEET. TO CONVERT DISTANCES TO GROUND DIVIDE BY 0.999948682.
  - SURVEY DATES: 12/2013, 01/2014, AND 03/06/2014.
  - FIELD WORK ON SURVEY DATES INDICATED ABOVE WAS PERFORMED UNDER ADVERSE WEATHER CONDITIONS, INCLUDING SIGNIFICANT GROUND SNOW AND ICE COVER.
  - DUE TO ADVERSE WEATHER CONDITIONS, SURVEYED POINTS AND CITY OF WATERTOWN AERIAL PHOTOGRAPHY UTILIZED TO DEPICT BRUSH LINE AND GOLF COURSE FEATURES. LOCATIONS ARE APPROXIMATE ONLY. (SEE NOTE 5 / MAP REF. 2)
  - ALL ADJOINERS AND REFERENCES ARE PER THE CITY OF WATERTOWN AND JEFFERSON COUNTY REAL PROPERTY ASSESSMENT OFFICES.
  - 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.
  - NO UNDERGROUND FACILITIES, STRUCTURES OR UTILITIES ARE SHOWN ON THIS MAP. PRIOR TO CONSTRUCTION CONTACT UNDERGROUND UTILITIES CALL CENTER OF NEW YORK FOR LOCATIONS OF ALL UNDERGROUND UTILITIES. (1-800-245-2828)
  - CAPS ON ALL 5/8" CAPPED IRON REBARS SET READ: STORINO GEO. PLS 50035



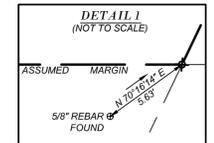
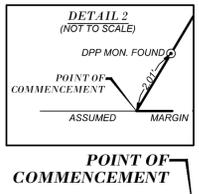
**LEGEND:**

PROPERTY LINE	—————
MUNICIPAL BOUNDARY	- - - - -
MONUMENT FOUND (AS NOTED)	⊙
IRON PIPE FOUND (AS NOTED)	○
IRON REBAR FOUND (AS NOTED)	⊗
5/8" CAPPED IRON REBAR SET (5/8" CIRS)	⊗
ASSUMED MARGIN	———
CENTERLINE OF ROAD	- - - - -
EDGE OF BRUSH	~~~~~
TREES	* ⊙



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



**STORINO GEOMATICS**  
LAND SURVEYING SERVICES & CONSULTING, PLLC  
PROFESSIONAL LAND SURVEYORS

179 CONGER AVENUE  
WATERTOWN, NY 13601-2318

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WWW.STORINOGEOMATICS.COM

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LAND SURVEYING SERVICES & CONSULTING, PLLC

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

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CERTIFICATION VALID AS OF FINAL SURVEY DATE.

ADAM MICHAEL STORINO  
P.L.S. NO. 50878

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 HOLD 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.

VL - 5 GOTHAM STREET  
CITY OF WATERTOWN

**SUBDIVISION FINAL PLAT OF A PARCEL OF LAND KNOWN AS TAX MAP P.N. 12-26-101.000, LANDS OF THOMPSON PARK CONSERVANCY, INC.**

COUNTY OF JEFFERSON  
STATE OF NEW YORK

DATE: 03/07/2014  
SCALE: AS NOTED  
DRAWN BY: AMS  
CHECKED BY: AMS / TMS  
FILE NO.: 13-035.01-COW  
DRAWING NO.:  
1 OF 1