

Ricky E. Frazier
23960 White Rd
Watertown, NY 13601

Subject: Detailed letter

To whom it may concern,

I would like to change the zoning on my property from Residential B to Commercial at 535-537 Olive Street.

We will be changing from a duplex, to a 6 studio and 6 rooms all of which have kitchenettes' and will share the bathrooms.

We will be combining 535-537 Olive Street with 239-245 High Street to meet guild lines to have studio apartments. In doing this we will make parking for each tenant.

Full set of plans will be provided upon receiving a permit.

Thank You



Ricky E. Frazier

03/24/2015



WARRANTY DEED

THIS INDENTURE, made January 21, 2011.

BETWEEN:

**PATRICK G. O'CONNOR
23011 County Route 59
Dexter, NY 13634**

Grantor

AND

**RICKY E. FRAZIER
23960 White Road
Watertown, NY 13601**

Grantee

R+E-

WITNESSETH, that the Grantor, in consideration of ONE AND 00/100 (\$1.00) DOLLAR, and other good valuable consideration releases unto the Grantee, the heirs or successors and assigns of the Grantee, forever, premises more particularly described in Schedule "A" attached hereto.

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to said premises.

TO HAVE AND TO HOLD the premises here granted unto the Grantee, the heirs or successors and assigns of the Grantee forever.

And the said Grantor covenants as follows:

FIRST: That the Grantor is seized of the said premises in fee simple and has good right to convey the same.

SECOND: That the Grantee shall quietly enjoy the said premises.

THIRD: That the said premises are free from encumbrances.

FOURTH: That the Grantor will forever warrant the title to said premises.

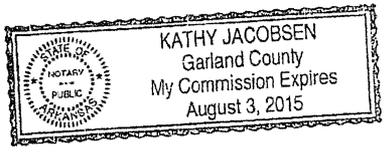
This deed is subject to the trust provisions of Section 13 of the Lien Law of the State of New York.

The words "Grantor" and "Grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

IN WITNESS WHEREOF, the Grantor has executed this deed on the day and year first above written.

Patrick G. O'Connor L.S.
Patrick G. O'Connor

STATE OF ARKANSAS)
) SS:
COUNTY OF Garland)



On the 4 day of January in the year 2011, before me, the undersigned, a notary public in and for said state, personally appeared, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is **PATRICK G. O'CONNOR** subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Kathy Jacobsen
Notary Public

Schedule "A"

ALL THAT TRACT OR

PARCEL OF LAND, situate in the City of Watertown, County of Jefferson and State of New York and further described as follows:

BEGINNING at the intersection of the westerly street margin of High Street and the northerly street margin of Olive Street;

THENCE: N. 83 degrees-10'-00" W. along the northerly street margin of Olive Street a distance of 115.11 feet to a plug set in the concrete walk;

THENCE: N. 06 degrees -41' -39" E. a distance of 65.54 feet to an iron pipe set;

THENCE: S. 86 degrees -35' -40" E. a distance of 123.74 feet to a point in the westerly street margin of High Street, said point is situate N. 86 degrees -35' -40" W. a distance of 1.02 feet from an iron pipe found;

THENCE: S. 13 degrees -17' -00" W. along the westerly street margin of High Street a distance of 73.40 feet to the point of beginning.

CONTAINING: 0.189 acres of land more or less.

SUBJECT to all of the rights and restrictions that exist in regard to an 8' drive-in-common, said drive-in-common is as shown of the map titled "Survey map of the Land of Michael John Converse, 239-245 High Street and 539 Olive Street, Watertown, New York", prepared by Peck & Gozalkowski, February 18, 1988. The centerline of the 8' drive-in-common is the most westerly property line of the property at 539 Olive Street.

IT being the intent to describe the parcel of land conveyed by Gerald E. and Dara K. Ives to Michael John Converse by deed recorded in the Jefferson County Clerk's Office in Liber 900 at Page 966 on July 12, 1979, said parcel being the properties at 239-245 High Street and 539 Olive Street, Watertown, New York.

TOGETHER WITH AND SUBJECT to all the rights and restrictions that exist in regard to two 8' drives-in-common provided for in a deed from John Nill to Amelia O. Nill dated May 5, 1916, and recorded in the Jefferson County Clerk's office on May 8, 1916, in Liber 347 of Deeds at page 452, and a deed from John Nill to Louise Nill Smith dated May 5, 1916, and recorded in the Jefferson County Clerk's office on May 8, 1916, in Liber 835 of Deeds at page 454. Said drives-in-common are as shown on the map titled "Survey Map of the Land of Patrick & Arlene S. O'Connor, 239-245 High Street and 539 Olive Street, Watertown, New York, prepared by Gozalkowski, Yaussi, Moncrief & Olley, P.C., Watertown, New York, dated February 18, 1988, and revised on May 5, 1993. The centerlines of the 8' drives-in-common are the most easterly and westerly property line of the property at 539 Olive Street.

BEING the same premises as conveyed by Michael J. Converse and Linda J. Converse to Patrick G. O'Connor and Arlene S. O'Connor by deed dated March 8, 1988 and recorded in the Jefferson County Clerk's Office on March 16, 1988 in Liber 1114 of Deeds at page 234.

Also Conveying:

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

BEGINNING at a point in the N'ly margin of Center Street 116.33 feet N. 75° 30' W. from a marble monument in the N'ly margin of Center Street at its intersection with the W'ly margin of High Street; thence N. 75° 30' W. along the N'ly margin of Center Street 45.17 feet to a point; thence N. 14° 54' E. 61.13 feet to a point in the N'ly line of lands heretofore deeded by Stella M. Griffin to John Nill, by deed dated December 26, 1901, recorded in Jefferson County Clerk's Office in Liber 300, at Page 281; thence along said line S. 79° 5' E. 46.00 feet to a point, the N. W'ly corner of Lot No. 2; thence along the W'ly line of Lot No. 2 S. 15° 30' W. 64.04 feet to the place of beginning, being Lot #3 as shown on map.

EXCEPTING AND RESERVING therefrom a strip of land 4 feet in width off the E'ly side of the same, which strip of land with a strip of equal width adjoining it on the East, shall be used as a common driveway by the owners of Lots nos. 2 and 3 and there is conveyed the right to the use of the said last described strip for such purpose, and also excepting and reserving therefrom a strip of land 4 feet in width off the W'ly side of said Lot No. 3, which strip with a strip of equal width adjoining it on the West shall constitute a common driveway to be used by the owners of Lots Nos. 3 and 4 and there is hereby conveyed the right to the use of the said last described piece for that purpose.

BEING a part of the same premises conveyed by James H. Monroe to Jean I. Monroe by deed dated January 27, 1983 and recorded in the Jefferson County Clerk's Office on April 22, 1983 in Liber 930 of Deeds at Page 521.

THE above described premises are known as 535-537 Olive Street, Watertown, New York and as Tax Parcel No. 6-04-103.

BEING the same premises as conveyed by Jean I. Monroe to Patrick G. O'Connor and Arlene S. O'Connor by deed dated Mary 17, 1988 and recorded in the Jefferson County Clerk's Office on May 18, 1988 in Liber 1121 of Deeds at page 177.

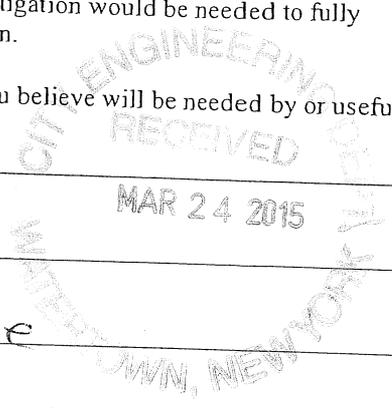
Arlene S. O'Connor passed away a resident of Jefferson County, New York, on December 13, 2009.

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			
MAR 24 2015			
Name of Action or Project: <i>535-537 Olive St. Zone Change</i>			
Project Location (describe, and attach a location map): <i>535-537 Olive St.</i>			
Brief Description of Proposed Action: <i>Rooming House. To change a duplex into studio and 1 bedroom</i>			
Name of Applicant or Sponsor: <i>Ricky E Frazies</i>		Telephone: <i>(315) 778-2552</i>	
Address: <i>23960 White Rd</i>		E-Mail:	
City/PO: <i>Waterbury</i>		State: <i>N.Y.</i>	Zip Code: <i>13601</i>
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 checked="" 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 checked="" type="checkbox"/> YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>0.06</i> acres	
b. Total acreage to be physically disturbed?		<i>0</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>.25</i> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		NO	YES
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		NO	YES
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		NO	YES
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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		NO	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>already Connected</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		NO	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>already Connected</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		NO	YES
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		NO	YES
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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		NO	YES
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		NO	YES
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		NO	YES
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? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		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: _____ _____ _____	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"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Ricky E Frazier</u>	Date: <u>20/March/2015</u>	
Signature: <u></u>		

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:		
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