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April 2, 2013

Planning Board of the City of Watertown, New York
City Engineer's Office
245 Washington Street, Room 305
Watertown, New York 13601

Re: Michael J. Smith; Need for Minor Subdivision on Morrison Avenue

Dear Sirs and Ladies:

On behalf of my client, Michael J. Smith, I am enclosing herein an application for a minor subdivision, the tax maps depicting the land referenced in the subdivision application, proposed deed descriptions of the parcels, a State Environmental Quality Review form, and a map, entitled "Survey Plat of Land Known as 923 & 929 Morrison Avenue."

The reason and need for the subdivision is to separate the existing parcel of land which is located behind two adjoining lots, and to then add the subdivided land to the current tax parcels as shown on the tax maps. Michael J. Smith is the current owner for all three parcels. The subdivision would not create more than two parcels, and would ultimately, with your approval simplify the then four parcels into two.

As shown in the Survey map, referenced above, the subdivision of the land and then addition thereto of the smaller front lots would create only two tax parcels, shown as parcels A and B on the survey map. This subdivision of the rear lot and then the combination of the parcels with the front adjoining lots would simplify any further conveyances of the property by my clients, and any future owners. My client is currently waiting for subdivision approval before he can transfer the land.

All three of the current tax parcels are in compliance with all of the City's zoning regulations. Per the City's Zoning Code § 310-13, there is no minimum lot size that is needed for the parcels since it is located within an area which is zoned for Light Industry. Additionally, under §310-16 of the City's Zoning Code, the setbacks for any structures in this area is zero feet from the lot line. All three parcels are in compliance with the City's current zoning regulations.

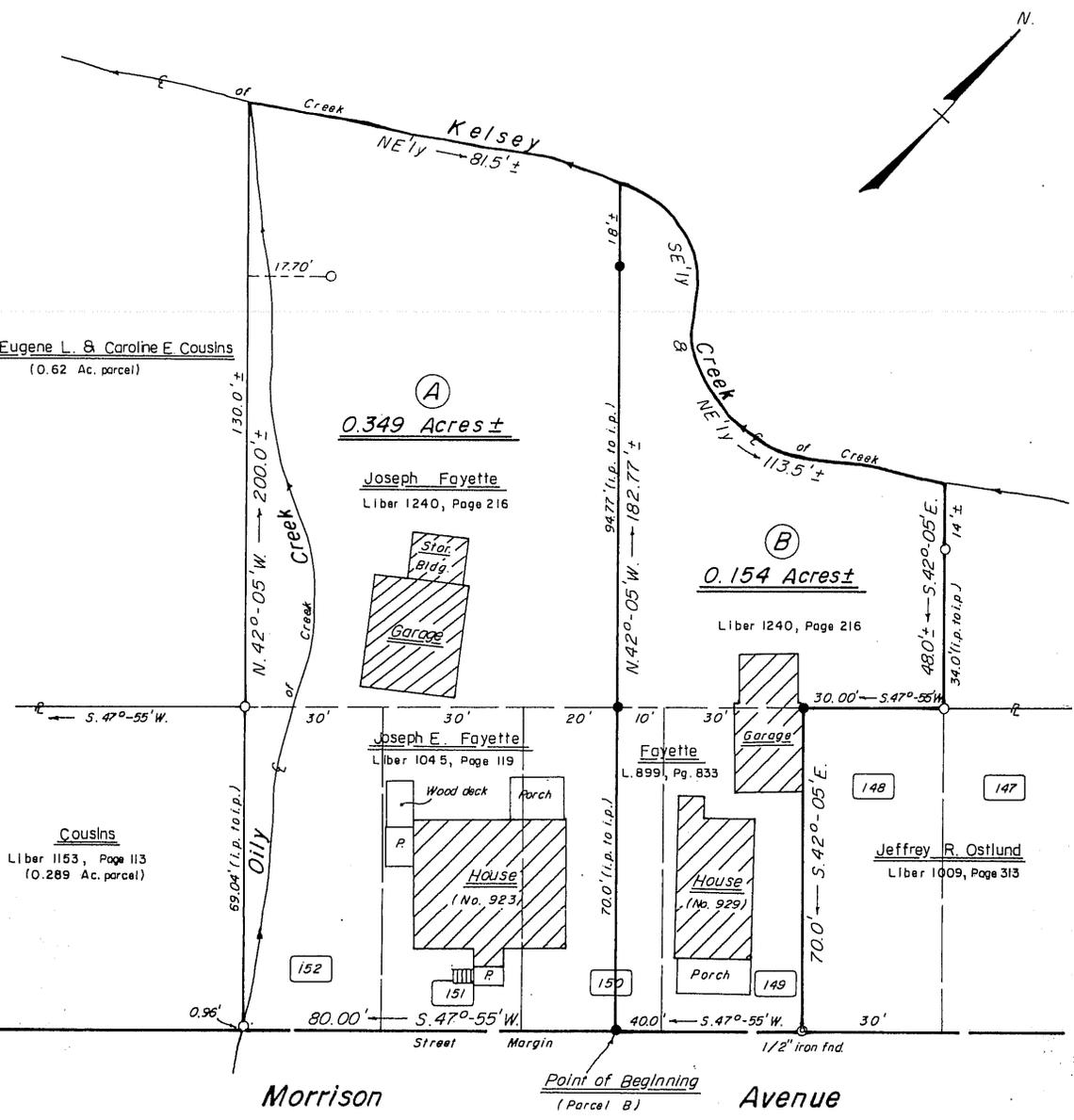
Also enclosed is a check in the amount of \$150.00 for the application fee.

If this matter is placed on the agenda for a Board Meeting, please contact me to make me aware of the date and time of such meeting, so that I may make myself available to appear at that meeting.

Very truly yours,

Candace L. L. Carpenter

CLLC:
Enc.



NOTES -
 - denotes property line.
 p. denotes iron pipe.
 - " 1/2" i.p. fnd.
 - " 1/2" i.p. set.
 - denotes lot line.
 152 - denotes lot number.

Deed ref. - (Parcel B)

- Mary E. Fitzgerald & Patricia E. Fayette to Patricia E. Fayette (deceased) deed date - May 18, 1978, date rec'd. - June 4, 1979, Liber 899, Page 833.
- Part of 0.31 Ac. parcel from Renzi Brothers Inc. to Joseph Fayette deed date - Oct. 5, 1990, date rec'd. - Oct. 26, 1990, Liber 1240, Page 216.

Date Dec. 15, 1992	Survey Plat of Land Known as 923 & 929 Morrison Avenue.
Scale 1" = 30'	
Drawn by P. Storino	City of Watertown County of Jefferson State of New York
Checked by S. Kolb	
File No. 92-214-Watn.	Drwg. No. 1
Survey Feb. 13, 1990 & Dec. 7, 1992	
Revisions	ADAMS
 PATSY A. STORINO PROFESSIONAL LAND SURVEYOR	
WATERTOWN	



PROPOSED DEED DESCRIPTIONS

Schedule A

Parcel A

ALL THAT TRACT OF LAND situate in the City of Watertown, County of Jefferson, State of New York, on Morrison Avenue, being bounded and described as follows, viz:

BEGINNING at a point in the southwest corner of Lot 152, on Morrison Avenue; thence N. 42 deg. 05' W. a distance of 200 feet; thence northeasterly along Kelsey Creek a distance of 81.5 feet; thence S. 42 deg. 05' E. a distance of 182.77 feet; thence S 47 deg. 55' W. a distance of 80 feet more or less to the point of the beginning.

CONTAINING approximately .349 acres of land more or less.

IT BEING the intention to hereby convey Lots No. 151 and 152, and the Westerly 20 feet of Lot No. 150, along with a portion of the rear lot as described in the Deed found in Liber 1240 at Page 216, as depicted on the survey map, Exhibit A, entitled "Survey Plat of Land Known as 923 & 929 Morrison Avenue."

BEING the premises conveyed to Michael J. Smith by the Estate of Robin Smith, Michael J. Smith and Ashleigh M. Smith by deed dated May 23, 2011, and recorded in the Jefferson County Clerk's Office as Instrument No. 2011-00008877.

SUBJECT TO any and all rights, restrictions and reservations of record

Parcel B

ALL THAT TRACT OF LAND situate in the City of Watertown, County of Jefferson, State of New York, on Morrison Avenue, being bounded and described as follows, viz:

BEGINNING at a point in the southwest corner of Lot 148, on Morrison Avenue; thence S. 47 deg. 55' W. a distance of 40 feet, to the eastern line of Parcel A, herein described above; thence N. 42 deg. 05' W a distance of 182.77 feet to the bank of Kelsey Creek; thence following the creek in a southeasterly then northeasterly direction a total distance of 113.5 feet; thence S. 42 deg. 05' E. a distance of 48 feet; thence S. 47 deg. 55' W. a distance of 30 feet; thence S. 42 deg. 05' E. a distance of 70 feet along the western line of Lot 148 to the place of beginning.

CONTAINING .154 acres of land more or less.

PROPOSED DEED DESCRIPTIONS

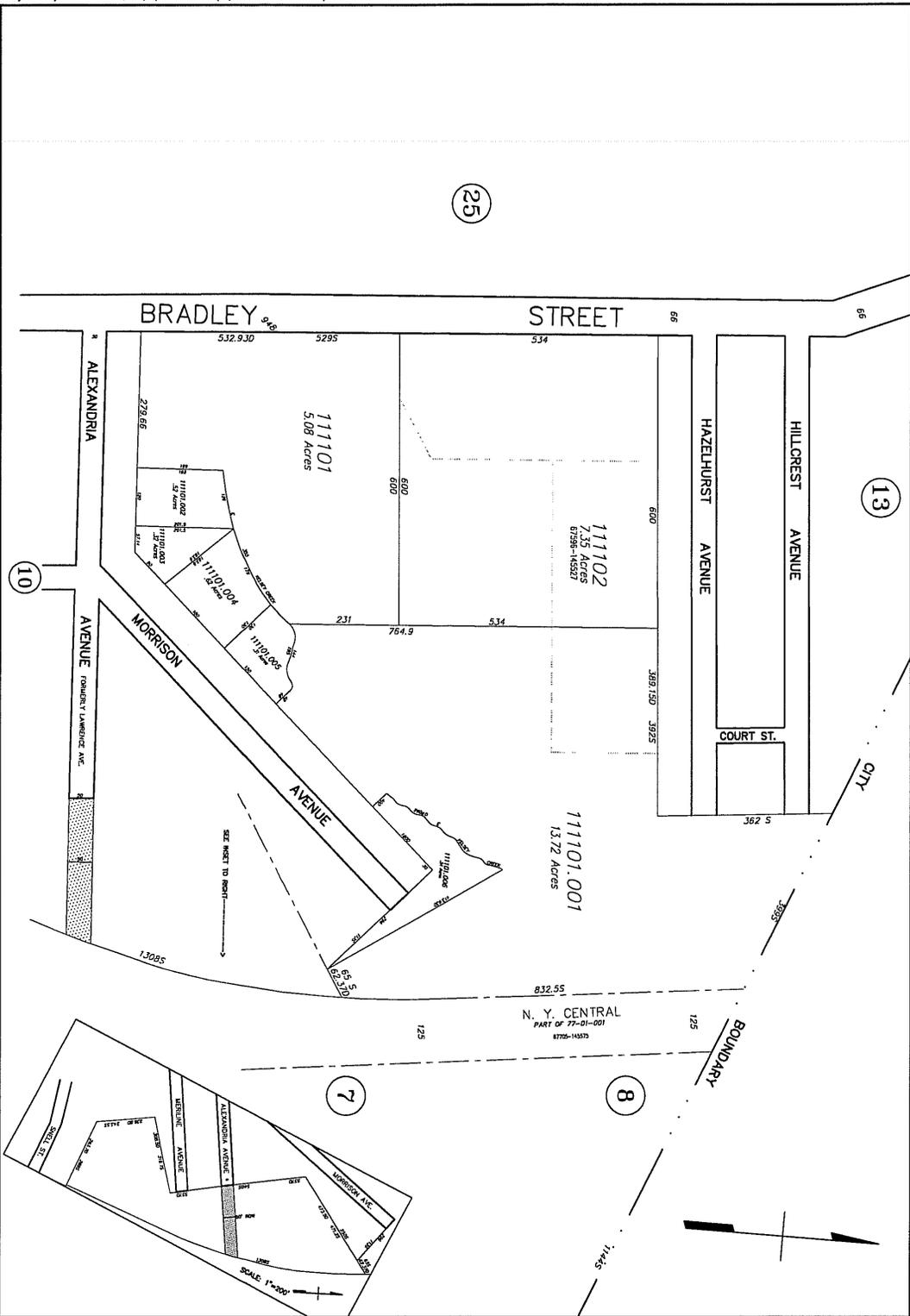
It BEING the intention to hereby convey Lot 149 and the eastern 10 feet of Lot 150, along with a portion of the rear lot as described in Liber 1240 at Page 216, as depicted on the survey map, Exhibit A, entitled "Survey Plat of Land Known as 923 & 929 Morrison Avenue."

SUBJECT TO any and all rights, restrictions and reservations of record

BEING the premises conveyed to Michael J. Smith by the Estate of Robin Smith, Michael J. Smith and Ashleigh M. Smith by deed dated May 23, 2011.

SCALE: 1 INCH = 100 FEET

FOR TAX PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE



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

BY
DEPARTMENT OF ENGINEERING
CITY OF WASHINGTON, N. Y.

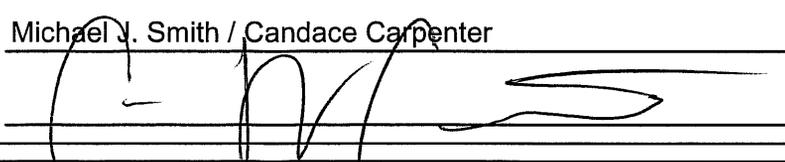
DISTRICT 1 MAP 11

REVISED SEPTEMBER 8, 2003

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

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

1. APPLICANT/SPONSOR Michael J. Smith/ Candace Carpenter	2. PROJECT NAME Morrison Avenue Subdivision
3. PROJECT LOCATION: Municipality <u>Watertown</u> County <u>Jefferson</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>923 and 929 Morrison Avenue</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>Subdivision of rear lot, commonly owned with front adjoining lots. Then incorporation of subdivided lots with adjoining front lots; thus creating only 2 parcels.</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>.503</u> acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: <u>Land is zoned for Light Industry, and across the street is Residence B zoning.</u>	
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 checked="" 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 checked="" type="checkbox"/> No If yes, list agency(s) 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>Michael J. Smith / Candace Carpenter</u>	Date: <u>4/1/13</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

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)