

STORINO GEOMATICS
 LAND SURVEYING SERVICES & CONSULTING

179 CONGER AVENUE
 WATERTOWN, NEW YORK 13601-2318
 TEL/FAX: (315) 788-0287
 WWW.STORINGEOMATICS.COM

THOMAS M. STORINO, PLS

June 14, 2011

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



ATTN: Mr. Kenneth A. Mix – Planning and Community Development Coordinator

File No. : 10-003-COW, 10-003.001-COW, 10-004-COW

RE: Approved Subdivision of P.N. 6-04-225.000 and subsequent Assemblage of P.N. 6-04-222.000, P.N. 6-04-223.000, P.N. 6-04-224.000, P.N. 6-04-206.000 and a small approved portion of P.N. 6-04-225.000

Dear Mr. Mix,

The above referenced Subdivision/Assemblage was approved by the City Planning Board on May 4th, 2010. Unfortunately, our client, Mr. Anthony G. Mesires, inadvertently missed the 62 day window in which to record/file the mylar print of the approved Final Subdivision Plat.

STORINO GEOMATICS is representing Mr. George D. Colesante Jr. (Colesante's Restaurant) and Mr. Anthony G. Mesires (Watertown Appliance & T.V. Center, Inc.). On their behalf, I hereby respectfully request that the City Planning Board consider issuing a current approval re-date of this Subdivision/Assemblage. By doing so, this date would allow Mr. Mesires an opportunity to record/file this map at the Jefferson County Clerk's Office within 62 days of the "new" approval date.

Your time and consideration in this matter are both greatly appreciated. Thank-you.

Respectfully submitted,


 Thomas M. Storino L.L.S. No. 50035
 Licensed Land Surveyor

ENC.

CC: Mr. Anthony G. Mesires, Watertown Appliance & T.V. Center, INC.
 Mr. George D. Colesante, Colesante's Restaurant



CITY OF WATERTOWN, NEW YORK

ROOM 302, MUNICIPAL BUILDING
245 WASHINGTON STREET
WATERTOWN, NEW YORK 13601-3380
(315) 785-7730
FAX (315) 782-9014

MARY CORRIVEAU
CITY MANAGER

May 5, 2010

Thomas M. Storino, LLS
Storino Geomatics
179 Conger Avenue
Watertown, NY 13601

Re: Subdivision Final Plat Approval
480-482 Factory Street – Parcel Number 6-04-226

Dear Mr. Storino:

At its May 4, 2010 meeting, the Planning Board of the City of Watertown considered your request submitted on behalf of George D. Colesante, Jr., for subdivision approval for Parcel No. 6-04-225 located at 480-482 Factory Street.

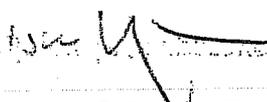
At that meeting, the Planning Board voted unanimously to approve the two-lot subdivision contingent upon the following:

1. The .005 acre portion of the subdivided parcel must be combined with Parcel Numbers 6-04-222, 6-04-223, 6-04-224 and 6-04-206 by way of a new metes and bounds description that is filed with the County Clerk.
2. The words "Subdivision Final Plat" should be added as the title of the drawing.

As you are aware, a copy of the subdivision plat signed by the Clerk of the Planning Board (Kenneth A. Mix, Planning and Community Development Coordinator) must be filed in the County Clerk's office within 62 days of signing. Please submit two (2) reproducible mylars of the subdivision plat for signatures. One of the mylar copies will be returned to you so that it can be filed with the County Clerk.

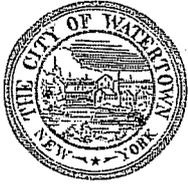
If you have any questions, please feel free to contact the City Planning Office at 785-7730.

Sincerely,


Norman J. Wayne II
Chairman

NJW:eg

cc: Justin Wood, Civil Engineer II
Shawn R. McWayne, Code Enforcement Supervisor



MEMORANDUM

City of Watertown Planning Office

245 Washington Street, Room 304

Watertown, New York 13601

315-785-7730

Fax: 315-782-9014

TO: Norman J. Wayte II, Chairman, Planning Board

FROM: Kenneth A. Mix, Planning and Community Development Coordinator

SUBJECT: Request for Subdivision Approval – 480-482 Factory Street *KAM*

DATE: April 26, 2010

Request: For Subdivision Approval of Parcel Number 6-04-225, located at 480-482 Factory St.

Applicant: Thomas M. Storino, LLS of Storino Geomatics on behalf of George D. Colesante, Jr.

Proposed Use: Commercial.

Property Owner: George D. Colesante, Jr.

Comments: This proposal is being submitted for Planning Board review under Chapter A322 (Subdivision Regulations) of the City Code. The Planning Board has the option of not requiring a preliminary plat submission. Since this is a minor subdivision, Staff is processing this application as a final plat. A public hearing is required and notice has been published for it to be held at 1:35 p.m. during the Planning Board meeting. After the public hearing and completion of Part II of the Environmental Assessment Form, the Planning Board will be free to make a decision on the proposal.

The applicant is proposing to subdivide Parcel Number 6-04-225 located at 480-482 Factory Street into two lots. The first lot (Parcel A on the map), containing .139 acres will be retained by Mr. Colesante. This parcel is the existing Colesante's Restaurant. The second lot (Parcel B on the map), containing .005 acres will be sold to the adjacent owner Watertown Appliance & T.V. Center, Inc. (Anthony G. Mesires). The adjacent building is home to the Party Store. The small subdivided piece of land will be combined with 4 other lots owned by Watertown Appliance & T.V. Center, Inc. (Parcel Numbers 6-04-222, 6-04-223, 6-04-224 and 6-04-206) to create one lot.

The property descriptions have been reviewed and are in order. There are no setback or frontage requirements for these parcels as they are located in a Light Industrial zoning district.

After approval, the applicant must submit two (2) reproducible mylars of the plat for signature of the clerk of the Planning Board. One of the mylar copies is to be filed in the County Clerk's Office within 62 days of signing. The title of the drawing should be changed to "**Subdivision Final Plat**".

Summary: The following should be included as contingencies with the motion for approval:

1. The .005 acre portion of the subdivided parcel must be combined with Parcel Numbers 6-04-222, 6-04-223, 6-04-224 and 6-04-206 by way of a new metes and bounds description that is filed with the County Clerk.
2. The words "Subdivision Final Plat" should be added as the title of the drawing.

cc: Planning Board Members
Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
Thomas M. Storino, LLS, Storino Geomatics
George D. Colesante, Jr.
Anthony G. Mesires



**PUBLIC HEARING
CITY OF WATERTOWN PLANNING BOARD
WATERTOWN, NEW YORK
Tuesday, May 4, 2010**

Notice is hereby given that under the provisions of Section 32 of the General City Law, a public hearing will be held by the Planning Board of the City of Watertown, New York on the Final Plat for a two-lot subdivision of Parcel Number 6-04-225 located at 480-482 Factory Street in the City of Watertown.

The Planning Board will convene the Public Hearing at 1:35 p.m. on Tuesday, May 4, 2010 in the City Council Chamber, Room 303, Watertown City Hall, 245 Washington Street, Watertown, New York. All those interested may appear and be heard on this subject.

Copies of the proposal are available for public inspection and copying at the Office of the City Engineer, Room 305, Watertown City Hall, during regular business hours.

Date: April 27, 2010



Kenneth A. Mix
Planning & Community
Development Coordinator

AFFIDAVIT OF PUBLICATION

STATE OF NEW YORK
COUNTY OF JEFFERSON

WATERTOWN DAILY TIMES

CITY OF WATERTOWN PLANNING DEP
245 WASHINGTON ST
WATERTOWN NY 13601-3334

REFERENCE: 13700
20183354 PUBLIC HEARING CITY

Kayla Burke of the City of Watertown, Jefferson County, being duly sworn, says that she is the Legal Representative of the Johnson Newspaper Corp., a corporation duly organized and existing under the laws of the State of New York, and having its principal place of business in the City of Watertown, New York, and that said corporation is the publisher of the WATERTOWN DAILY TIMES, a Newspaper published in the City of Watertown, Jefferson County, and State of New York, and that a Notice, of which the annexed is a printed copy, has been published regularly in the said Newspaper.

Kayla Burke
Kayla Burke, LEGAL REPRESENTATIVE

PUBLISHED ON: 04/29

AD SPACE: 39 LINE
FILED ON: 04/30/10

PUBLIC HEARING
CITY OF WATERTOWN
PLANNING BOARD
WATERTOWN, NEW YORK
Tuesday, May 4, 2010

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The Planning Board will convene the Public Hearing at 1:35 p.m. on Tuesday, May 4, 2010 in the City Council Chamber, Room 303, Watertown City Hall, 245 Washington Street, Watertown, New York. All those interested may appear and be heard on this subject.

Copies of the proposal are available for public inspection and copying at the Office of the City Engineer, Room 305, Watertown City Hall, during regular business hours.

Date: April 29, 2010

Kenneth A. Mix
Planning & Community
Development Coordinator

Sworn to before me this

3rd day of May, 2010

Nancy Datoush
Notary Public

NANCY DATOUSH
Notary Public in the State of New York
Qualified in Jefferson Co. No. 5006647
My Commission Expires Jan. 4, 2011

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR STORINO GEOMATICS, Land Surveying Services & Consulting	2. PROJECT NAME Subdivision & Assemblage of portions of P.N. 6-04-225.000 and P.N. 6-04-224.000
3. PROJECT LOCATION: Municipality City Of Watertown County Jefferson	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) P.N. 6-04-224.00: 470 Factory Street P.N. 6-04-225.00: 480 Factory Street See attached map.	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: On behalf of Mr. Anthony G. Mesires and Mr. George D. Colesante, Jr., STORINO GEOMATICS is submitting for a subdivision and assemblage of portions of P.N. 6-04-225.000 and P.N. 6-04-224.000. Currently the Party Store building, which is partially situated on P.N. 6-04-224.000 (Mesires), is encroaching on the neighboring parcel, P.N. 6-04-225.000 (Colesante), which is occupied by Colesante's Bar. The two parties, Mesires and Colesante, have mutually agreed to a subdivision and assemblage to rectify the encroachment problem.	
7. AMOUNT OF LAND AFFECTED: Initially <u>0.005</u> acres Ultimately <u>0.005</u> 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 checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: Both parcels are zoned light industry. Land use will remain unchanged.	
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) name 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) name 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>STORINO GEOMATICS, Land Surveying Services & Consulting</u>	Date: <u>4/20/2010</u>
Signature: <u>Thomas M. Storino</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? 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 pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
 No

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
 No

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
 No

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:
 No

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:
 No

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:
 No

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:
 No

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?
 Yes No If Yes, explain briefly:

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. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

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.

CITY OF WATERLOO PLANNING BOARD
 Name of Lead Agency

4/20/2010
 Date

5/4/10
 Date

NORMAN J. WATTE
 Print or Type Name of Responsible Officer in Lead Agency

CHAIRMAN
 Title of Responsible Officer

Signature of Responsible Officer in Lead Agency
 Signature of Preparer (If different from responsible officer)

Reset