



LaFave, White & McGivern, L.S., P.C.

LAND SURVEYORS & PHOTOGRAMMETRISTS

THERESA - BOONVILLE - ROME

March 17, 2014

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



Dear Planning Board members::

On behalf of I-Site Realty LLC submitted herewith for your review is a request for a lot line adjustment between properties located on Bellew Avenue South and 945 Arsenal Street in the City of Watertown.

The subject property located on Bellew Avenue South is owned by I-Site Realty LLC and is designated as tax parcel 9-11-133.100. It is located in the Neighborhood Business Zoning District. This parcel of land is presently vacant.

The subject property located at 945 Arsenal Street is owned by Flagship Limited Partnership and is designated as tax parcel 9-11-129. It is located in the Commercial Zoning District. This parcel of land is presently occupied by a restaurant operated by Taco Bell, although the rear of the property is vacant.

The applicant seeks approval for a lot line adjustment whereby a 0.50 acre vacant portion of tax parcel 9-11-129 owned by Flagship Limited Partnership will be transferred to I-Site Realty LLC and combined with tax parcel 9-11-133.100. The resulting acreage of parcel 9-11-133.100 is 0.97 acre. The remaining acreage of parcel 9-11-129 is 1.36 acres. The purpose of the lot line adjustment is to increase the size of the I-Site Realty LLC property for future development.

Under separate application I-Site Realty LLC seeks to gain approval to have the entire portion of parcel 9-11-133.100 placed in the adjoining Commercial Zoning District.

Along with check number 22555 in the amount of \$150.00, enclosed please find 10 copies of the following:

- Letter of Authorization;
- Legal description of portion to be transferred;
- Legal description of resulting 9-11-133.100;
- Short Environmental Assessment Form;
- Survey map;
- Tax map;
- Aerial Photograph.

I will attend the required meeting(s) on behalf of I-Site Realty LLC. Please forward correspondence regarding this matter to my attention. Feel free to call me at 315-628-4414 if you have any questions or comments.

Sincerely

LaFave, White & McGivern, L.S., P.C.
Robert J. Busler, P.L.S., Vice President

I-SITE REALTY LLC

*23590 Iroquois Island Shore Road
P.O. Box 669
Alexandria Bay, New York 13607*

*Telephone (315) 482-5131
Cell Phone (315) 436-6568*

*Fax (315) 482-1025
Email: jdonegan@verizon.net*

March 18, 2014

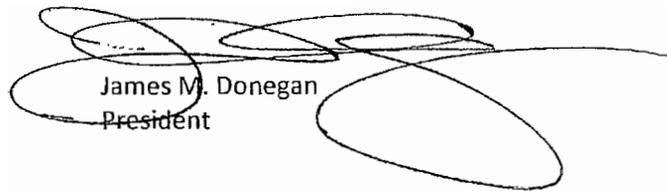
Robert J. Busler, P.L.S.
LaFave, White & McGivern, LS, PC
133 Commercial Street
PO Box 679
Theresa, New York 13691

RE: Vacant Land Behind Taco Bell

Dear Mr. Busler:

Please accept this correspondence to serve as my authorization allowing you to represent me at the City of Watertown Planning Board and City Council meetings. Should you have any questions, please don't hesitate to contact me or my office.

Sincerely,



James M. Donegan
President

JMD/pjb



LaFave, White & McGivern, L.S., P.C.

LAND SURVEYORS & PHOTOGRAMMETRISTS

THERESA - BOONVILLE - ROME

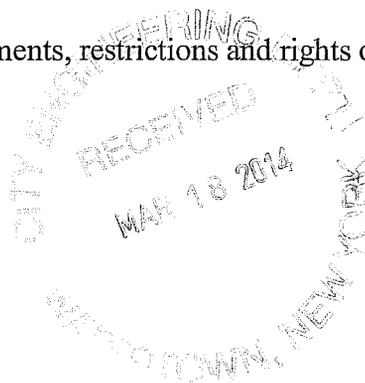
Flagship Limited Partnership to I-Site Realty, LLC 0.50 Acre Parcel

All that parcel of land located in the City of Watertown, County of Jefferson and State of New York, bounded and described as follows:

Beginning at an existing iron pipe at the northwest corner of lands conveyed to I-Site Realty, LLC (Instrument 2013-00017753), said iron pipe being at the southwest corner of lands conveyed to Cole WG Watertown NY, LLC (Instrument 2011-00010881), said iron pipe also being in the east line of lands conveyed to Flagship Limited Partnership (Liber 1377, Page 307), said iron pipe further being North 72 degrees 29 minutes 17 seconds West, 171.23 feet from the west street boundary of Bellew Avenue South; and runs thence from the point of beginning, South 15 degrees 22 minutes 04 seconds West, 131.94 feet along the division line between lands of Flagship Limited Partnership on the west and lands of I-Site Realty, LLC on the east to an existing iron pipe at the southeast corner of said lands of Flagship Limited Partnership and at the southwest corner of said lands of I-Site Realty, LLC, said iron pipe being in the north line of lands conveyed to Mike Ostrow Real Estate, LLC (Instrument 2007-00008431); thence North 71 degrees 57 minutes 30 seconds West, 165.00 feet along the division line between lands of Flagship Limited Partnership on the north and lands of Mike Ostrow Real Estate, LLC on the south to an existing iron pipe at the southwest corner of said lands of Flagship Limited Partnership and at the northwest corner of said lands of Mike Ostrow Real Estate, LLC, said iron pipe being in the east line of lands conveyed to Dennis Stanford (Liber 887, Page 294); thence North 15 degrees 22 minutes 04 seconds East, 131.87 feet along the west line of lands of Flagship Limited Partnership, along the east line of lands of Stanford, to and along the east line of lands conveyed to Anita L. Parish (Liber 1649, Page 288) to a point at the northeast corner of said lands of Parish, said point being in the south line of lands of Spurs, LLC (Liber 1534, Page 24), said point being North 71 degrees 58 minutes 53 seconds West, 2.36 feet from an existing iron pipe at the southeast corner of said lands of Spurs, LLC; thence South 71 degrees 58 minutes 53 seconds East, 165.00 feet along the division line between lands of Flagship Limited Partnership on the south and lands of Spurs, LLC on the north, passing through the last mentioned iron pipe, and passing through the lands of Flagship Limited Partnership, to the point of beginning, containing 0.50 acre of land.

The above described parcel being a part of lands conveyed by Flagship Partnership to Flagship Limited Partnership by deed dated December 1, 1993 and recorded in the Jefferson County Clerk's Office on December 21, 1993 in Liber 1377 of Deeds at Page 307.

The above described parcel is subject to rights, covenants, easements, restrictions and rights of way of record.



File 2014I-02
March 18, 2014



LaFave, White & McGivern, L.S., P.C.

LAND SURVEYORS & PHOTOGRAMMETRISTS

THERESA - BOONVILLE - ROME

I-Site Realty, LLC (combined parcel)

0.97 Acre Parcel

All that parcel of land located in the City of Watertown, County of Jefferson and State of New York, bounded and described as follows:

Beginning at a point in the west street boundary of Bellew Avenue South at the southeast corner of lands conveyed to Cole WG Watertown NY, LLC (Instrument 2011-00010881); and runs thence from the point of beginning in a southwesterly direction along the west street boundary of Bellew Avenue South on a curve to the right with a radius of 883.73 feet an arc distance of 137.08 feet to an existing iron pipe at the northeast corner of lands conveyed to Mike Ostrow Real Estate, LLC (Instrument 2007-00008431), said iron pipe being South 31 degrees 02 minutes West, 136.88 feet from the point of beginning, said iron pipe also being South 71 degrees 57 minutes 30 seconds East, 134.30 feet from an existing iron pipe; thence North 71 degrees 57 minutes 30 seconds West, 299.30 feet along the north line of said lands of Mike Ostrow Real Estate, LLC and passing through the last mentioned iron pipe to an existing iron pipe at the northwest corner of said lands of Mike Ostrow Real Estate, LLC, said iron pipe being in the east line of lands conveyed to Dennis Stanford (Liber 887, Page 294); thence North 15 degrees 22 minutes 04 seconds East, 131.87 feet along the east line of lands of Stanford, to and along the east line of lands conveyed to Anita L. Parish (Liber 1649, Page 288) to a point at the northeast corner of said lands of Parish, said point being in the south line of lands of Spurs, LLC (Liber 1534, Page 24), said point being North 71 degrees 58 minutes 53 seconds West, 2.36 feet from an existing iron pipe at the southeast corner of said lands of Spurs, LLC; thence South 71 degrees 58 minutes 53 seconds East, 165.00 feet passing through the last mentioned iron pipe to an existing iron pipe at the southwest corner of the aforementioned lands of Cole WG Watertown NY, LLC; thence South 72 degrees 29 minutes 17 seconds East, 171.23 feet along the south line of said lands of Cole WG Watertown NY, LLC to the point of beginning, containing 0.97 acre of land.

The above described parcel is subject to rights, covenants, easements, restrictions and rights of way of record.

File 2014I-02
March 18, 2014



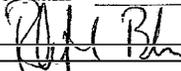
617.20
Appendix B
Short Environmental Assessment Form

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			
Name of Action or Project: I-Site Realty, LLC			
Project Location (describe, and attach a location map): West side of Bellew Avenue South, about 363' south of Arsenal Street.			
Brief Description of Proposed Action: It is the intent to combine the south vacant portion of parcel 911129 with parcel 911133.100, which is also vacant.			
Name of Applicant or Sponsor: I-Site Realty, LLC		Telephone: 482-1008	
		E-Mail: jdonegan@verizon.net	
Address: POB 669			
City/PO: Alexandria Bay		State: NY	Zip Code: 13607
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?		0.97 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?		0.97 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input 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			

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: Robert J. Busler (for I-Site Realty, LLC)		Date: March 17, 2014
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?"

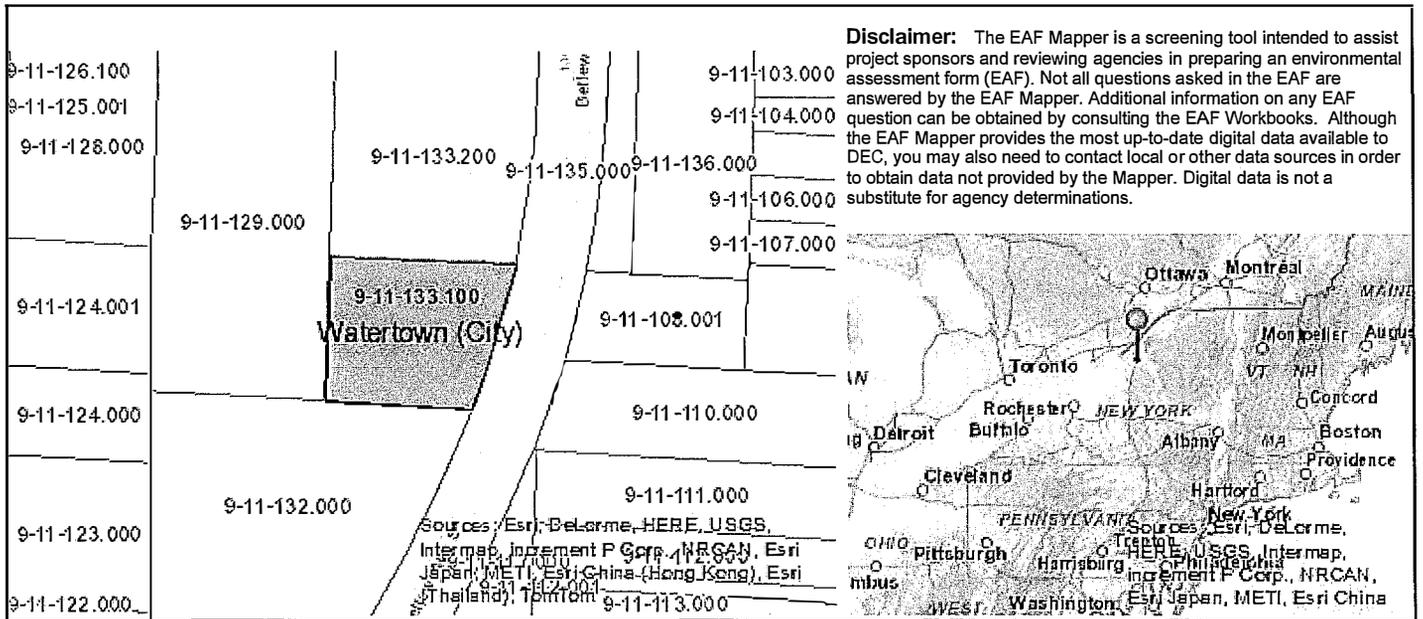
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use 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: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<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.

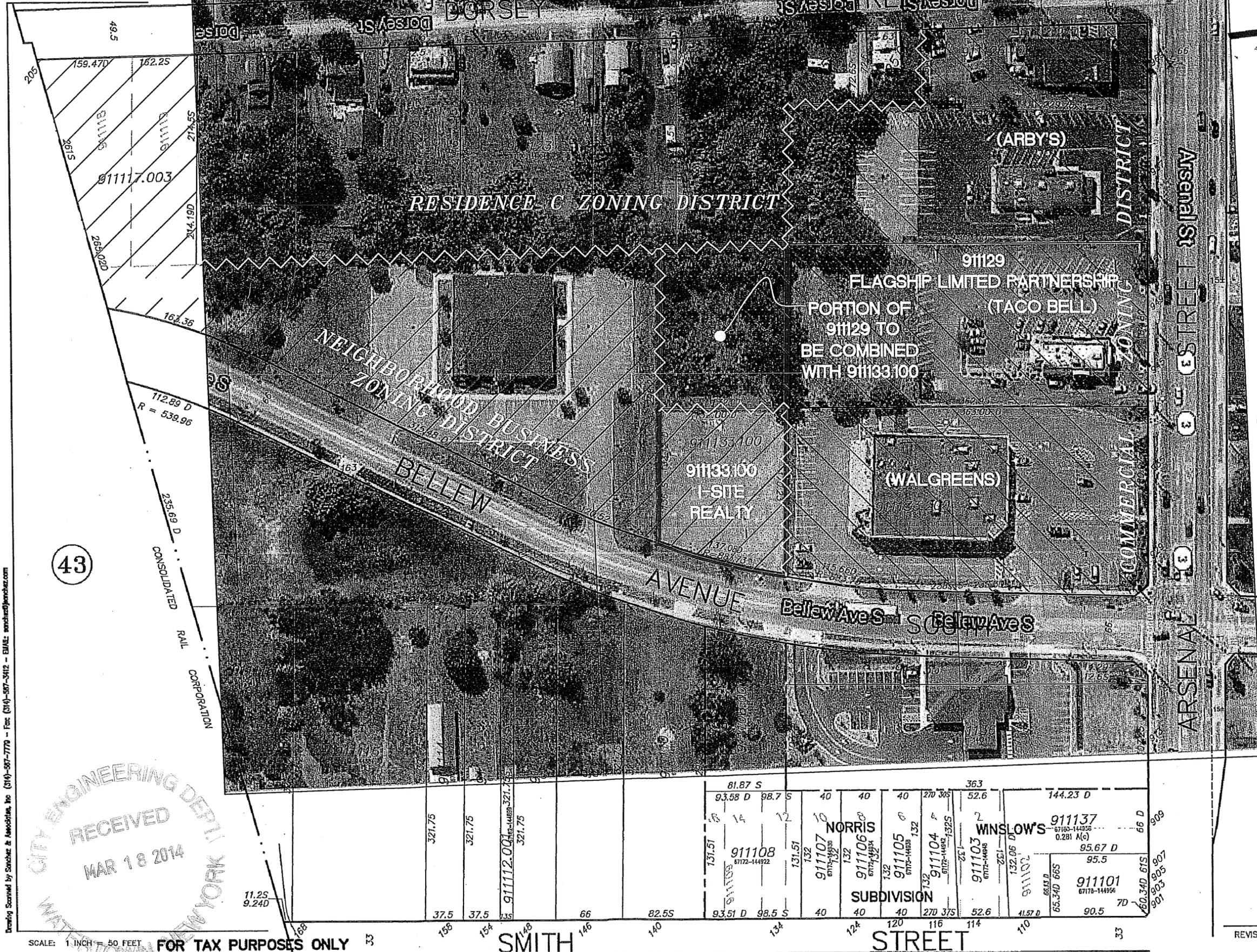
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input 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]	No
Part 1 / Question 15 [Threatened or Endangered]	Yes
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

19



43

8-5

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CITY ENGINEERING DEPT.
RECEIVED
MAR 18 2014
WATERTOWN, NEW YORK

SCALE: 1 INCH = 50 FEET FOR TAX PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

8-2

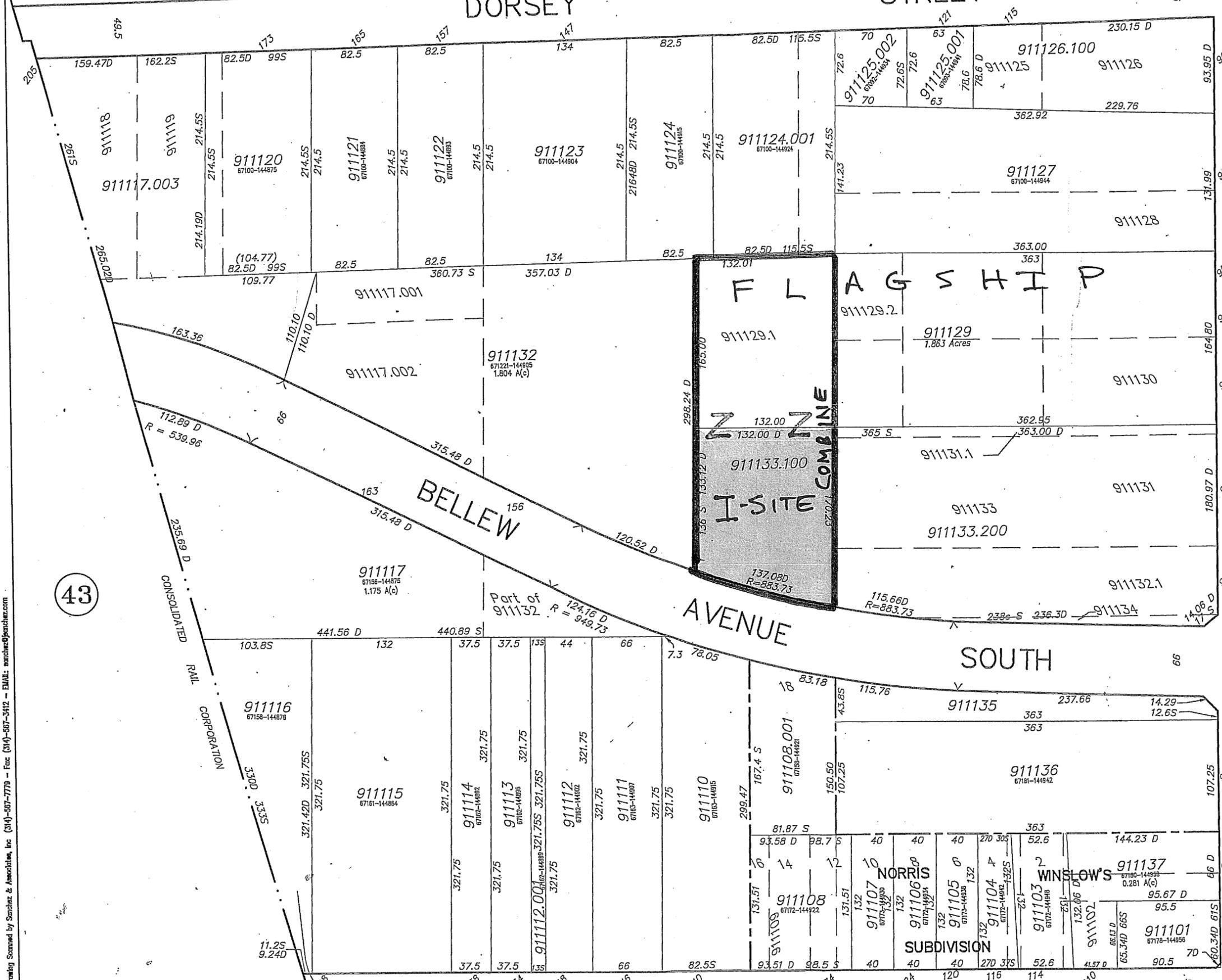
REVISED 3/2007

10

DISTRICT 9 MAP 11

DORSEY STREET

STREET



FLAGSHIP
I-SITE COMBINE

NORRIS SUBDIVISION

WINSLOW'S

CONSOLIDATED RAIL CORPORATION

STREET

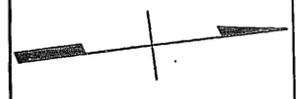
ARSENAL STREET

SMITH STREET

STREET

8-5

8-2

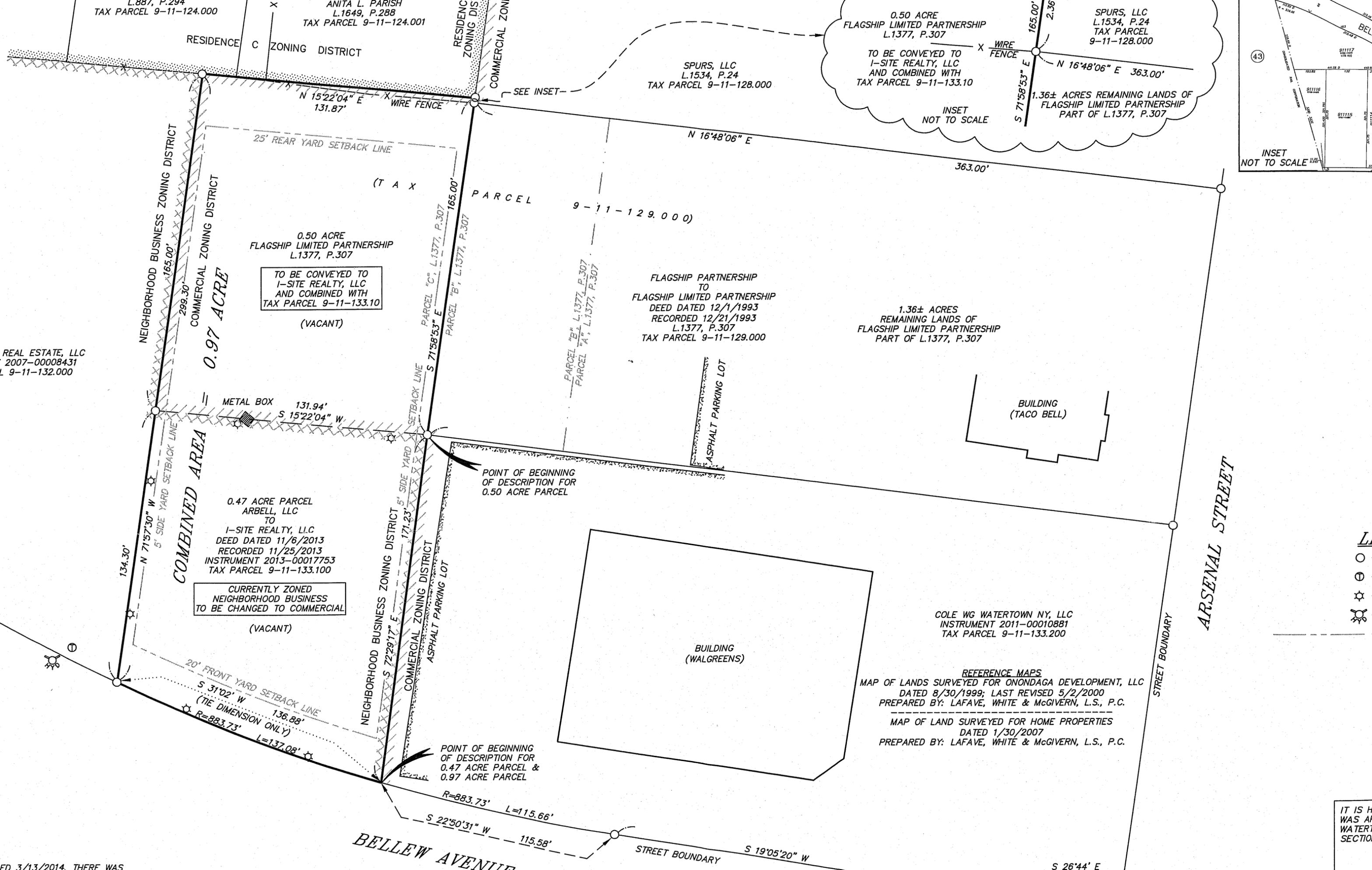


REVISED 3/2007

Drawing Scanned by Sanchez & Associates, Inc. (914) 357-7770 - Fax: (914) 357-3412 - EMAIL: sanchez@sanchez.com

SCALE: 1 INCH = 50 FEET
FOR TAX PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

DISTRICT 9 MAP 11



L.887, P.294
TAX PARCEL 9-11-124.000

ANITA L. PARISH
L.1649, P.288
TAX PARCEL 9-11-124.001

0.50 ACRE
FLAGSHIP LIMITED PARTNERSHIP
L.1377, P.307

SPURS, LLC
L.1534, P.24
TAX PARCEL
9-11-128.000

SPURS, LLC
L.1534, P.24
TAX PARCEL 9-11-128.000

TO BE CONVEYED TO
I-SITE REALTY, LLC
AND COMBINED WITH
TAX PARCEL 9-11-133.10

1.36± ACRES REMAINING LANDS OF
FLAGSHIP LIMITED PARTNERSHIP
PART OF L.1377, P.307

0.50 ACRE
FLAGSHIP LIMITED PARTNERSHIP
L.1377, P.307

TO BE CONVEYED TO
I-SITE REALTY, LLC
AND COMBINED WITH
TAX PARCEL 9-11-133.10

(VACANT)

FLAGSHIP PARTNERSHIP
TO
FLAGSHIP LIMITED PARTNERSHIP
DEED DATED 12/1/1993
RECORDED 12/21/1993
L.1377, P.307
TAX PARCEL 9-11-129.000

1.36± ACRES
REMAINING LANDS OF
FLAGSHIP LIMITED PARTNERSHIP
PART OF L.1377, P.307

0.47 ACRE PARCEL
ARBELL, LLC
TO
I-SITE REALTY, LLC
DEED DATED 11/6/2013
RECORDED 11/25/2013
INSTRUMENT 2013-00017753
TAX PARCEL 9-11-133.100

CURRENTLY ZONED
NEIGHBORHOOD BUSINESS
TO BE CHANGED TO COMMERCIAL

(VACANT)

COLE WG WATERTOWN NY, LLC
INSTRUMENT 2011-00010881
TAX PARCEL 9-11-133.200

REFERENCE MAPS
MAP OF LANDS SURVEYED FOR ONONDAGA DEVELOPMENT, LLC
DATED 8/30/1999; LAST REVISED 5/2/2000
PREPARED BY: LAFAVE, WHITE & MCGIVERN, L.S., P.C.
MAP OF LAND SURVEYED FOR HOME PROPERTIES
DATED 1/30/2007
PREPARED BY: LAFAVE, WHITE & MCGIVERN, L.S., P.C.

POINT OF BEGINNING
OF DESCRIPTION FOR
0.47 ACRE PARCEL &
0.97 ACRE PARCEL

R=883.73' L=115.66'

S 22°50'31" W 115.58'

BELLEW AVENUE

ARSENAL STREET

(43)

INSET
NOT TO SCALE

REAL ESTATE, LLC
2007-00008431
L 9-11-132.000

IT IS H
WAS AN
WATER
SECTION