August 21, 2012

Kurt W. Hauk, P.E.
City Engineer
Room 305, City Hall
245 Washington Street
Watertown, NY 13601

**Re: Change of Zoning Application**
**RCAN LLC**
**(A&C Project #2012-087.001)**
**203 Clinton Street, Watertown, NY**

Dear Mr. Hauk:

Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC on behalf of RCAN LLC is requesting to be included on the agenda for the next Zoning Board of Appeals meeting for review of a parking lot construction, located at 203 Clinton Street. Attached are fifteen (15) sets including a Site Plan, property deed, tax map, and Short EAF. Also included is a check for $150.00 for the review fee.

RCAN LLC is the owner of Innovative Physical Therapy located at 316 Sherman Street. They provide physical therapy services. Currently the company has limited parking for its clients and employees. They also have a lease agreement for the neighboring Knights of Columbus property (312 Sherman Street) to utilize their parking facilities during business hours. RCAN recently purchased the 203 Clinton Street property and will be demolishing the vacant 2 story residence. The property is located adjacent to the Knights of Columbus. The owner intends to utilize the existing 12,980 s.f. property for customer/employee parking. The project will include 8,089 s.f. of asphalt parking with 19 parking spaces. A landscaping buffer with be included on all sides with the exception of the Knights of Columbus property boundary.

The parcel is currently zoned as Residential_A. We are seeking to change the zoning designation to Limited_Business so the parcel can be used as a parking lot. Currently, the existing property and building are a detriment to the neighborhood. We believe that by removing the vacant building and cleaning up the property it will improve the neighborhood. In respect to the existing residential zoned area of Clinton Street, we are also proposing entering the lot from Sherman Street only and closing off the existing entrance from Clinton Street. This will reduce the number of cars entering from the residential zoned area.

The owner intends to begin construction as soon as approvals are granted.

Please do not hesitate to contact me if you have any questions or need additional information.

Sincerely,
Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC

Brian A Jones
Architect

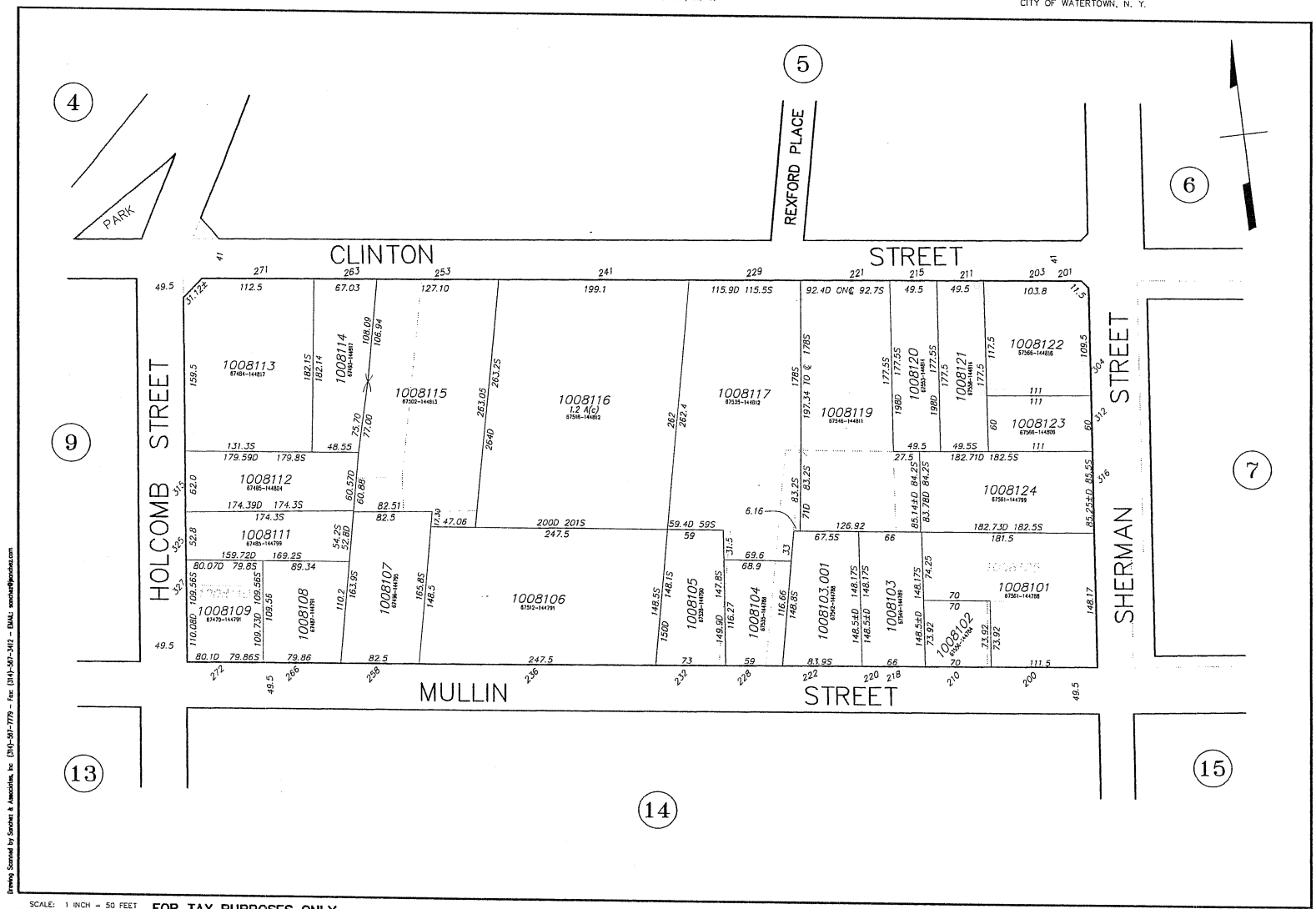
Attachments
Cc: Cheryl Howard, RCAN LLC

AUBERTINE and CURRIER
ARCHITECTS, ENGINEERS & LAND SURVEYORS, PLLC
516 Bradley Street
Watertown, New York 13601
aubertinecurrier.com
Phone: 315.782.2005
Fax: 315.782.1472
Managing Partners
Michael L. Aubertine, R.A.
Architect
Patrick J. Currier, R.A.
Architect
Partners
Brian A. Jones, R.A., AIA
Architect
Matthew R. Morgia, P.E.
Civil Engineer
Jayson J. Jones, P.L.S.
Land Surveyor

CITY ENGINEERING DEPT.
RECEIVED
AUG 22 2012
WATERTOWN, NEW YORK

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

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




SCALE: 1 INCH = 50 FEET

FOR TAX PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

REVISED JANUARY 21, 2004

# DISTRICT 10 MAP 8

Drawing Scanned by Sanchez & Associates, Inc (315)-361-1779 - Fax: (315)-361-3412 - EMAIL: sanchez@localnet.com

PROJECT I.D. Number

Appendix C

State Environmental Quality Review

SEQR

# SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

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

1. APPLICANT/SPONSOR
Brian A. Jones, AIA, LEED AP BD+C, Aubertine and Currier, PLLC

2. PROJECT NAME
RCAN LLC, Parking Lot Construction

3. PROJECT LOCATION:
Municipality City of Watertown County Jefferson

4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)
203 Clinton Street
(Corner of Clinton and Sherman Streets)

5. IS PROPOSED ACTION:
☑ New ☐ Expansion ☐ Modification/alteration

6. DESCRIBE PROJECT BRIEFLY:
Existing .29 acre parcel will have existing 2 story vacant residence demolished. New parking lot to be constructed along with landscaping buffer.

7. AMOUNT OF LAND AFFECTED:
Initially .29 acres Ultimately .29 acres

8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?
☐ Yes ☑ No If no, describe briefly
Parking lot is not an allowed use for Residential-A.

9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?
☐ Residential ☐ Industrial ☑ Commercial ☐ Agriculture ☐ Park/Forest/Open Space ☐ Other
Describe: Adjacent property is zoned limited business.

10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?
☐ Yes ☑ No If yes, list agency(s) and permit/approvals

11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?
☐ Yes ☑ No If yes, list agency(s) and permit/approvals

AUG 22 2012
WATERTOWN, NEW YORK

12. AS A RESULT OF PROPOSED ACTION, WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?
☐ Yes ☑ No

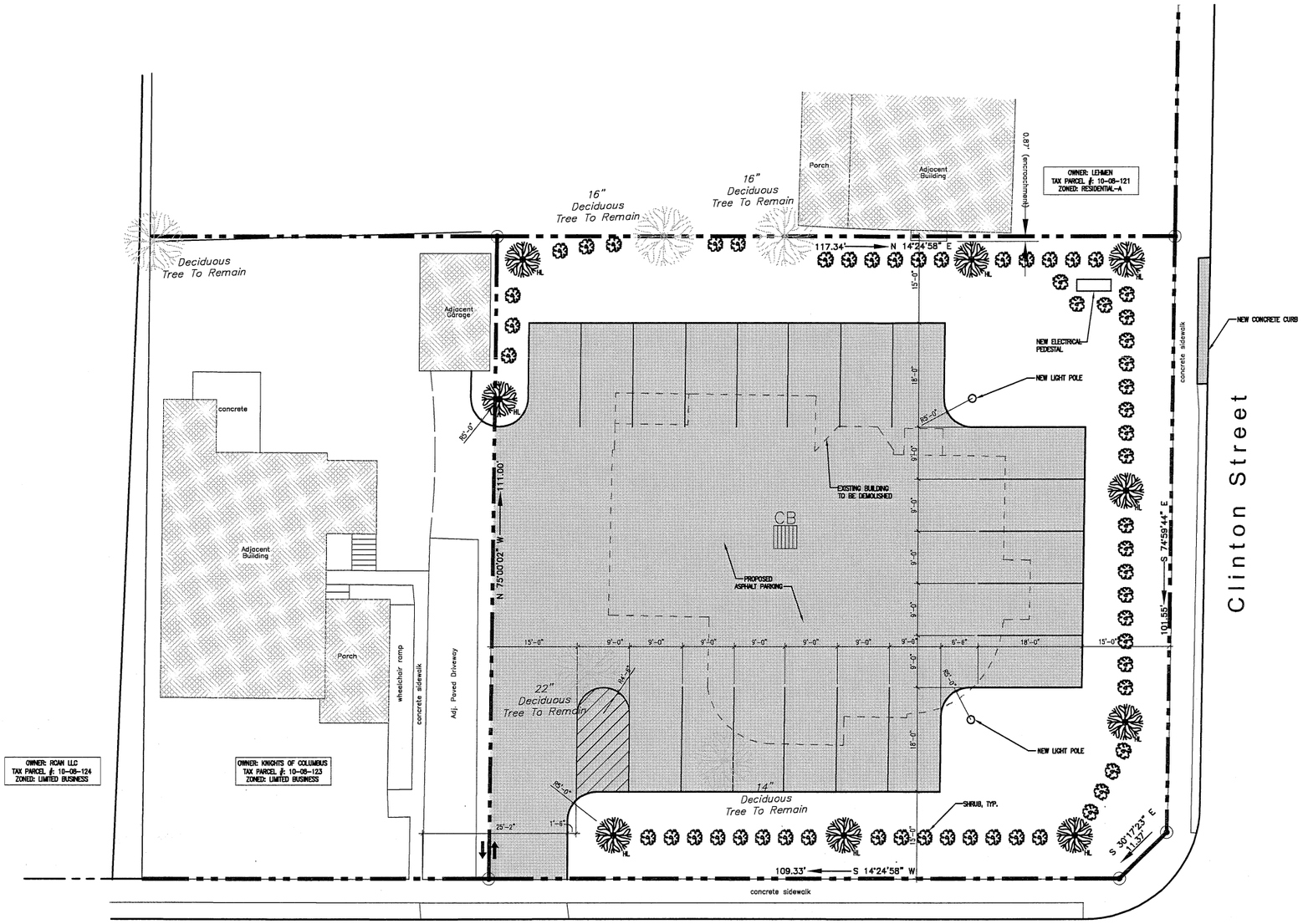
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Brian A. Jones, AIA, LEED AP BD+C Date: 8/22/12

Signature: Brian Jones

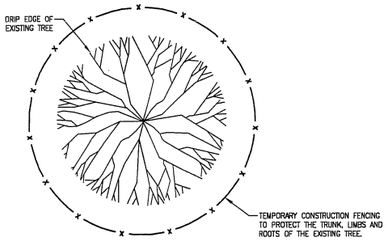
If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER




Sherman Street

NOTE:
ALL WORK TO BE PERFORMED WITHIN THE CITY OF WATERTOWN MARGIN WILL REQUIRE SIGN-OFF FROM A PROFESSIONAL ENGINEER, LICENSED AND CURRENTLY REGISTERED TO PRACTICE IN THE STATE OF NEW YORK, THAT THE WORK WAS BUILT ACCORDING TO THE APPROVED SITE PLAN AND APPLICABLE CITY OF WATERTOWN STANDARDS. COMPACTION TESTING WILL BE REQUIRED FOR ALL WORK TO BE PERFORMED WITHIN THE CITY OF WATERTOWN MARGIN AND MUST BE SUBMITTED TO THE CITY OF WATERTOWN CODES DEPARTMENT.




1 EXISTING TREE PROTECTION
N.T.S.

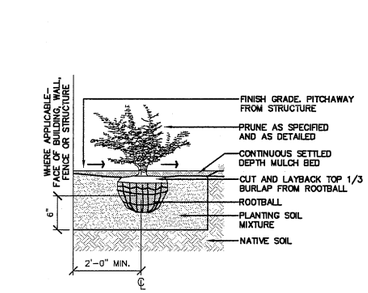
## GENERAL NOTES

1. THE CONTRACTOR SHALL INSTALL ALL MATERIALS, PRODUCTS AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND IN SATISFACTION OF THE NEW YORK STATE BUILDING CODE STANDARDS FOR PERFORMANCE OF WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL INDEMNIFY THE OWNER AND HIS AGENTS THROUGH ADEQUATE INSURANCE COVERAGE AGAINST ANY CLAIMS ARISING FROM CONSTRUCTION RELATED INJURIES OR FAILURE TO MAINTAIN SAFE WORK CONDITIONS ON SITE.
3. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS OF EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK. NOTIFY THE ARCHITECT IMMEDIATELY WITH ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN ACCURATE BENCHMARKS FOR LAYOUT OF ALL WORK.
4. THE CONTRACTOR & OWNER SHALL REVIEW AND BECOME FAMILIAR WITH ALL DRAWINGS PRIOR TO COMMENCEMENT OF WORK. ANY INCONSISTENCIES FOUND BETWEEN THE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT. DO NOT PERFORM ANY WORK AFFECTED IN ANY MANNER BY THE INCONSISTENCIES UNTIL THE ARCHITECT HAS CLARIFIED THE INFORMATION.
5. THE CONTRACTOR SHALL REQUEST THE LOCATION AND STAKING OF ALL BURIED UTILITIES PRIOR TO EXCAVATION. CONTACT LOCAL UFPO.
6. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND INSPECTIONS.
7. THE CONTRACTOR SHALL MAINTAIN CLEAN AND SAFE WORKING CONDITIONS ON SITE.

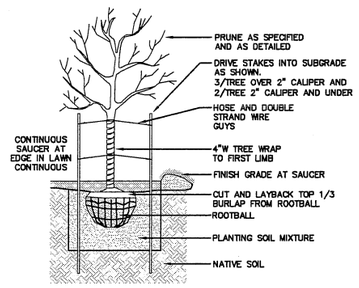
AUBERTINE and CURRIER
ARCHITECTS, ENGINEERS & LAND SURVEYORS, PLLC
522 Bradley Street
Watertown, New York 13601
aubertinecurrier.com
Phone: (315)782-2005
Fax: (315)782-1472

The above Architect, Engineer or Land Surveyor states that to the best of his or her knowledge, information and belief, the plans and specifications are in accordance with applicable requirements of New York State. It is a violation of New York State Law for any person, unless acting under the direct supervision of a Registered Architect, Licensed Professional Engineer or Licensed Land Surveyor to alter this document in any way. If altered, such licensee shall affix his or her seal and the notation "altered by" followed by his or signature, date and a specific description of the alteration.
© COPYRIGHT 2012
AUBERTINE and CURRIER ARCHITECTS, ENGINEERS & LAND SURVEYORS, PLLC

REGISTERED ARCHITECT
BRIAN A. JONES
030698
STATE OF NEW YORK




3 TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE




2 TYPICAL TREE PLANTING DETAIL
NOT TO SCALE

| GENERAL INFORMATION | |
|---|---|
| Zoning | RESIDENTIAL A |
| Use | PARKING |
| Tax Parcel # | 10-08-122 |
| Existing Lot Area | 12,981 S.F. |
| No. of Parking Spaces | 19 |
| Parking Space Dimensions | 9' x 18' |

A SITE PLAN
1"=10'-0"

GRAPHIC SCALE
10 0 5 10
( IN FEET )
1 inch = 10 ft.

## PLANTING SCHEDULE

| SYM | COMMON NAME | ABBREV. | BOTANICAL NAME | SIZE | QTY |
|---|---|---|---|---|---|
| | HONEYLOCUST, THORNLESS | HL | GLEDITSIA TRIACANTHOS INERMIS | 2" CALIPER | 9 |

LANDSCAPING NOTE:

1. PLANT SPECIES WERE SELECTED BASED ON ABILITY TO GROW IN EXISTING SOIL CONDITIONS. PLANT SPECIFIED WERE ALSO CHOSEN BASED ON SIZE, SHAPE, COLOR AND GROWTH HABIT. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE ARCHITECT.
2. ALL PLANTINGS SHALL ARRIVE ON-SITE BEARING THE ORIGINAL IDENTIFICATION TAGS SHOWING THEIR BOTANICAL NAME, COMMON NAME AND SIZE.
3. ALL TREES SHALL HAVE A 4' DIA. SHREDDED HARDWOOD MULCH RING AROUND THE BASE OF THE TREE.
4. ALL LANDSCAPED AREAS SHALL HAVE A WEED BARRIER FABRIC AND A MIN. OF 3" DEEP SHREDDED HARDWOOD MULCH.
5. ALL PLANTINGS SHALL BE THOROUGHLY WATERED AT THE TIME OF PLANTING.

PROGRESS PRINT
NOT FOR CONSTRUCTION

RECEIVED
AUG 22 2012
PLANNING DEPT.
WATERTOWN, NEW YORK

RCAN, LLC
203 CLINTON STREET
CITY OF WATERTOWN
JEFFERSON COUNTY, STATE OF NEW YORK

PROJECT NO: 2012-087.001
SCALE: AS NOTED
DRAWN BY: MEA
CHECKED BY: BAJ
ISSUE DATES:
08-21-2012 PLANNING & ZONING BOARD REVIEWS

SITE PLAN

C100

**Cheryl D Lane, Clerk**
175 Arsenal Street
Watertown, NY 13601
(315) 785-3081

122

Jefferson County
Watertown, New York

# Jefferson County Clerk Recording Cover Sheet

**Received From :**
KB ABSTRACT CORPORATION
ATTN: KATHY BURGESS
431 HARRIS DRIVE - PO BOX 6207
WATERTOWN, NY 13601

**Return To :**
MENTER, RUDIN & TRIVELPIECE, PC
OFFICE MAILBOX
120 WASHINGTON STREET
WATERTOWN, NY 13601

**First SIDE 1 NAME**
BAYVIEW LOAN SERVICING LLC

**First SIDE 2 NAME**
RCAN LLC

**Index Type :** Land Records

**File Number :** 2012-00007537

**Type of Transaction :** Deed - (Other Property)
**Recording Fee :** $310.00

**Recording Pages :** 3

The Property affected by this instrument is situated in Watertown-City Of, in the County of Jefferson, New York

**Real Estate Transfer Tax**

| | |
|---|---|
| **RETT # :** | 3356 |
| **Deed Amount :** | $77,777.00 |
| **RETT Amount :** | $312.00 |
| **Total Fees :** | $622.00 |

Doc ID - 006428820003

State of New York

County of Jefferson

I hereby certify that the within and foregoing was recorded in the Clerk's office for Jefferson County, New York

On (Recorded Date) : 05/21/2012

At (Recorded Time) : 4:12:28 PM

Cheryl D Lane, Clerk

This sheet constitutes the Clerk's endorsement required by section 319 of Real Property Law of the State of New York and conforms to Jefferson County local Law. THIS PAGE IS PART OF YOUR DOCUMENT AND IS NOT A BILL, ALL FEES HAVE BEEN PAID.

Entered By: JTHOMPSON Printed On : 05/21/2012 At : 4:15:30PM

**THIS INDENTURE**, made the 8 Day of May, Two Thousand Twelve

BETWEEN

Bayview Loan Servicing, LLC, 4425 Ponce de Leon Blvd., 5th Floor, Coral Gables, FL 33134

party of the first part, and

RCAN, LLC, 316 Sherman Street, Watertown, NY 13601

party of the second part,

Record & Return to:
Menter, Rudin & Trivelpiece
120 Washington Street
Watertown, N.Y. 13601

**WITNESSETH**, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

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

BEGINNING at an iron pin set at the westerly street margin of Sherman Street, being situate N. 14° 24' 58" E 293.52 feet from the intersection of the westerly street margin of Sherman Street and the northerly street margin of Mullin Street.

THENCE N. 75° 00' 02" W a distance of 111.00 feet to an iron pin set,

THENCE N 14° 24' 58" E a distance of 117.34 feet to an iron pin set at the southerly street margin of Clinton Street;

THENCE S 74° 59' 44" E along the southerly street margin of Clinton Street a distance of 101.55 feet to an iron pin set at the cutback line between the southerly street margin of Clinton Street and the westerly street margin of Sherman Street;

THENCE S 30° 17' 23" E along the cutback line a distance of 11.37 feet to an iron pin set at the westerly street margin of Sherman Street;

THENCE s 14° 24' 58" W along the westerly street margin of Sherman Street a distance of 109.33 feet to the point of BEGINNING.

BEING the same premises conveyed to grantor herein by Deed of Marie E. Anderson, dated March 17, 2012 and will be recorded in the Jefferson County Clerk's Office simultaneously with this document.

This transfer does not constitute all or substantially all of the assets of the corporation.

**TOGETHER** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

**AND** the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

**AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the

cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

In Presence of:

Bayview Loan Servicing LLC

BY: _____

TITLE: _____

Sonia Asencio
Assistant Secretary

STATE OF Florida
COUNTY OF Miami-Dade

On the 8 day of May in the year 2012 before me, the undersigned, personally appeared Sonia Asencio, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, that by his/her/their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned.

_____
Notary Public

ELIZABETH FERNANDEZ
MY COMMISSION # EE 119733
EXPIRES: August 7, 2015
Bonded Thru Notary Public Underwriters