

Daren L. Morgan, P.L.S., President
Robert J. Busler, P.L.S., Vice President

Aziel LaFave, P.L.S. (1915-2009)
Robert F. McGivern, P.E. (1925-2005)
Robert C. White, P.L.S. (Ret. Consultant)



LaFave, White & McGivern, L.S., P.C.
LAND SURVEYORS & PHOTOGRAMMETRISTS

THERESA - BOONVILLE - ROME

August 6, 2010

Honorable Mayor and City of Council
City of Watertown
Washington Street
Watertown, NY 13601



Subject: Route 57 Development, LLC Request for Zoning Change/Amendment
426 State Street, Tax Parcel No. 1203220

On behalf of Route 57 Development LLC, owners of the subject property at the corner of State and Parker Street, site of the former Dodge Dealership, we are requesting an amendment to the current Zoning Classification of a portion of their property.

The property currently has two zoning classifications. The entire street frontage on Parker and State Streets is zoned Commercial; however, a portion of the back of the property is zoned Residence C.

On July 7, 2009, the City of Watertown Planning Board recommended approval of a three lot subdivision of the property with the understanding that application to amend the zoning ordinance to make the entire property Commercial Zoning would be submitted.

Route 57 Development LLC is hereby requesting the amendment of the zoning for a 0.3 acre portion of the subject property from Residence C to Commercial to facilitate future sale and development of the three lot subdivision as previously approved.

Enclosed for your review are 16 submittal packages consisting of copies of the subdivision map with the requested zoning amendment area delineated, metes and bounds description of the area to be amended, and a completed SEAF. Also enclosed is our firm check in the amount of \$100.00 for the application fee for the requested modification of the zoning.

Sincerely,
LaFave White & McGivern LS PC

A handwritten signature in cursive script, appearing to read 'Daren L. Morgan'.

Daren L. Morgan, P.L.S.
DLM/per

cc: PJ Simao, Jan Kublick, Esq.

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0.3 Acre Parcel
Portion of Residence C Zoning District
to be amended/added to
Commercial Zoning District



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 the southwest corner of the parcel described here in, a point in the southwest line of lands conveyed from Dealmaker Dodge, LLC to Route 57 Development, LLC by Instrument 2009-00001930 dated December 12, 2008 and recorded in the Jefferson County Clerk's Office February 10, 2009, said point further being S 33 degrees 43 minutes 00 seconds W, 208.56 feet and S 57 degrees 05 minutes 02 seconds E, 100.01 feet from the intersection of the southeast margin of Parker Street with the southwest margin of State Street and runs thence from the point of beginning, through the aforementioned lands conveyed to Route 57 Development, LLC, the four following courses and distances: N 33 degrees 43 minutes 00 seconds E, 80.43 feet to a point; thence S 48 degrees 00 minutes 00 seconds E, 95.19 feet to a point; thence N 42 degrees 00 minutes 00 seconds E, 16.00 feet to a point; thence S 48 degrees 00 minutes 00 seconds E, 100.00 feet to a point in the southeast line of the aforementioned lands conveyed to Route 57 Development, LLC and the northwest line of lands conveyed to James C. Ives and Sue Anne Ives (Liber 1173 Page 190); thence along said line S 38 degrees 39 minutes 56 seconds W, 65/74 feet to the southeast corner of lands of Route 57 Development LLC; thence along the southwest line thereof and the northwest line of lands of The Church of the Holy Family (Liber 377 Page 547), 189.81 feet to the place of beginning, containing 0.3 Acres of land, more or less.

PROJECT ID NUMBER

617.20

SEQR

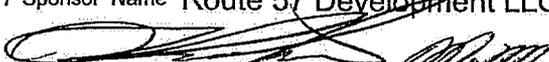
APPENDIX C

STATE ENVIRONMENTAL QUALITY REVIEW

SHORT ENVIRONMENTAL ASSESSMENT FORM

for UNLISTED ACTIONS Only

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

1. APPLICANT / SPONSOR Route 57 Development, LLC	2. PROJECT NAME Route 57 Development LLC
3. PROJECT LOCATION: Watertown, NY Municipality	Jefferson County
4. PRECISE LOCATION: Street Address and Road Intersections, Prominent landmarks etc - or provide map 426 State Street, City of Watertown, NY	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification / alteration	
6. DESCRIBE PROJECT BRIEFLY: Currently this parcel falls in two different zoning districts, Residence C and Commercial. All road frontage is in Commercial District, back portion of easterly two thirds of property is zoned Residence C. This action will amend the Zoning districts to add the portion of the property currently zoned Residence C to the Commercial Zoned District, with the end result that the entire property would fall under Commercial zoning regulations and be consistent with the current and former use of the property. <div style="text-align: right;">CITY OF WATERTOWN RECEIVED AUG 09 2010 WATER TOWN NEW YORK</div>	
7. AMOUNT OF LAND AFFECTED: Initially 0.3 acres Ultimately 1.26 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, describe briefly:	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? (Choose as many as apply.) <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park / Forest / Open Space <input checked="" type="checkbox"/> Other (describe) Premises has been subdivided into 3 lots, one lot is currently occupied and used in a commercial enterprise, Lot 3 is currently vacant, Lot 2 has a building located on it.	
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 name and permit / approval:	
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 name and permit / approval:	
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 Route 57 Development LLC by: Philip J. Simao Date: 7/9/10 Signature 	

If the action is a 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:

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 CRITICAL ENVIRONMENTAL AREA (CEA)? (If yes, explain briefly:

Yes No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? If yes explain:

Yes No

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.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

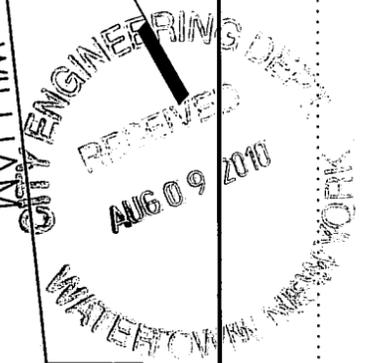
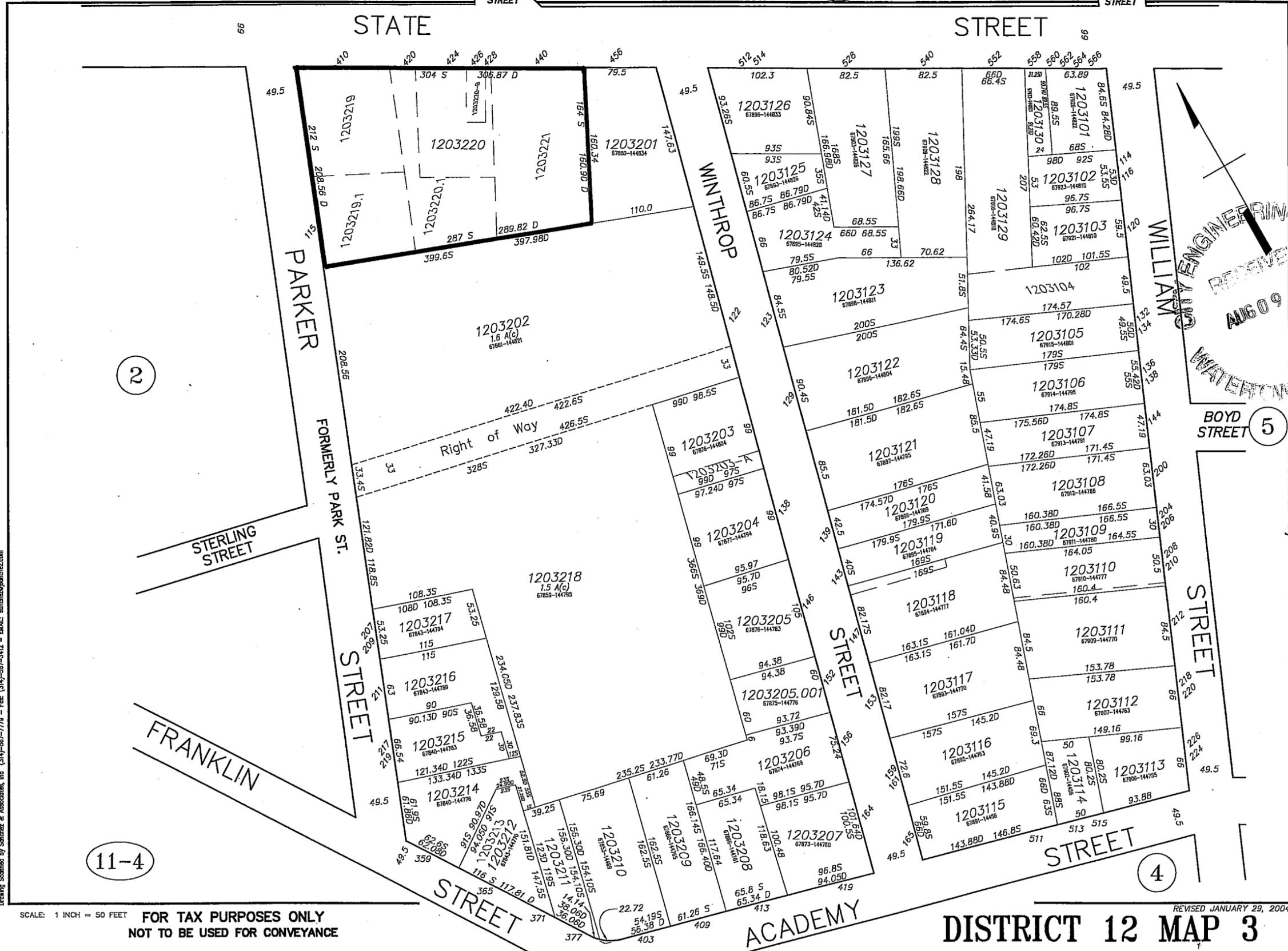
Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

6-2

6-3



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

REVISED JANUARY 29, 2004

DISTRICT 12 MAP 3