

PAT A. STORINO
PROFESSIONAL LAND SURVEYOR

P.O. BOX 163
WATERTOWN, N.Y. 13601

September 14, 2011

17972 NORTH ADAMS HEIGHTS
ADAMS, N.Y. 13605

PHONE/FAX (315) 782-3777

TELEPHONE (315) 232-4068

CITY OF WATERTOWN PLANNING BOARD

Watertown Municipal Building
245 Washington Street
Watertown, New York 13601

Re: 244 Bellew Avenue & Vicinity Subdivision/Assemblage

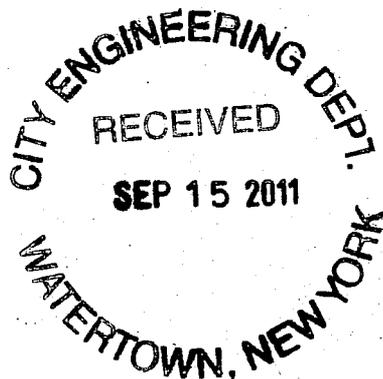
I Patsy A. Storino, Licensed Land Surveyor, represent Anthony and Teresa Marra in regards to the above referenced subject matter. The applicants are the owners of 244 Bellew Avenue designated as Parcel A on my survey plat which consists of 0.237 acres and known as Parcel No. 813107.002. The Marra Family Living Trust who own Parcels B and C as shown on my survey plat and known as Parcel No. 813102.006 wish to convey to the applicants Parcel B which consists of 0.366 acres. This parcel of land is located adjacent to and directly east of Parcel A. If approved, this will increase the size of their land to be 0.603 acres. The Marras' Family Living Trust parcel of land noted as Parcel C on my plat will then be 0.869 acres in size.

I have included with this letter my final survey plat, copies of a portion of the City Tax Map, a completed Short Environmental Assessment Form, my survey description for Parcel B and also my survey description that assembles Parcels A and B as one.

I request that the Planning Board approve the submitted subdivision/ assemblage as presented. I intend to represent the Marras' at the upcoming Planning Board meeting scheduled for October 4, 2011 to address any comments or concerns that you may have. Thank you for your time and consideration on this matter.

Respectfully submitted,


Patsy A. Storino, P.L.S. #49013
Licensed Land Surveyor

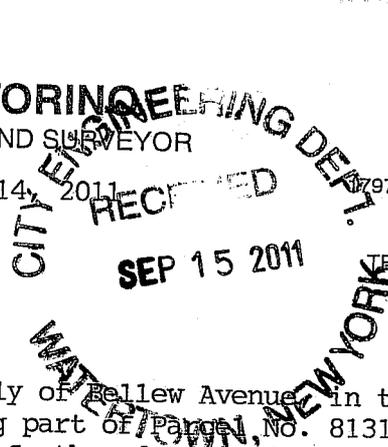


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SURVEY BILL — PARCEL B

Job No. 11-052

ALL THAT TRACT OR PARCEL OF LAND situate easterly of Bellow Avenue in the City of Watertown, County of Jefferson, State of New York and being part of Parcel No. 813102.006 as shown on the City of Watertown Assessment Maps and being further described as follows:

BEGINNING at a 1 inch iron pipe found at the intersection of the northeast corner of a parcel of land that was conveyed to Viktor Romanov & Maria Sit by deed dated October 20, 2010 (ID No. 2010-15587) and the southeast corner of a 0.24 acre parcel of land that was conveyed to Anthony J. Marra & Teresa A. Futia-Marra by deed dated July 9, 2009 (ID No. 2009-11354);

THENCE from said point of beginning, North 21 degrees 31 minutes 14 seconds East along the east line of the 0.24 acre parcel of land, a distance of 99.82 feet to a 1½ inch iron pipe found at the northeast corner thereof; said iron pipe also being at the intersection of the southeast corner of a 0.14 acre parcel of land that was conveyed to Karen M. Hazleton, Trustee of the Houppert Family Trust by deed dated December 26, 2000 (Liber 1775, Page 59), the southwest corner of a 0.210 acre parcel of land also owned by the Houppert Family Trust and the northwest corner of a 1.238 acre parcel of land that was conveyed with other land to the Marra Family Living Trust by deed dated October 9, 1996 (Liber 1555, Page 144);

THENCE South 68 degrees 28 minutes 46 seconds East along the division line between the 0.210 acre Houppert parcel of land to the north and the 1.238 acre Marra Family Living Trust parcel of land to the south, a distance of 159.87 feet to a point that marks the southeast corner of the 0.210 acre parcel of land and the northeast corner of the 1.238 acre parcel of land; said point further being situate South 36 degrees 17 minutes West a distance of 0.88 feet from a ½ inch iron pipe found (tipped);

THENCE South 21 degrees 26 minutes 46 seconds West along the east line of the 1.238 acre parcel of land and being along the west line of a 2.744 acre parcel of land that was conveyed to Liliane Mandeville by deed dated December 22, 2003 (ID No. 2004-3701) a distance of 99.82 feet to a ½ inch iron pipe set;

THENCE North 68 degrees 28 minutes 46 seconds West a distance of 160.00 feet to the point of beginning.

CONTAINING 0.366 acres of land more or less (15,965 square feet).

SUBJECT TO all rights or restrictions of record that an Abstract of Title may disclose.

AS SURVEYED BY Patsy A. Storino, Licensed Land Surveyor, on August 25, 2011 and being designated as Parcel B on a plat titled, "Subdivision Final Plat of the Marra Family Living Trust Subdivision/Assemblage," and dated September 14, 2011.

BEING A PORTION of a 1.238 acre parcel of land described as Parcel II in a deed from Rocco J. and Dorothea J. Marra to The Marra Family Irrevocable Living Trust dated October 9, 1996 and recorded in the Jefferson County Clerk's Office on March 10, 1997 in Liber 1555 of deeds, at Page 144.

PATSY A. STORINO, L.S. #49013

Licensed Land Surveyor

PAT A. STORINO
PROFESSIONAL LAND SURVEYOR

September 14, 2011

CITY ENGINEERING DEPT.
RECEIVED
SEP 15 2011
WATERTOWN, NEW YORK

P.O. BOX 163
WATERTOWN, N.Y. 13601

PHONE/FAX (315) 782-3777

17972 NORTH ADAMS HEIGHTS
ADAMS, N.Y. 13605

TELEPHONE (315) 232-4068

SURVEY BILL --- PARCEL A & B COMBINED

Job No. 11-052

ALL THAT TRACT OR PARCEL OF LAND known as 244 Bellew Avenue and vicinity, in the City of Watertown, County of Jefferson, State of New York and being all of Parcel No. 813107.002 and part of Parcel No. 813102.006 as shown on the City of Watertown Assessment Maps and being further described as follows:

BEGINNING at a 1 inch iron pipe found at the intersection of the northeast corner of a parcel of land that was conveyed to Viktor Romanov & Maria Sit by deed dated October 20, 2010 (ID No. 2010-15587) and the southeast corner of a 0.24 acre parcel of land that was conveyed to Anthony J. Marra & Teresa A. Futia-Marra by deed dated July 9, 2009 (ID No. 2009-11354);

THENCE from said point of beginning, North 68 degrees 28 minutes 46 seconds West along the north line of the Romanov/Sit parcel of land, a total distance of 103.30 feet to a point in the easterly street margin of Bellew Avenue and passing on line at 103.00 feet a $\frac{1}{2}$ inch rebar found;

THENCE North 21 degrees 31 minutes 14 seconds East along the easterly street margin of Bellew Avenue, a distance of 99.82 feet to a point that marks the intersection of the northwest corner of the 0.24 acre Marra parcel of land and the southwest corner of a 0.14 acre parcel of land that was conveyed to Karen M. Hazleton, Trustee of the Houppert Family Trust by deed dated December 26, 2000 (Liber 1775, Page 59);

THENCE South 68 degrees 28 minutes 46 seconds East along the division line between the 0.24 acre parcel of land to the south and the 0.14 acre parcel of land to the north and also along the division line between a 0.366 acre parcel of land being conveyed to Anthony J. Marra & Teresa A. Futia-Marra to the south and a 0.210 acre parcel of land also owned by the Houppert Family Trust to the north, a total distance of 263.17 feet to a point that is South 36 degrees 17 minutes West a distance of 0.88 feet from a $\frac{1}{2}$ inch iron pipe found (tipped) and passing on line at 0.13 feet a $\frac{1}{2}$ inch rebar found and at 103.30 feet a $1\frac{1}{2}$ inch iron pipe found at the northeast corner of said 0.24 acre parcel of land and the southeast corner of said 0.14 acre parcel of land;

THENCE South 21 degrees 26 minutes 46 seconds West along the east line of the aforementioned 0.366 acre parcel of land, a distance of 99.82 feet to a $\frac{1}{2}$ inch iron pipe set at the southeast corner thereof;

THENCE North 68 degrees 28 minutes 46 seconds West along the south line of the 0.366 acre parcel of land, a distance of 160.00 feet to the point of beginning.

CONTAINING 0.603 acres of land more or less (26,276 square feet).

SUBJECT TO all rights or restrictions of record that an Abstract(s) of Title may disclose.

AS SURVEYED BY Patsy A. Storino, Licensed Land Surveyor, on August 25, 2011 and being designated as Parcels A & B on a plat titled, "Subdivision Final Plat of the Marra Family Living Trust Subdivision/Assemblage," and dated September 14, 2011.

INTENDING TO describe and consolidate into one parcel of land the following two (2) conveyances:

- (1) a 0.24 acre parcel of land that was conveyed by Anthony J. Marra to Anthony J. Marra & Teresa A. Futia- Marra by deed dated July 9, 2009 and recorded in the Jefferson County Clerk's Office on July 23, 2009 as Instrument No. 2009-11354 and
- (2) a 0.366 acre parcel of land that was conveyed by The Marra Family Irrevocable Living Trust to Anthony J. Marra & Teresa A. Futia-Marra by deed dated _____ and recorded in the Jefferson County Clerk's Office on _____ as Instrument No. 2011-_____.



PATSY A. STORINO, L.S. #49013

Licensed Land Surveyor

BELLEW

250
AVE

244

238

234

230

228

50

103.3
 813107.002
 67175-145168
 103.35
 57.3
 813106.002
 67175-145176
 103.36
 57.3

103.3
 813107.003
 67172-145149
 103.20
 813107
 103.20
 103.24
 74.39
 813107.100
 813107.200
 74.39
 74.39
 340.04

103.3
 813107.001
 67172-145143
 103.30
 103.30
 103.16
 71.2
 160.29

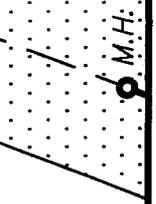
159.87
 813102.005
 67188-145174
 159.82
 57.30
 57.30

159.87
 813102.006
 67186-145155
 334.00

CITY ENGINEERING DEPT.
 RECEIVED
 SEP 15 2001
 WATERTOWN, NEW YORK

12

PN 811102

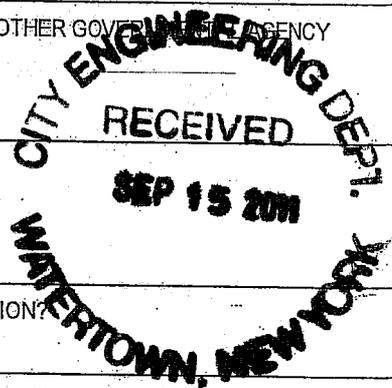


SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

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

1. <u>APPLICANT</u> /SPONSOR <i>ANTHONY J. MORRA</i>	2. PROJECT NAME <i>MORRA Family Trust Subdivision / ALIEM BLAKE</i>
3. PROJECT LOCATION: Municipality <i>CITY OF WATERTOWN</i> County <i>JEFFERSON</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>244 BELLEW AVE. + VICINITY (See Survey Plot + Portion of Tax Map)</i>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>OWNER OF PN 813102.006 wishes to convey Parcel B on Plot to ANTHONY J. MORRA. (PARCEL A). OWNER OF PARCEL A will combine PARCEL B to it. Remaining land of PN 813102.006 will be 0.869 ACRES in size as depicted on my plot as PARCEL C.</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>1.235</i> acres Ultimately <i>0.366</i> 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 type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENT 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: <i>Patsy A. Starino</i>	Date: <i>14 Sept. 2011</i>
Signature: <i>[Signature]</i>	



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 – ENVIRONMENTAL ASSESSMENT / To be completed by Agency

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; (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

Signature of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Preparer (If different from responsible officer)

Date