



August 25, 2011

James and Imelda Bear

835 Coffeen Street

Watertown NY 13601

Dear Mayor Graham and Council Members,

I am writing about the following properties for which we are requesting rezoning from Residential to Commercial: 835 and 839 Coffeen St. Watertown NY.

My intention for the rezoning is to open a Filipino and Hispanic Grocery store on this property. Presently to find a good selection of these items, people have to travel to Syracuse or New York City.

There are already several commercial use properties nearby on Coffeen Street.

Respectfully submitted,

James and Imelda Bear

(James is currently serving in the U. S. Army in Afghanistan but he concurs in this request and I have his Power of Attorney.)

GENERAL POWER OF ATTORNEY

PREAMBLE: This is a military Power of Attorney prepared pursuant to Title 10, United States Code, Section 1044b, and executed by a person authorized to receive legal assistance from the military service. Federal law exempts this power of attorney from any requirement of form, substance, formality, or recording that is prescribed for powers of attorney by the laws of a state, the District of Columbia, or a territory, commonwealth, or possession of the United States. Federal law specifies that this power of attorney shall be given the same legal effect as a power of attorney prepared and executed in accordance with the laws of the jurisdiction where it is presented.

KNOW ALL PERSONS BY THESE PRESENTS:

That I, JAMES T. BEAR, do hereby appoint, IMELDA C. BEAR, my true and lawful attorney-in-fact to do the following in my name and in my behalf:

1. To lease, sell, buy, reestablish title to, register, insure, transfer, mortgage, maintain, manage, pledge, exchange or otherwise dispose of or encumber any and all of my property, real, personal, or mixed, including motor vehicles of any kind, and to execute and deliver good and sufficient deeds or other instruments for the lease, conveyance, mortgage, maintenance, or transfer of the same.
2. To buy, receive, lease, accept or otherwise acquire in my name and for my account, property, real, personal or mixed upon such terms, considerations and conditions as my said attorney-in-fact shall deem appropriate.
3. To transact all business of mine on my behalf including entering into contracts and the making of such investments as my attorney shall deem sound.
4. To institute and prosecute, or to appear and defend, any claims or litigation involving me or my interest. This shall include, but not be limited to, the authority to present a claim against the United States for damage to or loss of personal property. Returns and to receive and negotiate all tax refund checks.
5. To prepare, execute, and file all taxes.
6. To execute all documents needed for travel of my family members and transportation or storage of my property, as authorized by law and Military regulations; to sign for and clear government or other quarters in the best interests of my family members and in accordance with law and Military regulations.
7. To demand, act to receive, and receive, all sums of money which are now or will become owing or belonging to me, and to institute accounts on my behalf and to deposit, draw upon or expend such funds of mine as are necessary in furtherance of the powers granted herein. This shall include, but not be limited to, the authority to receive, endorse, cash, or deposit negotiable instruments made payable to me and drawn upon the Treasurer, or other fiscal officer or depository of the United States or any state, possession, or territory of the United States.

The above described powers are merely examples of the authority granted by this document and not in limitation or definition thereof. However, my Agent shall have no rights or powers hereunder with respect to the following:

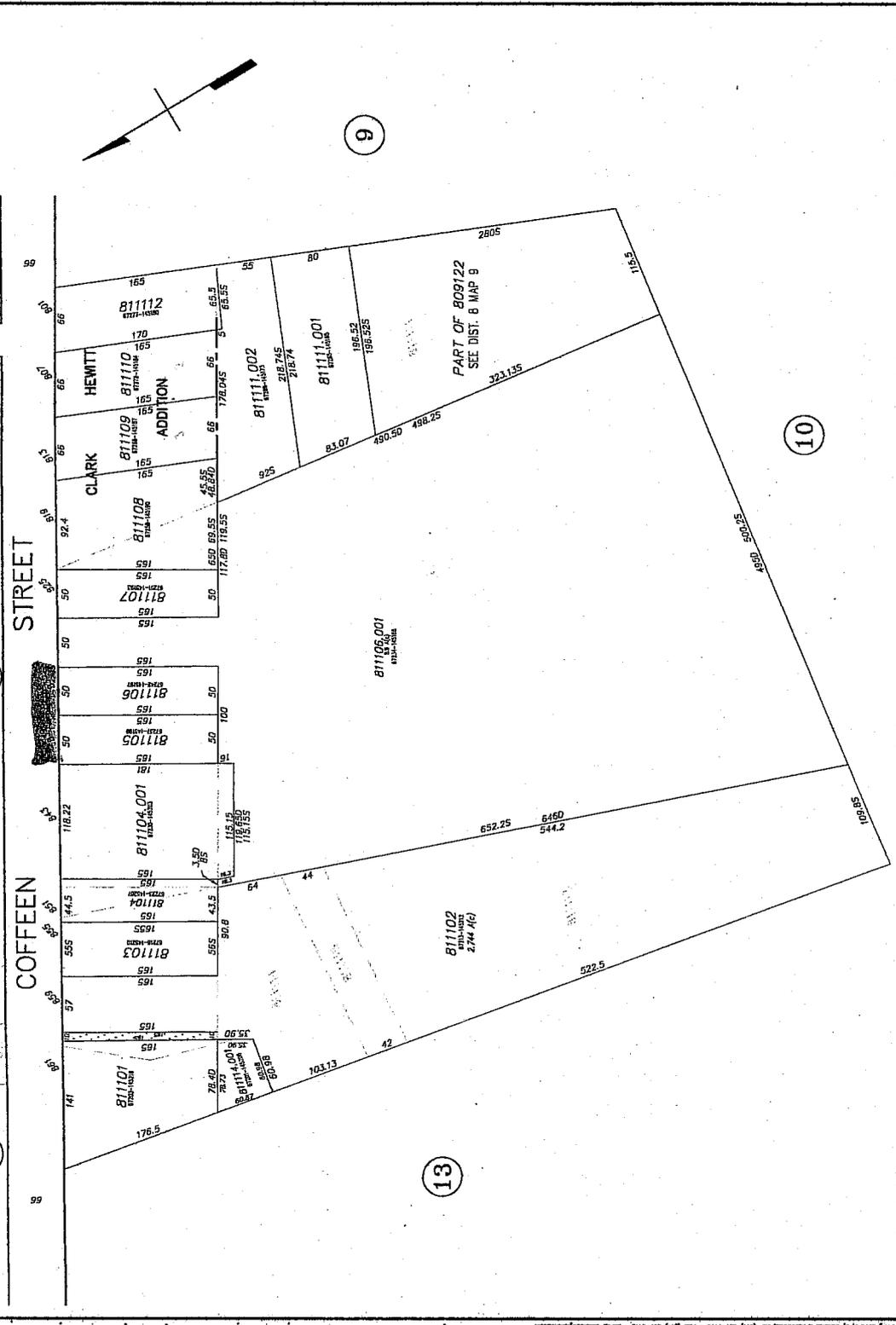
- a. Life Insurance: My Attorney shall have no rights or powers hereunder to cancel or change the beneficiary of any policy of life insurance owned by me.
- b. Fiduciary Powers: My Attorney shall have no rights or powers hereunder with respect to any act, power, duty, right or obligation, relating to any person, matter, transaction or property, owned by me or in my custody as a trustee, custodian, personal representative or other fiduciary capacity for someone else.

I HEREBY GIVE AND GRANT UNTO MY ATTORNEY FULL POWER AND AUTHORITY TO DO AND PERFORM EACH AND EVERY ACT AND MATTER CONCERNING MY ESTATE, PROPERTY, AND AFFAIRS AS FULLY AND EFFECTUALLY TO ALL INTENTS AND PURPOSES AS I COULD DO LEGALLY IF I WERE PRESENT.

I intend for this to be a **DURABLE Power of Attorney**. This Power of Attorney will continue to be effective if I become disabled, incapacitated, or incompetent; or when the United States Government determines that I am in a military status of "missing," "missing in action," or "prisoner of war." All acts done by my Attorney hereunder shall have the same effect

DEPARTMENT OF ENGINEERING
CITY OF WATERTOWN, N. Y.

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



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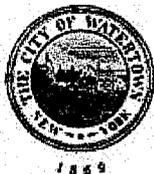
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REVISED MAY 3, 2004

DISTRICT 8 MAP 11

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

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Residential

Property Info

Owner/Sales

Inventory

Improvements

Tax Info

Report

Comparables

Municipality of City of Watertown

SWIS:	221800	Tax ID:	8-11-106.000
Account #:	03022230		

Tax Map ID / Property Data

Status:	Active	Roll Section:	Taxable
Address:	835 Coffeen St		
Property Class:	210 - 1 Family Res	Site Property Class:	210 - 1 Family Res
Site:	Res 1	In Ag. District:	No
Zoning Code:	RB - Residential B	Bldg. Style:	Old style
Neighborhood:	00435 -	School District:	Watertown
Legal Property Description:	50x165 811106		
Land Assessment:	2011 - \$10,100 2010 - \$10,100	Total Assessment:	2011 - \$69,900 2010 - \$69,900
Total Acreage/Size:	50 x 165	Full Market Value:	2011 - \$73,579 2010 - \$73,579
Deed Book:	2005	Deed Page:	9258
Grid East:	992712	Grid North:	1452025

Special Districts for 2011

No information available for the 2011 roll year.

Special Districts for 2010

No information available for the 2010 roll year.

Photographs

(Click on photo to enlarge it.)

Photo

Maps

View Tax Map

Pin Property on GIS Map

View in Google Maps

View in Yahoo! Maps

View in Bing Maps

Map Disclaimer

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

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

1. APPLICANT/SPONSOR <i>James and Imelda Bear</i>	2. PROJECT NAME <i>Manila Food Market</i>
3. PROJECT LOCATION: Municipality <i>835 Coffeen St. Waterbury Jefferson</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>To remodel inside, remove the walls and to open. Front Porch to be removed and built a new porch.</i>	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If no, describe briefly <i>The Property is zoned Residential</i>	
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 GOVERNMENTAL 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 type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>James, Imelda Bear</i>	Date: <i>8-25-2011</i>
Signature: <i>Imelda C. Bear</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