

Planning Board of the City of Watertown
245 Washington Street, Room 305
Watertown, NY 13601

Michael S. Gibson
135 Westfield Ct. Apt 1316
Clarksville, TN 37040

To: Planning Board of the City of Watertown

Subject: Lot Line Adjustment of Property at 142 Bishop St. for Sale to Neighbor

I, Michael S. Gibson owner of the property located at 142 Bishop St. Watertown, NY 13601 submit this application for the review of the Planning Board. The intent of this application is to gain the approval for a property lot line adjustment so that the sale of land can take place between me and my neighbor. The land I intend to sell is a strip of land located in my side yard adjacent to my neighbor's land at 134 Bishop St. The land strip is a 25 feet by 132.87 feet rectangular shape consisting of .076 acres. The 25 ft side of the rectangle is street frontage on Bishop St. This would leave a .230 acre lot with 75 feet of street frontage for the 142 Bishop St. property.

The future use of this land by my neighbor is for the intent of home improvement. I believe the sale of this land would benefit the neighborhood and adheres to current zoning laws. Enclosed along with this letter is the survey map, property description, tax map and the State Environmental Quality Review form (10 Sets) as well as a \$150.00 check. Upon approval or disapproval of this request please contact me via phone at 315-775-3003 or please send any letters to:

Michael S. Gibson
135 Westfield Ct. Apt 1316
Clarksville, TN 37040

If approved, the surveyor Stanford J. Zeccolo can be contacted directly for mylar and paper copies of the plat for signature. The surveyor's contact information is as follows:

Stanford J. Zeccolo
320 Flower Ave. West
Watertown, NY 13601
Phone: 315-782-2558

Thank you for considering this request, I look forward to the Planning Board's decision.

Respectfully,



Michael S. Gibson



Bishop St.

Parcel ID	Area (sq ft)	Owner	Address	Phone
124	50.5	1305130	134.75S	67665-14430
126	50	1305131	134.75S	67670-14430
130	50	1305132	134.6	67675-14430
134	50	1305133	135D 134.45S	67680-14430
136	50	1305135	132.5D 134.3S	67688-14428
142	100.00	1305135	132.5D 134.3S	67688-14428
146	50	1305136	133.85S	67695-14428
150	50	1305137	133.7	67700-14428
154	50	1305138	133.6D 133.7S	67705-14428
0.5	50			
EASANTVIEWAD				
175.35	7.25D 175.3S	1305116		67672-14414
173.4S	3.6D 173.4S			
173.4S		305115		57679-14413
45D 172.6S	77D 172.6S			
305112				67684-14412
17D 171.3S				
171.3				
1305111				67690-14412
170.2				
170.2				
305110				7696-14412
169.1				
1D 169.1S				
305109				67702-14412
6D 168S				
6D 168S				

STEAD AID INC.

THOMPSON GARDENS II

SUGGESTED BOUNDARY DESCRIPTION

FOR

NEW #142 BISHOP STREET
CITY OF WATERTOWN
JEFFERSON COUNTY

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

Beginning at an orange capped iron pipe set in the monumented southerly margin of Bishop Street, said point being South 82°10'00" East a distance of 507.30 feet from the monumented intersection of the southerly margin of Bishop Street and the easterly margin of Washington Street;

thence South 82°10'00" East along the southerly margin of Bishop Street, a distance of 75.00 feet to a point being 0.28 feet southeast of a spike found;

thence South 07°50'00" West along the lands of Sanborn (Bk 2005 Pg 4056) on the east, a distance of 133.98 feet to an iron pipe found;

thence North 81°19'07" West along the lands of Shaughnessy (Bk 1117 Pg 330) and Galster (Bk 801 Pg 130) on the south, a distance of 75.01 feet to an orange capped iron pipe set;

thence North 07°50'00" East along a new boundary line through the lands of Gibson as described in Book of Deeds (Instrument) 2007 on page 5292, a distance of 132.87 feet to the point and place of beginning.

Contains 0.230 acres of land. The above parcel is shown on a Sudivision Plat for #134-#142 Bishop Street by Zeccolo, LS dated September 10, 2010.

SUGGESTED BOUNDARY DESCRIPTION

FOR ADDITION TO:

#134 BISHOP STREET
CITY OF WATERTOWN
JEFFERSON COUNTY

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

Beginning at a rebar found in the monumented southerly margin of Bishop Street, said point being South 82°10'00" East a distance of 482.30 feet from the monumented intersection of the southerly margin of Bishop Street and the easterly margin of Washington Street;

thence along the southerly margin of Bishop Street, South 82°10'00" East a distance of 25.00 feet to an orange capped iron pin set;

thence South 07°50'00" West along a new boundary line through the lands of Gibson as described in Book of Deeds (Instrument) 2007 on page 5292, a distance of 132.87 feet to an orange capped iron pipe set;

thence North 81°19'07" West along the lands of Galster (Bk 810 Pg 130) on the south, a distance of 25.00 feet to a point being 0.43 feet east of a concrete monument found;

thence North 07°50'00" East along the lands of Yurack (Bk 1859 Pg 140) on the west, a distance of 132.50 feet to the point and place of beginning.

Contains 0.076 acres of land. The above parcel is shown on a Subdivision Plat for #134-#142 Bishop Street by Zeccolo, LS dated September 10, 2010.

SUGGESTED BOUNDARY DESCRIPTION

FOR

NEW #134 BISHOP STREET
CITY OF WATERTOWN
JEFFERSON COUNTY

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

Beginning at a point in the monumented southerly margin of Bishop Street, said point being South $82^{\circ}10'00''$ East a distance of 432.35 feet from the monumented intersection of the southerly margin of Bishop Street and the easterly margin of Washington Street, said point also being 0.1 feet south of an iron pipe found;

thence along the southerly margin of Bishop Street, South $82^{\circ}10'00''$ East a distance of 74.95 feet to an orange capped iron pin set;

thence South $07^{\circ}50'00''$ West along a new boundary line through the lands of Gibson as described in Book of Deeds (Instrument) 2007 on page 5292, a distance of 132.87 feet to an orange capped iron pipe set;

thence North $81^{\circ}19'07''$ West along the lands of Galster (Bk 810 Pg 130) on the south, a distance of 25.00 feet to a point being 0.43 feet east of a concrete monument found;

thence North $84^{\circ}27'38''$ West along the lands of Galster (Bk 810 Pg 130) on the south, a distance of 49.99 feet to an iron pipe found;

thence North $07^{\circ}50'02''$ East along the lands of Keefe (Bk 2007 Pg 21560) on the west, a distance of 134.50 feet to the point and place of beginning.

Contains 0.229 acres of land. The above parcel is shown on a Sudivision Plat for #134-#142 Bishop Street by Zeccolo, LS dated September 10, 2010.

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 <i>Michael S. Gibson</i>	2. PROJECT NAME <i>142 Bishop St.</i>
3. PROJECT LOCATION: Municipality _____ County <i>Jefferson</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>142 Bishop St Watertown, NY 13601</i>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New ? <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>Subdivide 100' lot into 75' lot and add 25' strip to adjacent lot.</i>	
7. AMOUNT OF LAND AFFECTED: Initially <u><i>0.45</i></u> acres Ultimately <u><i>0.45</i></u> 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 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 checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u><i>Michael S. Gibson</i></u>	Date: <u><i>17 Sep 10</i></u>
Signature: <u><i>Michael S. Gibson</i></u>	

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 - 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)