

October 10, 2012

Dear Mr. Ken Mix:

On behalf of the Thousand Islands Area Habitat for Humanity (TIAHFH), GYMO Architecture, Engineering & Land Surveying, P.C. has prepared this packet and identified all the items enclosed. This is being submitted to the City of Watertown Planning Board for its consideration.

GYMO is proposing an assemblage and subdivision at 1136 Superior Street in order to have the existing house at 1130 Superior Street inside its tax parcel and assemblage it.

By combining parcel 3 and 1 (1130 Superior Street,) Georgia Crockett will have her house inside the tax parcel. Also, parcel 2 (a combination of the remaining 1136 Superior Street lot and lot 82 into one property) will then be the site for the next TIAHFH build.

Thank you for considering this proposal for the Superior Street properties.

Sincerely,



Lynn Morgan
Vice-President



United Way
of Northern New York, Inc.

TRANSMITTAL

Edward G. Olley, Jr., AIA
William P. Plante, PLS
Patrick J. Scordo, PE
Thomas S.M. Compo, PE
Ryan Churchill, PE

Gregory E. Ashley, PLS
Brian J. Drake, PE, LEAD AP
Stephen J. Gracy, PLS

In Consultation
Leo F. Gozalkowski, PLS
Stephen W. Yuassi, AIA

October 5, 2012

Habitat for Humanity
Mr. Brian Drapo
PO Box 31
Watertown, NY 13601

Attn: Mr. Drapo

Enclosed:

- ✓ Abstract No. 78673 Thousand Islands Area Habitat for Humanity, City of Watertown, Jefferson County, New York.
- ✓ 4 Prints Assemblage Parcel, Proposed Subdivision Plat of the Land of Thousand Islands Area Habitat for Humanity, Inc. & Georgia Crockett, 1136 Superior Street, City of Watertown, County of Jefferson, State of New York.
- ✓ 10 - Suggested Descriptions Thousand Islands Area Habitat for Humanity, Inc. & Crockett, City of Watertown Parcels 1 & 3 Combined, Parcel 2 and Parcel 3.
- ✓ 6 - 11 X 17 of Proposed Subdivision.
- ✓ 10 - Tax Map Parcel Highlighted
- ✓ SEA form

Project No.: 2006-220s.01

Sue Hoffman
Survey & Environmental Assistant

 **COPY**



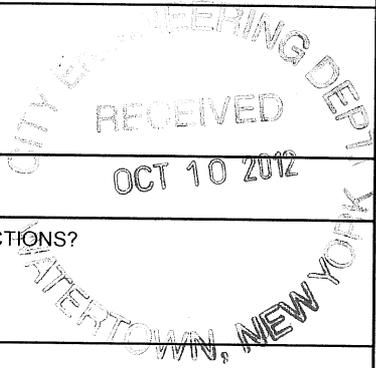
Signature

Date

Appendix C
State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

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

1. APPLICANT/SPONSOR <i>Habitat for Humanity</i>	2. PROJECT NAME <i>Habitat for Humanity</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>1136 Superior St.</i>	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>Assemblage and Subdivision, Proposed.</i>	
7. AMOUNT OF LAND AFFECTED: Initially <u><i>0.815</i></u> acres Ultimately <u><i>0.815</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) name 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) name 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>Brian R Dropps</i></u>	Date: <u><i>10-9-12</i></u>
Signature: <u><i>Brian R Dropps</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:

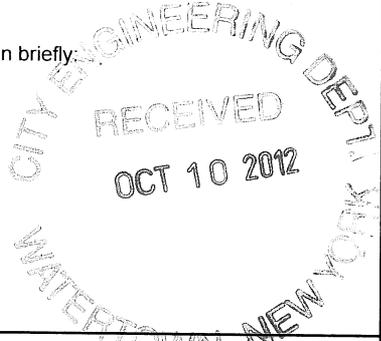
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

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)?
 Yes No If Yes, explain briefly:

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 (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)

Reset

SUGGESTED DESCRIPTION

**Thousand Islands Area Habitat for Humanity, Inc. & Crockett
City of Watertown**

**September 21, 2012
Project Number 2006-220s.01**

Parcels 1 & 3 Combined

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 a ½" iron pipe with cap set in the northeasterly street margin of Superior Street, said pipe being located a direct tie of S. 20°-06'-36" E., 125.39 feet from the most southwesterly corner of the parcel of land conveyed by Patrick M. Olin to Melinda S. Olin by deed recorded in the Jefferson County Clerk's Office in Liber 1834, at Page 296 on December 21, 2001;

THENCE N. 44°-08'-42" E., a distance of 152.57 feet to a ½" iron pipe with cap set;

THENCE S. 66°-25'-15" E., passing through a ½" iron pipe with cap set at 68.25 feet and continuing a total distance of 80.00 feet to a ½" iron pipe with cap set;

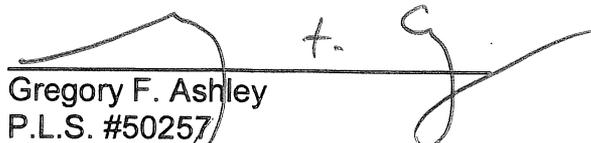
THENCE S. 44°-08'-42" W., a distance of 180.66 feet to a ½" iron pipe with cap set in the northeasterly street margin of Superior Street;

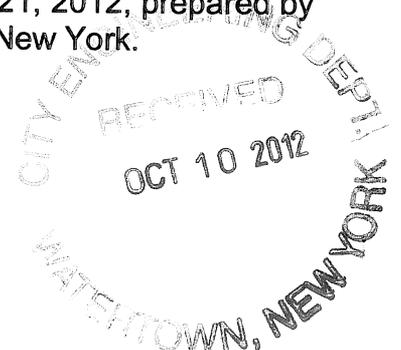
THENCE N. 45°-51'-31" W., along said northeasterly margin of Superior Street, passing through a ½" iron pipe with cap set at 11.00 feet and continuing a total distance of 74.90 feet to the POINT OF BEGINNING.

CONTAINING 0.286 acres of land more or less.

SUBJECT to any rights or restrictions of record.

IT BEING the intent to describe a portion of the parcel of land conveyed by North Country Affordable Housing, Inc. to Thousand Islands Area Habitat for Humanity by deed recorded in the Jefferson County Clerk's Office in Instrument Number 2007-11577 on July 5, 2007 and the parcel of land conveyed by Thousand Island Area Habitat for Humanity Inc., to Georgia Crockett by deed recorded in the Jefferson County Clerk's Office in Instrument Number 2008-18879 on November 18, 2008 as shown on a map titled "Assemblage Parcel" Proposed Subdivision Plat of the Land of Thousand Islands Area Habitat for Humanity, Inc., & Georgia Crockett, Superior Street, City of Watertown, County of Jefferson, State of New York," dated September 21, 2012, prepared by GYMO, Architecture, Engineering & Land Surveying, P.C., Watertown, New York.


Gregory F. Ashley
P.L.S. #50257



SUGGESTED DESCRIPTION

**Thousand Islands Area Habitat for Humanity, Inc.
City of Watertown**

**September 21, 2012
Project Number 2006-220s.01**

Parcel 2

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 a ½" iron pipe with cap set in the northeasterly street margin of Superior Street, said pipe being located a direct tie of S. 45°-51'-31" E., 74.90 feet from the most southerly corner of the parcel of land conveyed by Thousand Islands Area Habitat for Humanity Inc., to Allen Russell and April Russell by deed recorded in the Jefferson County Clerk's Office in Instrument Number 2008-18843 on November 17, 2008;

THENCE N. 44°-08'-42" E., a distance of 180.66 feet to a ½" iron pipe with cap set;

THENCE S. 66°-25'-15" E., a distance of 55.04 feet to a ½" iron pipe with cap set;

THENCE S. 45°-51'-31" E., a distance of 66.00 feet to a ½" iron pipe with cap set;

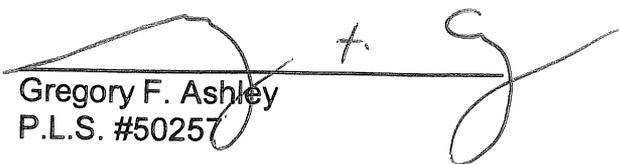
THENCE S. 44°-00'-41" W., a distance of 200.00 feet to a ½" iron pipe with cap set in the northeasterly street margin of Superior Street;

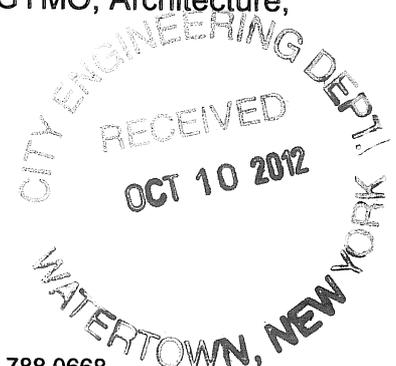
THENCE N. 45°-51'-31" W., along said northeasterly margin of Superior Street, passing through a ½" iron pipe with cap set at 66.00 feet and continuing, a total distance of 118.00 feet to the POINT OF BEGINNING.

CONTAINING 0.0529 acres of land more or less.

SUBJECT to any rights or restrictions of record.

IT BEING the intent to describe a portion of the parcel of land conveyed by North Country Affordable Housing, Inc. to Thousand Islands Area Habitat for Humanity by deed recorded in the Jefferson County Clerk's Office in Instrument Number 2007-11577 on July 5, 2007 as shown on a map titled "Assemblage Parcel" Proposed Subdivision Plat of the Land of Thousand Islands Area Habitat for Humanity Inc., & Georgia Crockett, 1136 Superior Street, City of Watertown, County of Jefferson, State of New York," dated September 21, 2012, prepared by GYMO, Architecture, Engineering & Land Surveying, P.C., Watertown, New York.


Gregory F. Ashley
P.L.S. #50257



SUGGESTED DESCRIPTION

**Thousand Island Area Habitat for Humanity, Inc.
City of Watertown**

**September 21, 2012
Project Number 2006-220s.01**

Parcel 3

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 a point ½" iron pipe with cap set in the northeasterly street margin of Superior Street, said pipe being located a direct tie of S. 45°-51'-31" E., 63.90 feet from the most southerly corner of the parcel of land conveyed by Thousand Islands Area Habitat for Humanity Inc., to Allen Russell and April Russell by deed recorded in the Jefferson County Clerk's Office in Instrument Number 2008-18843 on November 17, 2008;

THENCE N. 44°-08'-42" E., a distance of 176.54 feet to a ½" iron pipe with cap set;

THENCE S. 66°-25'-15" E., a distance of 11.75 feet to a ½" iron pipe with cap set;

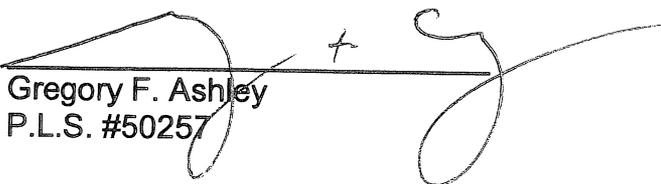
THENCE S. 44°-08'-42" W., a distance of 180.66 feet to a ½" iron pipe with cap set in the northeasterly street margin of Superior Street;

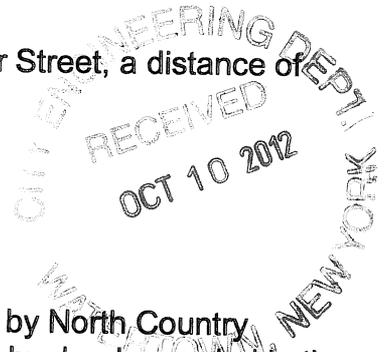
THENCE N. 45°-51'-31" W., along said northeasterly margin of Superior Street, a distance of 11.00 feet to the POINT OF BEGINNING.

CONTAINING 0.045 acres of land more or less.

SUBJECT to any rights or restrictions of record.

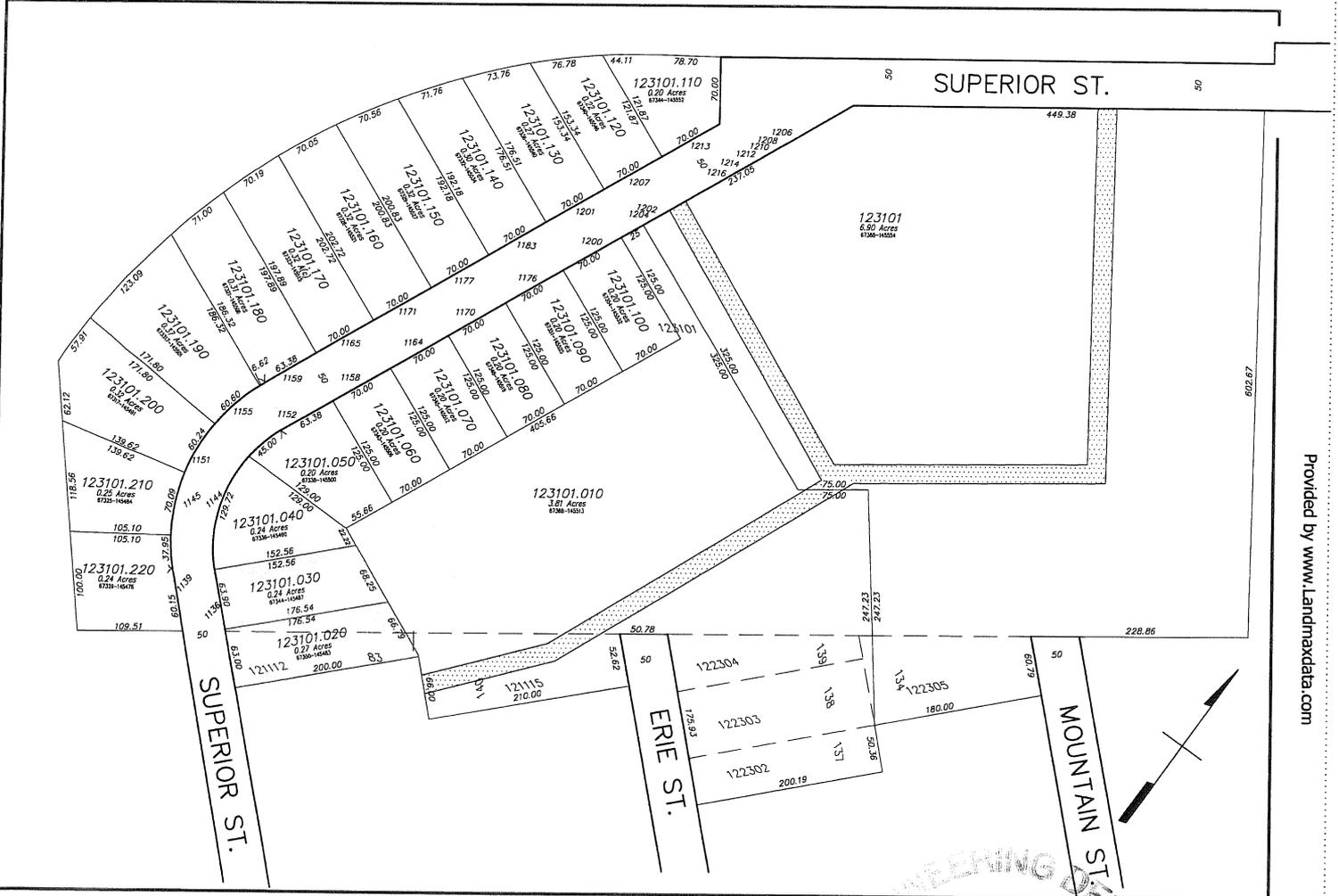
IT BEING the intent to describe a portion of the parcel of land conveyed by North Country Affordable Housing, Inc. to Thousand Islands Area Habitat for Humanity by deed recorded in the Jefferson County Clerk's Office in Instrument Number 2007-11577 on July 5, 2007 as shown on a map titled "Assemblage Parcel" Proposed Subdivision Plat of the Land of Thousand Islands Area Habitat for Humanity Inc., & Georgia Crockett, Superior Street, City of Watertown, County of Jefferson, State of New York," dated September 21, 2012, prepared by GYMO, Architecture, Engineering & Land Surveying, P.C., Watertown, New York.


Gregory F. Ashley
P.L.S. #50257



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

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

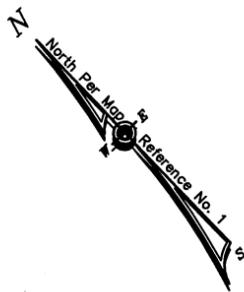


Provided by www.Landmaxdata.com

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

DISTRICT 1 MAP 23A
REVISED SEPTEMBER 20, 2004

OCT 10 2012
WATERTOWN, NEW YORK



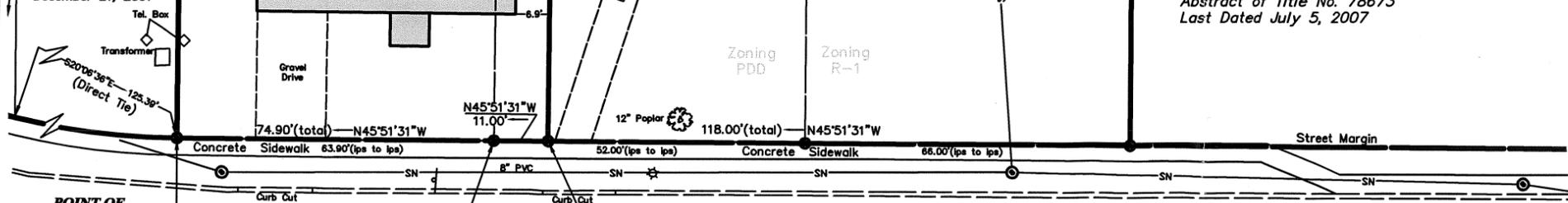
N/F
David R. Bacon
to
North Country Affordable
Development Company, Inc.
Liber 1215, Page 184
Recorded April 2, 1990

Zoning PDD Zoning R-1 140 141

N/F
Thousand Islands Area
Habitat for Humanity, Inc.
to
Allen Russell
and April Russell
Instrument No.
2008-18843
Recorded
November 17, 2008

N/F
James M. McCauley,
City Comptroller of the
City of Watertown
to
City of Watertown
Liber 1628, Page 216
Recorded July 14, 1998

N/F
Patrick M. Olin
to
Melinda S. Olin
L.1834 P.296
Recorded
December 21, 2001



POINT OF BEGINNING PARCELS "1" & "3" COMBINED

POINT OF BEGINNING PARCEL "3"

POINT OF BEGINNING PARCEL "2"

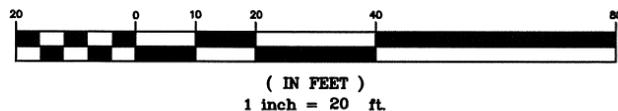
SUPERIOR STREET

CERTIFICATION:

It is hereby certified that subdivision final plat approval was granted on pursuant to Sections 32, 33, and 34 of the General City Law.

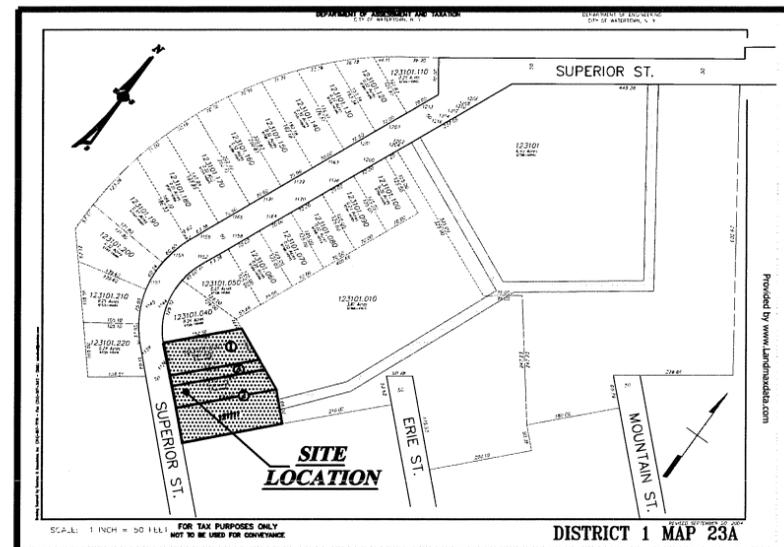
Kenneth A. Mix,
Planning & Community Development
Coordinator, Clerk of the City of Watertown
Planning Board.

GRAPHIC SCALE



LEGEND:

- ⊙ - 1/2" IRON PIPE WITH CAP SET
- ☆ - LIGHT POLE
- - SIGN
- ① - PARCEL NUMBER (See Map Ref. No. 1)
- ② - PARCEL LETTER (See Map Ref. No. 2)
- ③ - PARCEL NUMBER (See Map Ref. No. 3)
- - SANITARY SEWER LINE
- - PARCEL LINE
- - CONCRETE CURB



PROJECT LOCATION MAP NOT TO SCALE

NOTES:

1. All adjoining are per the City of Watertown Assessment Office.
2. Subject parcel is a portion of City of Watertown Assessment Parcel No. 1-23-101.020, 1-23-101.030 & 1-21-111.
3. Superior Street is a 50 foot wide public street.
4. Underground facilities, structures and utilities shown on this map have been plotted from available surveys and records, and therefore their locations must be considered approximate only. There may be other underground facilities, structures and utilities, the existence of which is presently not known and therefore not shown on this map. This map was in no way created for or is to be used for construction purposes.

Prior to any construction contact
Underground Facilities Protective Organization,
(UFPO) at 1-800-962-7962 for exact
location of all underground utilities.

ABSTRACT REFERENCE:

Brownell Abstract Corporation
Abstract of Title No. 78673
Last Dated July 5, 2007

DEED REFERENCES:

Parcel "1"
(1-23-101.030)
Thousand Islands Area
Habitat for Humanity, Inc.
to
Georgia Crockett
Instrument No. 2008-18879
Recorded November 18, 2008

Parcel "2"
(1-23-101.020 & 1-21-111)
North Country Affordable
Housing, Inc.
to
Thousand Islands Area
Habitat for Humanity
Instrument No. 2007-11577
Recorded July 5, 2007

Parcel "3"
(1-23-101.020)
Portion of Conveyance
North Country Affordable
Housing, Inc.
to
Thousand Islands Area
Habitat for Humanity
Instrument No. 2007-11577
Recorded July 5, 2007

Area Parcel 1 = 0.241 acres±
Area Parcel 2 = 0.529 acres±
Area Parcel 3 = 0.045 acres±
Area Parcels 1 & 3 Combined = 0.286 acres±

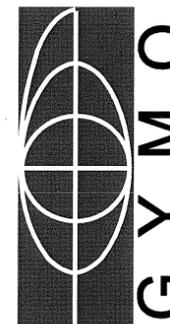
MAP REFERENCES:

1. "Subdivision Map Prepared For North Country Affordable Development of Kelsey Creek Subdivision, City of Watertown, Jefferson Co., NY", dated February 8, 1989 and last revised July 6, 1989 by LaFave, White & McGivern. Recorded in the Jefferson County Clerk's Office in File Number 1427 on April 4, 1990.

2. "Survey and Topographic Map of Parcels A, B & C of the Land of North Country Affordable Housing, Inc., 1136-1144 Superior Street, City of Watertown, County of Jefferson, State of New York," dated December 11, 2006, prepared by GYMO, PC.

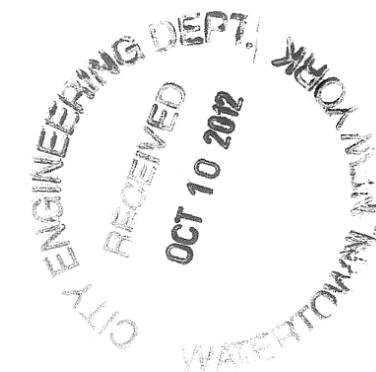
3. "Map of Land Conveyed by John N. Robinson to W. H. Smith by deed recorded in the Jefferson County Clerk's Office in Book of Deeds 249 at Page 574" Map made by J.P. Brownell, Filed on July 16, 1888.

ARCHITECTURE
ENGINEERING
LAND SURVEYING
P.C.
230 STERLING STREET
WATERTOWN, NEW YORK, 13601
TEL (518) 798-0800
FAX (518) 798-0808
www.gymo.com



COPYRIGHT © 2012
GYMO
ARCHITECTURE, ENGINEERING
& LAND SURVEYING, P.C.
IT IS A VIOLATION OF NEW YORK STATE
LAW FOR ANY PERSON, UNLESS ACTING
UNDER THE DIRECTION OF A LICENSED
ARCHITECT, PROFESSIONAL ENGINEER
OR 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 HER
SIGNATURE, DATE, AND A SPECIFIC
DESCRIPTION OF ALTERATION.

ASSEMBLAGE PARCEL
PROPOSED SUBDIVISION PLAT of the LAND of
THOUSAND ISLANDS AREA HABITAT FOR
HUMANITY, INC. & GEORGIA CROCKETT
1136 SUPERIOR STREET
CITY OF WATERTOWN COUNTY OF JEFFERSON STATE OF NEW YORK



File No.: 2006-2205.01
Scale: 1" = 20'
Date: 9/21/2012
Drawn By: C.G.P.
Checked By: G.F.A.
Surveyed: 7/24,31/2012
Dwg. No.

01