



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

THERESA - BOONVILLE - ROME

September 28, 2012

Planning Board of the City of Watertown
City Engineer's Office
245 Washington Street, Room 305
Watertown, New York 13601



Subject: Request for Subdivision of Property 1280 Coffeen Street

On behalf of 81 Front Street Development, LLC, submitted herewith is a proposed subdivision plan of a 9.54 acre parcel situate on outer Coffeen Street at Interstate Route 81 and adjacent to the former County owned property, Whispering Pines. It is proposed to subdivide the parcel into two lots.

Lot 1 consists of an 8.40 acre parcel currently vacant except for two advertising signs along Interstate Route 81 and Lot 2 consists of a 1.14 acre parcel currently occupied by Shorty's Diner .

At the present time there are no plans for additional development on the proposed Lot 1.

Also attached find a letter of authorization from the principal owner of 81 Front Street Development, LLC authorizing the undersigned to act on his behalf during this subdivision process.

Sincerely,
LaFave White & McGivern LS PC



Daren L. Morgan, P.L.S.

DLM/per

Philip J. Simao
c/o DealMaker Offices
137 Main Ave.
Watertown, NY 13601

September 28, 2012

City of Watertown, NY
City Hall
245 Washington Street
Watertown, NY 13601

Dear Sirs and Madams,

Please accept this letter as authorization for Daren Morgan, P.L.S of Lafave, White & McGivern, L.S., P.C. to act on behalf of myself, and my company, 81 Front Street Development, LLC regarding the property at 1280 Coffeen St., Watertown, NY.

Thank you,



Philip J. Simao



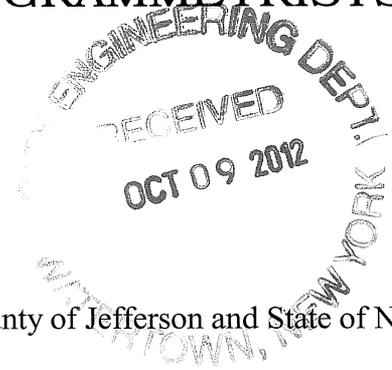


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LAND SURVEYORS & PHOTOGRAMMETRISTS

THERESA - BOONVILLE - ROME

81 Front Street Development, LLC
Lot 1



All that parcel of land located in the City of Watertown, County of Jefferson and State of New York, being bounded and described as follows:

Beginning at an iron pipe in the northeast margin of Coffeen Street where the same is intersected by the northwest line of lands conveyed to Jefferson County (Liber 355 Page 194) and the southeast line of lands conveyed to 81 Front Street Development, LLC (Instrument 2004-00009332) and runs thence from the point of beginning, along said margin of Coffeen Street N 65 degrees 49 minutes 27 seconds W, 195.84 feet to a point; thence through said lands conveyed to 81 Front Street Development, LLC the three following courses and distances: N 25 degrees 56 minutes 36 seconds E, 186.30 feet to a point; thence N 22 degrees 51 minutes 33 seconds W, 138.98 feet to a point; thence N 74 degrees 53 minutes 58 seconds W, 121.99 feet to a point in the northwest line of the first mentioned lands conveyed to 81 Front Street Development, LLC (Instrument 2004-00009332) and the southeast line of a 1.206 acre parcel appropriated by the People of the State of New York for highway purposes for Interstate Route 505-5-5.2 (81), Section 7C-2, and shown on Map 740 as Parcel 842 of the appropriation maps for said highway (Notice of Appropriation L. 825 P. 429); thence along said line N 15 degrees 44 minutes 27 seconds E, 261.97 feet to an iron pipe at angle in the highway boundary for Interstate 81; thence continuing along said highway boundary N 17 degrees 04 minutes 39 seconds W, 421.59 feet to an iron pipe at an angle in said highway boundary; thence continuing along said highway boundary northeasterly on a curve to the right having a radius of 6850.00 feet a distance of 660.60 feet to a concrete highway monument that is N 42 degrees 57 minutes 52 seconds E, 660.35 feet from the last described iron pipe; thence along the division line between Jefferson County (Liber 355 Page 194) on the southeast and 81 Front Street Development, LLC (Instrument 2004-00009332) on the northwest S 04 degrees 44 minutes 51 seconds W, 1551.27 feet to the place of beginning, containing 8.40 acres of land, more or less.

The above described parcel is subject to easements for water and sanitary sewer lines servicing the 1.14 acre parcel (Lot 2) adjoining this described parcel on the northwest.

The above described parcel being a part of lands conveyed from Hadwen C. Fuller II to 81 Front Street Development, LLC by deed dated June 28, 2004 and recorded June 30, 2004 as Instrument 2004-00009332.

October 8, 2012
File: 12S-29 Lot 1



LaFave, White & McGivern, L.S., P.C.

LAND SURVEYORS & PHOTOGRAMMETRISTS

THERESA - BOONVILLE - ROME

81 Front Street Development, LLC
Lot 2
1.14 Acre Parcel

All that parcel of land located in the City of Watertown, County of Jefferson and State of New York, being bounded and described as follows:

Beginning at a point in the northeast margin of Coffeen Street, said point being N 65 degrees 49 minutes 27 seconds W, 195.84 feet, measured along said margin from where the same is intersected by the northwest line of lands conveyed to Jefferson County (Liber 355 Page 194) and the southeast line of lands conveyed to 81 Front Street Development, LLC (Instrument 2004-00009332) and runs thence from the point of beginning, along said margin of Coffeen Street N 65 degrees 49 minutes 27 seconds W, 20.00 feet to a concrete highway monument; thence continuing along said margin N 60 degrees 40 minutes 24 seconds W, 160.39 feet to an iron pipe at the intersection of said margin with the northwest line of the aforementioned lands conveyed to 81 Front Street Development, LLC and the southeast line of a 1.206 acre parcel appropriated for highway purposes for Interstate Route 505-5-2.2 (81), Section 7C-2, Jefferson County and shown on Map 740 Parcel 842 of the appropriation maps for said highway (Notice of Appropriation L. 825 P. 429) ; thence along the southeast line of said 1.206 acre parcel and the northwest line of 81 Front Street Development LLC N 15 degrees 44 minutes 27 seconds E, 250.00 feet to a point; thence through the lands of 81 Front Street Development, LLC the three following courses and distances: S 74 degrees 53 minutes 58 seconds E, 121.99 feet to a point; thence S 22 degrees 51 minutes 33 seconds E, 138.98 feet to a point; thence S 25 degrees 56 minutes 36 seconds W, 186.30 feet to the place of beginning, containing 1.14 acres of land, more or less.

Together with easements across the 8.40 acre parcel (Lot 1) situate southeast of this described parcel for existing water and sanitary sewer lines servicing the above described parcel.

The above described parcel being a part of lands conveyed from Hadwen C. Fuller II to 81 Front Street Development, LLC by deed dated June 28, 2004 and recorded June 30, 2004 as Instrument 2004-00009332.

October 8, 2012
File: 12S-29 Lot 2



PROJECT ID NUMBER

617.20

SEQR

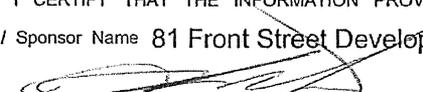
APPENDIX C

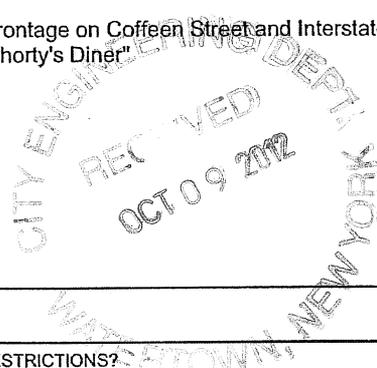
STATE ENVIRONMENTAL QUALITY REVIEW

SHORT ENVIRONMENTAL ASSESSMENT FORM

for UNLISTED ACTIONS Only

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

1. APPLICANT / SPONSOR 81 Front Street Development LLC	2. PROJECT NAME Subdivision for 81 Front Street Development LL
3. PROJECT LOCATION: City of Watertown Municipality	Jefferson County
4. PRECISE LOCATION: Street Address and Road Intersections, Prominent landmarks etc - or provide map 1280 Coffeen Street	
5. IS PROPOSED ACTION : <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification / alteration	
6. DESCRIBE PROJECT BRIEFLY: Subdivision of 9.54 Acre parcel into two parcels. Lot 1 - 8.40 acres with frontage on Coffeen Street and Interstate Route 81, Lot 2 - 1.14 acres with frontage on Coffeen Street and occupied by "Shorty's Diner"	
7. AMOUNT OF LAND AFFECTED: Initially 9.54 acres Ultimately 9.54 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 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 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 81 Front Street Development LLC	Date: 10/8/12
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

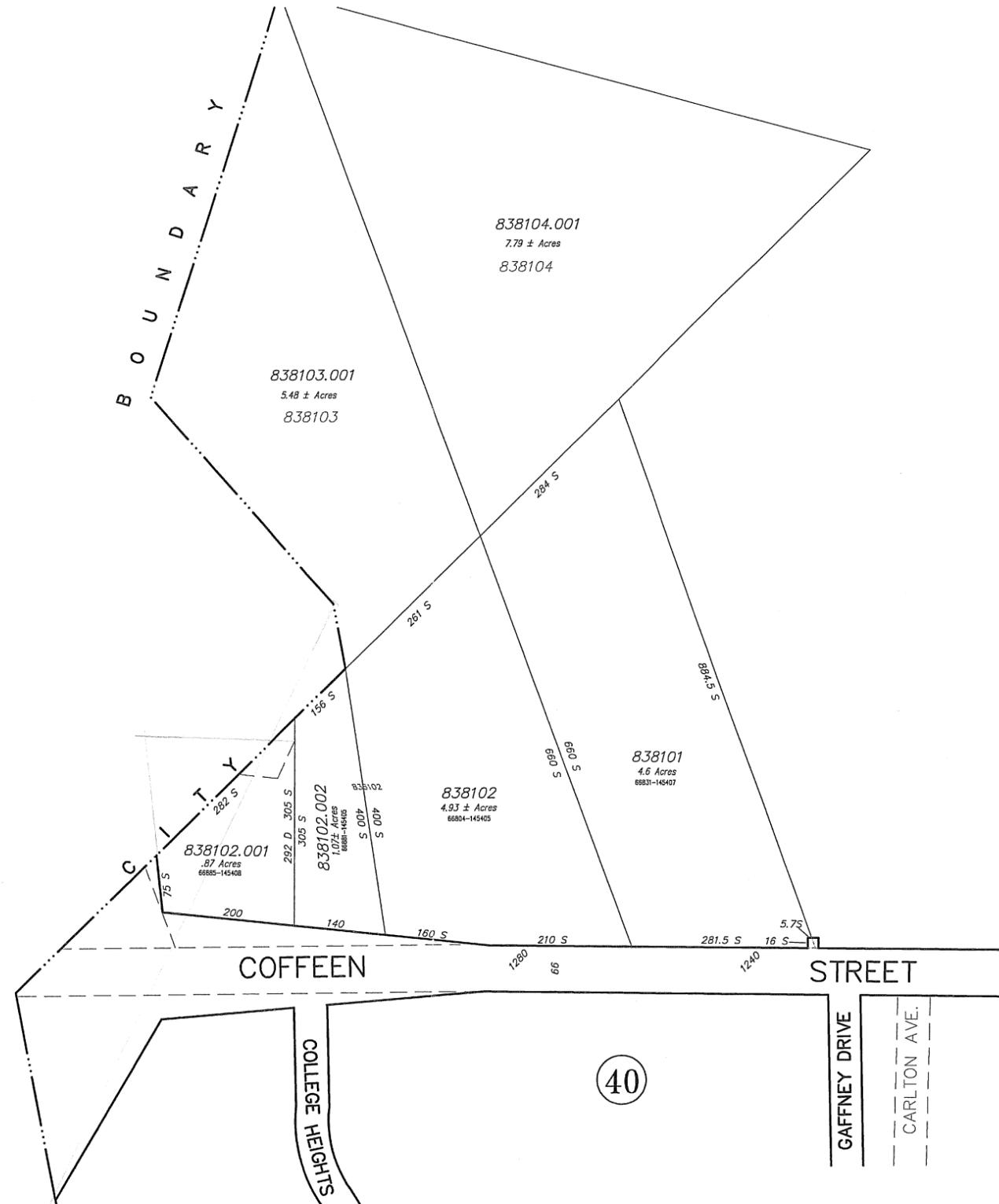
 Print or Type Name of Responsible Officer in Lead Agency

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (If different from responsible officer)

Drawing Scanned by Sanchez & Associates, Inc (314)-567-7779 - Fax (314)-567-3412 - EMAIL: sanchez@sanchez.com



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CITY ENGINEERING DEPT.
 RECEIVED
 OCT 09 2012
 WATERTOWN, NEW YORK

Provided by www.Landmaxdata.com

SCALE: 1 INCH = 100 FEET
FOR TAX PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

REVISED FEBRUARY 28, 2005
DISTRICT 8 MAP 38