

26 October 2012

Honorable Mayor and City Council
City of Watertown
245 Washington Street
Watertown, NY 13601

Re: 808 Coffeen Street
Zone Change Request

Dear Honorable Mayor and City Council:

We are requesting a Zone Change from Residence B to Neighborhood Business at 808 Coffeen Street, parcel 8-21-305. This Zone Change coincides with a Zone Change request of our adjacent neighbor to the west, at 816 Coffeen Street, parcel 8-21-306 proposed to be reviewed at your November 6, 2012 Planning Board meeting.

We have attached 15 sets of this cover letter, deed, tax map, and Short Environmental Assessment Form for review at the referenced Planning Board meeting. We have also provided a \$100 check, payable to the City of Watertown. An Electronic PDF file copy will also be forwarded.

If you have any questions please contact my brother Pat Scordo (315 771-2166) prior to Friday November 2, or my sister Maria Ellingsworth at 315 767-0021 after November 2. Maria will be attending the November 6, 2012 Planning Board meeting.

Thank you for your consideration.

Sincerely



James P. Scordo

Attachments

This Indenture

LIBER 1870 PAGE 230

Made the *18th* day of July, Two thousand and two.

Between JOSEPH P. SCORDO, residing at 808 Coffeen Street, Watertown, New York, as surviving Tenant by the Entirety of Marian R. Scordo, deceased September 6, 1994, in the City of Watertown, Jefferson County, New York,

party of the first part, and

JOSEPH P. SCORDO, residing at 808 Coffeen Street, Watertown, New York

part y of the ^{second} ~~first~~ part, and

JAMES PATRICK SCORDO, residing at 21429 Reed Road, Watertown, New York

party of the ^{third} ~~second~~ part,

Witnesseth that the part y of the first part, in consideration of ^{third} ~~second~~ party of the ^{third} ~~second~~ part, One-----Dollar (\$ 1.00) lawful money of the United States, and less than one hundred dollars (\$100.00) paid by the part y of the second part, does hereby grant and release unto the part y of the second part, his heirs and assigns for and during the ~~and assigns forever~~ natural life of the party of the second part, a Life Estate, and upon the death of the party of the second part, to the party of the third part, his heirs and assigns forever, all

THAT TRACT OR PARCEL OF LAND situate in the City of Watertown, County of Jefferson and State of New York;

All that certain lot of land lying on the northerly side of Coffeen Street in said city of Watertown, bounded as follows:

BEGINNING at a cedar post the S. W. corner of the Alfred McCuthchin lot and running thence along the W^{ly} line of said lot N. 34° E. 2 chains and 55 links to a cedar post; thence N. 56° W. 50 feet to an iron pin; thence S. 34° W. 2 chains and 55 links to an iron pin in the N^{ly} margin of said Coffeen Street; thence along said margin of said street S. 56° E. 50 feet to the place of beginning as surveyed by W.A. Lyttle May 16, 1893, said lot being part of a lot of land deeded by Elisha Sill and wife to said Christian Stoddard, October 10, 1860.

BEING the same premises conveyed by Warranty Deed from Sam Macaluso and Rita L. Macaluso, husband and wife, to Joseph P. Scordo and Marian R. Scordo, husband and wife, dated April 22, 1960, and recorded in the Jefferson County Clerk's Office on April 25, 1960, in Liber 691 of Deeds at Page 482.

BEING premises now known as 808 Coffeen Street, in the City of Watertown, Jefferson County, New York.

ALSO being known as parcel number 8-21-305 as shown on the Tax Maps of the Assessor's Office of the City of Watertown.

COPY

Attorney Jack Scordo
121 Sherman Street
Watertown, New York 13601

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

To have and to hold the premises herein granted unto the party of the second part, and assigns forever.

And said party of the first part

First, That the party of the second part shall quietly enjoy the said premises; covenant as follows:

Second, That said party of the first part

will forever warrant the title to said premises.

Third, That, in Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the party of the first part has hereunto set his hand and seal the day and year first above written.

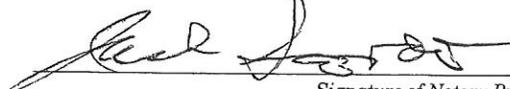
In Presence of

Joseph P. Scordo
JOSEPH P. SCORDO

_____ LS
LS
LS

State of New York }
County of Jefferson } ss. On the 18th day of July in the year 2002 before me, the undersigned, a Notary Public in and for said

state, personally appeared Joseph P. Scordo, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Signature of Notary Public

JACK C. SCORDO
Notary Public, State of New York
Qualified in Jefferson County
No. 02SC8806410
My Commission Expires July 31, 2004

LIBER 1870 PAGE 231

JEFFERSON COUNTY CLERK
RECEIVED/RECORDED

2002 JUL 19 AM 8:49


CLERK

PROJECT I.D. Number

Appendix C

SEQR

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 <u>JAMES P. SCORDO</u>	2. PROJECT NAME <u>N.A.</u>
3. PROJECT LOCATION: Municipality <u>CITY OF WATERTOWN</u> County <u>JEFFERSON</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc.. or provide map) <u>800 COPPEN STREET, PARCEL 8-21-305. (REFER TO ATTACHED TAX MAP.)</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>ZONE CHANGE REQUEST FROM RESIDENCE B TO NEIGHBORHOOD BUSINESS</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>0.1914</u> acres Ultimately <u>0.1914</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 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(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>JAMES P. SCORDO</u>	Date: <u>10-26-12</u>
Signature: <u>James P. Scordo</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

OVER

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 (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.

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

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

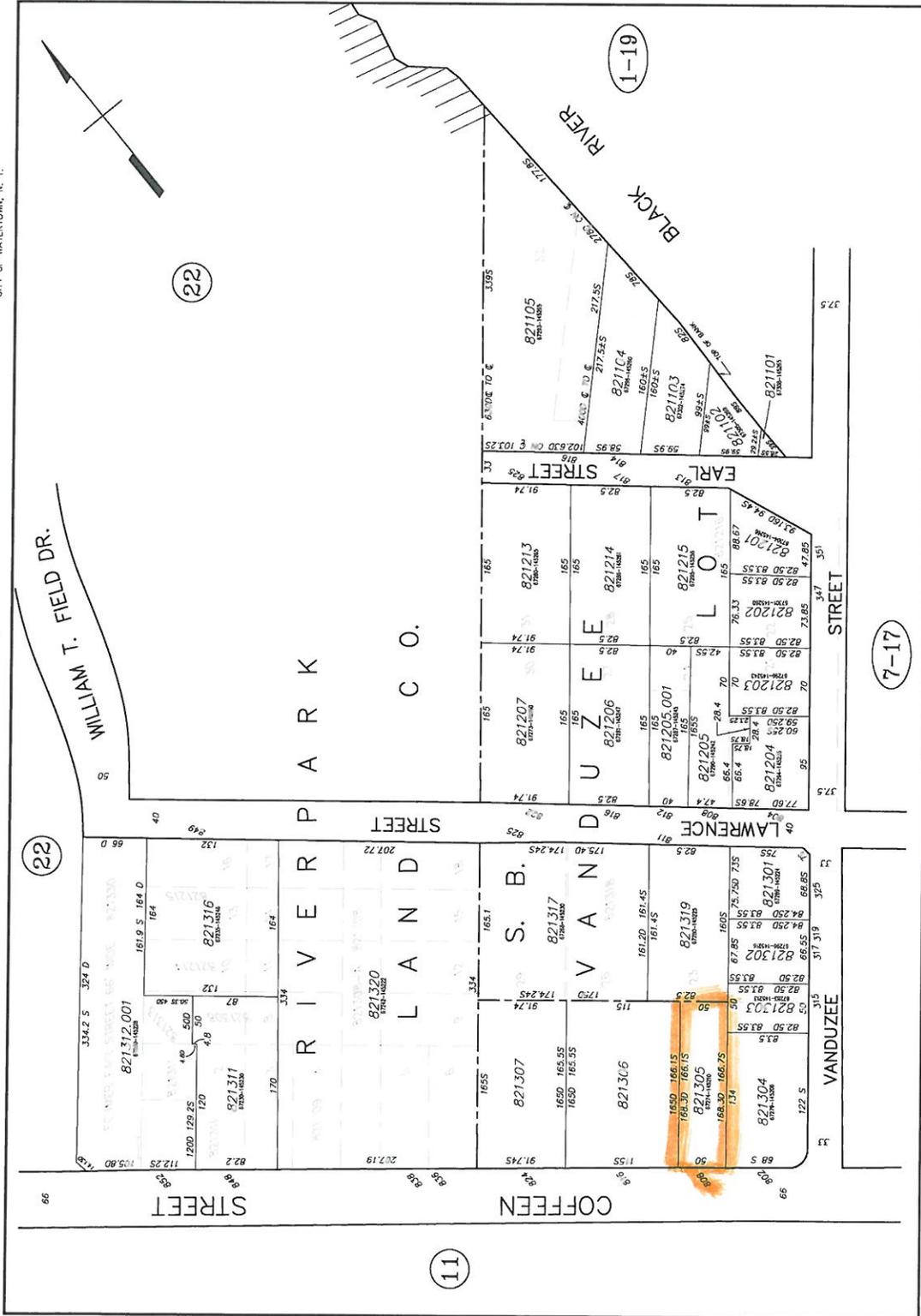
Signature of Preparer (if different from responsible officer)

Date

DEPARTMENT OF ENGINEERING
CITY OF WATERTOWN, N. Y.

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

MAY 2004



REVISED JANUARY 7, 2004

DISTRICT 8 MAP 21

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

PATRICK J. SCORDO
WANDA M. SCORDO
22755 FRALICK RD.
WATERTOWN, NY 13601-9355

50-755/213

1020

~~DATE~~ 10.26.12

Pay to the order of: City of Watertown, New York \$100.00
One-hundred

Community
Bank N.A.
Watertown, New York 13601 103

2000 200 Cotton Zerechange

Patrick J. Scordo

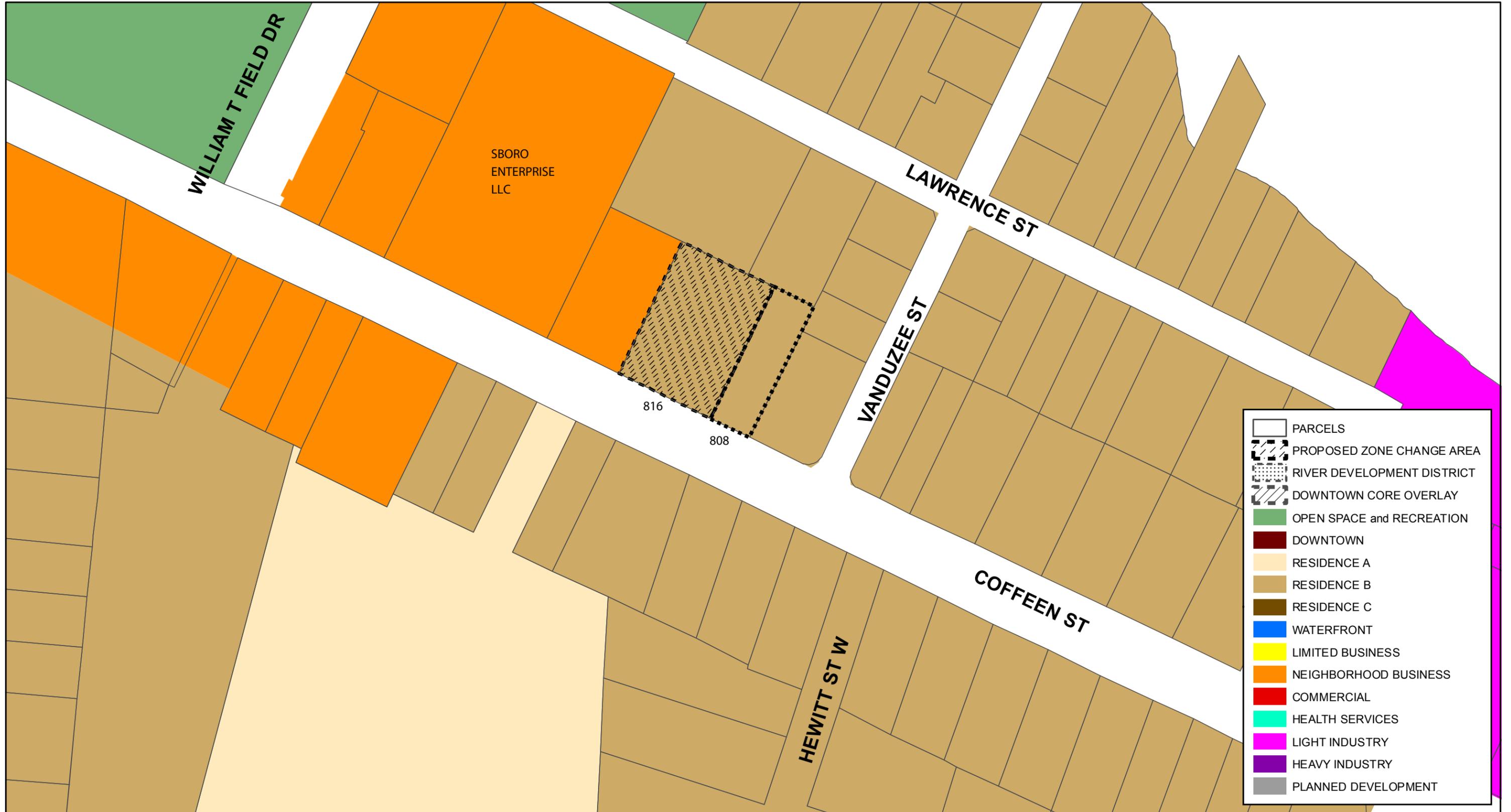
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© BELGUE WALLET OR DUPLICATE

Security Features
Included
Details on Back.

ANTIQUE

PROPOSED ZONE CHANGE
 816 COFFEEN ST
 RESIDENCE B to NEIGHBORHOOD BUSINESS



-  PARCELS
-  PROPOSED ZONE CHANGE AREA
-  RIVER DEVELOPMENT DISTRICT
-  DOWNTOWN CORE OVERLAY
-  OPEN SPACE and RECREATION
-  DOWNTOWN
-  RESIDENCE A
-  RESIDENCE B
-  RESIDENCE C
-  WATERFRONT
-  LIMITED BUSINESS
-  NEIGHBORHOOD BUSINESS
-  COMMERCIAL
-  HEALTH SERVICES
-  LIGHT INDUSTRY
-  HEAVY INDUSTRY
-  PLANNED DEVELOPMENT

0 50 100 200 Feet