



MEMORANDUM

City of Watertown Planning Office

245 Washington Street, Room 304

Watertown, New York 13601

315-785-7730

Fax: 315-782-9014

TO: Norman J. Wayte II, Chairman, Planning Board

FROM: Kenneth A. Mix, Planning and Community Development Coordinator

SUBJECT: Request for Subdivision Approval – 1346 Richards Drive

DATE: October 27, 2009

Request: For Subdivision Approval of Parcel Number 14-19-107.006, located at 1346 Richards Drive.

Applicant: Don and Gail Butterfield

Proposed Use: Residential

Property Owner: Elizabeth Schings

Comments: This proposal is being submitted for Planning Board review under Chapter A322 (Subdivision Regulations) of the City Code. The Planning Board has the option of not requiring a preliminary plat submission. Since this is a minor subdivision, Staff is processing this application as a final plat. A public hearing is required and notice has been published for it to be held at 1:35 p.m. during the Planning Board meeting. After the public hearing and completion of Part II of the Environmental Assessment Form, the Planning Board will be free to make a decision on the proposal.

The applicant is proposing to subdivide parcel number 14-19-107.006, located at 1346 Richards Drive, into two parcels, labeled "C" and "B" on the subdivision plat. Parcel B will be subdivided from parcel C and will be assembled with parcel A. Parcel B is only 0.069 acres, which is too small to be a parcel on its own according to the Zoning Ordinance for a Residence A district and therefore it must be assembled with parcel A. Parcel C will then be 0.32 acres and parcel A will be 0.248 acres after the subdivision and assemblage. Both parcels A and C will still be in conformance with the City's Zoning Ordinance. This subdivision is being proposed mainly to increase the lot size of parcel A.

Since the applicant is not the owner of the property that is being subdivided a letter from Elizabeth Schings has been provided that allows the applicant to submit a subdivision request.

After approval, the applicant must submit two (2) reproducible mylars of the plat for signature of the clerk of the Planning Board. One of the mylar copies is to be filed in the County Clerk's Office within 62 days of signing.

After the plat is filed in the County Clerk's Office, the City Assessment Department will assign a new parcel number to the resulting parcel.

cc: Planning Board Members
Robert J. Slye, City Attorney
Justin Wood, Engineer
Pat A. Storino, P.O. Box 163, Watertown, NY 13601
Don and Gail Butterfield, 1338 Richards Drive, Watertown, NY 13601
Elizabeth Schings, 1346 Richards Drive, Watertown, NY 13601

PAT A. STORINO
PROFESSIONAL LAND SURVEYOR

P.O. BOX 163
WATERTOWN, N.Y. 13601
PHONE/FAX (315) 782-3777

October 8, 2009

17972 NORTH ADAMS HEIGHTS
ADAMS, N.Y. 13605
TELEPHONE (315) 232-4068

CITY OF WATERTOWN PLANNING BOARD
Watertown Municipal Building
245 Washington Street
Watertown, NY 13601

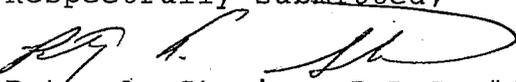
Re: 1338 & 1346 Richards Drive Subdivision/Assemblage

I Patsy A. Storino, Licensed Land Surveyor, represent Don and Gail Butterfield in regards to the above referenced subject matter. The applicants reside at and own 1338 Richards Drive designated as Parcel A on my survey plat which consists of 0.179 acres and is designated as Parcel No. 1419107.005 Elizabeth Schings who resides at and owns 1346 Richards Drive and is currently designated as Parcel No. 1419107.006 wants to convey to the Butterfields' a 0.069 acre parcel of land shown as Parcel B on my plat. This parcel of land is directly behind the Butterfield parcel but is undersized per the Zoning Law as defined for Residence A District. The Butterfields' intend to combine Parcel B with the parcel of land they currently own. If approved, this will increase the size of their land to be 0.248 acres. The Schings' parcel of land will then be 0.32 acres in size. I have designated on my plat the Schings' parcel as C.

I have included with this letter my final survey plat, copies of a portion of the City Tax Map, a completed Short Environmental Assessment Form, my survey description for Parcel B and also my survey description that assembles Parcels A and B as one.

I request that the Planning Board approve the submitted subdivision/ assemblage as presented. I intend to represent the Butterfields' at the upcoming Planning Board meeting scheduled for November 3, 2009 to address any comments or concerns that you may have. Thank you for your time and consideration on this matter.

Respectfully submitted,


Patsy A. Storino, P.L.S. #49013
Licensed Land Surveyor



PAT A. STORINO
PROFESSIONAL LAND SURVEYOR

P.O. BOX 163
WATERTOWN, N.Y. 13601

October 7, 2009

17972 NORTH ADAMS HEIGHTS
ADAMS, N.Y. 13605

PHONE/FAX (315) 782-3777

TELEPHONE (315) 232-4068

SURVEY BILL — PARCEL B

Job No. 09-058

ALL THAT TRACT OR PARCEL OF LAND situate westerly of Richards Drive, in the City of Watertown, County of Jefferson, State of New York and being part of Parcel No. 1419107.006 as shown on the City of Watertown Assessment Maps and being further described as follows:

BEGINNING at a $\frac{1}{2}$ inch iron pipe found at the intersection of the northwest corner of a 0.18 acre parcel of land that was conveyed to Donald S. & Gail C. Butterfield by deed dated October 19, 1975 (Liber 868, Page 856), the northeast corner of the second parcel of land described in a deed with other land to Frank R. & Elizabeth Schings dated August 1, 1983 (Liber 932, Page 951), the southwest corner of a 0.18 acre parcel of land that was conveyed to Signor Living Trust by deed dated October 24, 2003 (ID No. 2003-18584) and a corner of a 2.09 acre parcel of land that was conveyed to Charles J. & Theresa A. Elliott by deed dated July 15, 1996 (Liber 1519, Page 72);

THENCE from said point of beginning, South 27 degrees 36 minutes 41 seconds West along the west line of Butterfield, a distance of 75.27 feet to a $\frac{3}{4}$ inch iron pipe found at the intersection of the southwest corner of Butterfield and a corner of a 0.25 acre parcel of land also described in the above referenced Schings deed;

THENCE North 62 degrees 02 minutes 13 seconds West along a line that is the extension of ~~the southerly line of Butterfield, a distance of 39.88 feet to a $\frac{1}{2}$ inch iron pipe set in~~ the line of the 2.09 acre Elliott parcel of land;

THENCE North 27 degrees 21 minutes 11 seconds East along the line of Elliott and being along the west line of the above mentioned second parcel of land in the Schings deed, a distance of 74.54 feet to a $\frac{3}{4}$ inch iron pipe found at a corner of Elliott and at the northwest corner of said second parcel of Schings;

THENCE South 63 degrees 05 minutes 16 seconds East along the line of Elliott and being along the north line of said second parcel of Schings, a distance of 40.22 feet to the point of beginning.

CONTAINING 0.069 acres of land more or less (3,000 square feet).

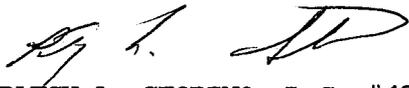
SUBJECT TO a Sewer Line Easement that traverses in a general northeast-southwest direction through the above described parcel of land; the approximate location of said easement being shown on a plat hereof.

ALSO SUBJECT TO any other rights or restrictions of record that an Abstract of Title may disclose.

AS SURVEYED BY Patsy A. Storino, Licensed Land Surveyor, on September 24 & 30, 2009 and being designated as Parcel B on a plat titled, "Subdivision Final Plat of the Schings Subdivision & Butterfield Assemblage," and dated October 7, 2009.

ALL BEARINGS referenced to magnetic north as observed on September 30, 2009.

BEING A PORTION of the second parcel of land described with other land in a deed from Ronald G. Forbes to Frank R. and Elizabeth Schings dated August 1, 1983 and recorded in the Jefferson County Clerk's Office on the same date in Liber 932 of deeds, at Page 951.



PATSY A. STORINO, L.S. #49013
Licensed Land Surveyor

PAT A. STORINO
PROFESSIONAL LAND SURVEYOR

P.O. BOX 163
WATERTOWN, N.Y. 13601
PHONE/FAX (315) 782-3777

October 7, 2009

17972 NORTH ADAMS HEIGHTS
ADAMS, N.Y. 13605
TELEPHONE (315) 232-4068

SURVEY BILL — PARCELS A & B COMBINED

Job No. 09-058

ALL THAT TRACT OR PARCEL OF LAND known as 1338 Richards Drive and vicinity and situate on the westerly side thereof, in the City of Watertown, County of Jefferson, State of New York and being designated as Parcel No. 1419107.005 and part of Parcel No. 1419107.006 as shown on the City of Watertown Assessment Maps and being further described as follows:

BEGINNING at a $\frac{1}{2}$ inch iron pipe found (6 inches below grade) in the westerly street margin of Richards Drive at the intersection of the southeast corner of a 0.18 acre parcel of land that was conveyed to Donald S. & Gail C. Butterfield by deed dated October 19, 1975 (Liber 868, Page 856) and the northeast corner of a 0.25 acre parcel of land described in a deed with other land to Frank R. & Elizabeth Schings dated August 1, 1983 (Liber 932, Page 951);

THENCE from said point of beginning, North 62 degrees 02 minutes 13 seconds West along the south line and south line extended westerly of the 0.18 acre Butterfield parcel of land, a total distance of 143.88 feet to a $\frac{1}{2}$ inch iron pipe set in an east line of a 2.09 acre parcel of land that was conveyed to Charles J. & Theresa A. Elliott by deed dated July 15, 1996 (Liber 1519, Page 72) and passing on line at 104.00 feet a $\frac{3}{4}$ inch iron pipe found (bent) at the southwest corner of the 0.18 acre parcel of land owned by Butterfield;

~~THENCE North 27 degrees 21 minutes 11 seconds East along the line of Elliott, a distance of 74.54 feet to a $\frac{3}{4}$ inch iron pipe found at a corner thereof;~~

THENCE South 63 degrees 05 minutes 16 seconds East along the line of Elliott, a distance of 40.22 feet to a $\frac{1}{2}$ inch iron pipe found at the intersection of the northwest corner of the 0.18 acre Butterfield parcel of land and the southwest corner of a 0.18 acre parcel of land that was conveyed to Signor Living Trust by deed dated October 24, 2003 (ID No. 2003-18584);

THENCE South 61 degrees 52 minutes 50 seconds East along the south line of Signor, a distance of 103.20 feet to a $\frac{1}{2}$ inch iron pipe set in the aforementioned westerly street margin of Richards Drive;

THENCE South 27 degrees 00 minutes West along the westerly street margin of Richards Drive, a distance of 75.00 feet to the point of beginning.

CONTAINING 0.248 acres of land more or less.

SUBJECT TO a Sewer Line Easement that traverses in a general northeast-southwest direction through the westerly part of the parcel of land herein described; the approximate location of said easement being shown on a plat hereof.

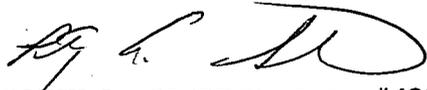
ALSO SUBJECT TO any other rights or restrictions of record that Abstracts of Title may disclose.

AS SURVEYED BY Patsy A. Storino, Licensed Land Surveyor, on September 24 & 30, 2009 and being designated as Parcels A & B on a plat titled, "Subdivision Final Plat of the Schings Subdivision & Butterfield Assemblage," and dated October 7, 2009.

ALL BEARINGS referenced to magnetic north as observed on September 30, 2009.

INTENDING TO describe and consolidate into one parcel of land the following two conveyances:

- (1) a 0.18 acre parcel of land that was conveyed by Ralph D. and Julia A. Jones to Donald S. and Gail C. Butterfield by deed dated October 19, 1975 and recorded in the Jefferson County Clerk's Office on October 24, 1975 in Liber 868 of deeds, at Page 856 and
- (2) a 0.069 acre parcel of land that was conveyed by Elizabeth Schings to Donald S. and Gail C. Butterfield by deed dated _____ and recorded in the Jefferson County Clerk's Office on _____, as Instrument No. 2009-_____.



PATSY A. STORINO, L.S. #49013
Licensed Land Surveyor

100 S

1419106
67587-14431

1419106

1419106

102.3

65 1419107.001 65
67510-144313

102.5

102.5

79.92

65

145.31

65 1419107.002 75
67508-144306

19.7

102.5

102.5

S
59

194.51
74 D 75 S

1419107.003 75
67508-144299

ELLIOTT
1419106
67489-144291
2.09 Acres

103.08

103 S

"SENIOR"

75 S 1419107.004 75 S
67507-144292

103.5 S

103.5

Area to be subdivided

141910.3

40.0

40

1419107.005 75
67506-144284

subdivided

104

103.8 D 104

"SENIOR"

1419107.006
67501-144276

185 D
1419106

155.41
190.5 S

104

104

249.07

71 S

60

83

107.51 D
108.3

104.6

RICHARDS

1330

1338

1 SUBDIVISION

05

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

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

1. APPLICANT/SPONSOR <i>DONALD & GAIL BUTTERFIELD</i>		2. PROJECT NAME <i>Schings Subdivision</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>1338 & 1346 Richards Drive (See Survey map & Tax map)</i>			
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: <i>OWNER OF 1346 Richards Dr. (Schings) wishes to subdivide a 0.089 ac Parcel (Parcel B on map) & convey it to the owners of 1338 Richards Dr. (Butterfield) Parcel A</i>			
7. AMOUNT OF LAND AFFECTED: Initially <i>0.389</i> acres Ultimately <i>0.069</i> 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>Subdivided Parcel is to be assembled with existing lot (Parcel A)</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 checked="" type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: <i>Patsy A. Stovins</i>		Date: <i>Oct 8, 2009</i>	
Signature: <i>[Signature]</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

PART II – ENVIRONMENTAL ASSESSMENT / To be completed by Agency

A. WILL 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 GEA?
 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

October 23, 2009

City of Watertown Planning Board
Watertown Municipal Building
245 Washington Street
Watertown, New York 13601

Re: 1338 & 1346 Richards Drive Subdivision

This letter is to notify the City of Watertown Planning Board that I am willing to subdivide my property on 1346 Richards Drive, Watertown, New York along the forty foot strip of land that is directly in back of the Butterfields' property at 1338 Richards Drive, Watertown, New York.

Sincerely,

A handwritten signature in cursive script that reads "Elizabeth Schings". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Elizabeth Schings