

CITY OF WATERTOWN, NEW YORK
AGENDA
Monday, November 21, 2016

This shall serve as notice that the next regularly scheduled meeting of the City Council will be held on Monday, November 21, 2016, at 7:00 p.m. in the City Council Chambers, 245 Washington Street, Watertown, New York.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF MINUTES

COMMUNICATIONS

PRIVILEGE OF THE FLOOR

RESOLUTIONS

- Resolution No. 1 - Support of Official Status of Great Falls Waterfall in Watertown, New York
- Resolution No. 2 - Amendment No. 111 to the Management and Management Confidential Pay Plan
- Resolution No. 3 - Sidewalk Improvement Special Assessment Program, District No. 12
- Resolution No. 4 - Accepting Change Order No. 3 for Fire Department Pumper Truck, Colden Enterprises
- Resolution No. 5 - Finding That Changing the Approved Zoning Classification of 1104 and 1108 Washington Street, Parcel Numbers 14-12-107.000 and 14-12-108.000, from Health Services to Neighborhood Business Will Not Have a Significant Impact on the Environment
- Resolution No. 6 - Finding That Changing the Approved Zoning Classification of the Northeast Section of 620 Main Street West, Parcel Number 01-02-114, from Residence B to Neighborhood Business Will Not Have a Significant Impact on the Environment

- Resolution No. 7 - Authorizing Sale of Real Property, Known as 900 Huntington Street to Art's Jug Inc., 820 Huntington Street, Watertown, New York 13601
- Resolution No. 8 - Authorizing Sale of Real Property, Known as 125 Casey Street to Thousand Islands Area Habitat for Humanity, Watertown, New York 13601
- Resolution No. 9 - Authorizing Sale of Real Property, Known as 140 Palmer Street to Thousand Islands Area Habitat for Humanity, Watertown, New York 13601
- Resolution No. 10 - Authorizing Sale of Real Property, Known as VL-140 Palmer Street to Thousand Islands Area Habitat for Humanity, Watertown, New York 13601

ORDINANCES

- Ordinance No. 1 - An Ordinance Authorizing the Issuance of \$385,000 Bonds of the City of Watertown, Jefferson County, New York, to Pay the Cost of a New Children's Playground to Replace the Children's Playground at Thompson Park, in and for Said City

LOCAL LAW

PUBLIC HEARING

- 7:30 p.m. Changing the Approved Zoning Classification of the 1104 and 1108 Washington Street, Parcel Numbers 14-12-107.000 and 14-12-108.000, from Health Services to Neighborhood Business
- 7:30 p.m. Changing the Approved Zoning Classification of the Northeast Section of 620 Main Street West, Parcel Number 1-02-114, from Residence B to Neighborhood Business

OLD BUSINESS

- Tabled Resolution Approving Change Order No. 11 for Watertown Municipal Arena Renovation, General Contractor, Bette & Cring

STAFF REPORTS

1. Public skating admission waiver for special events at the Municipal Arena
2. Bike Auction Results
3. Watertown Local Development Corporation Board Member Designee
4. Board and Commission Appointments
5. Sales Tax Revenue – October 2016
6. Sale of Surplus Hydro-electricity – October 2016

NEW BUSINESS

EXECUTIVE SESSION

1. To discuss collective bargaining
2. The proposed acquisition, sale or lease of real property when publicity would affect the value thereof.

WORK SESSION

ADJOURNMENT

NEXT REGULARLY SCHEDULED CITY COUNCIL MEETING IS MONDAY, DECEMBER 5, 2016.

Res No. 1

November 9, 2016

To: The Honorable Mayor and City Council
From: Sharon Addison, City Manager
Subject: Support of Official Status of Great Falls Waterfall in Watertown, New York

At the November 7, 2016 Council Meeting, it was agreed to support the work of David J. Schryver in his efforts to further the process of Official Status for the Great Falls Waterfall in Watertown.

At Mayor Butler's request, the attached resolution has been prepared for City Council consideration to support this effort.

RESOLUTION

Page 1 of 1

Support of Official Status of Great Falls Waterfall in Watertown, New York

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark C.
 Mayor BUTLER, Jr., Joseph M.

Total

YEA	NAY

Introduced by

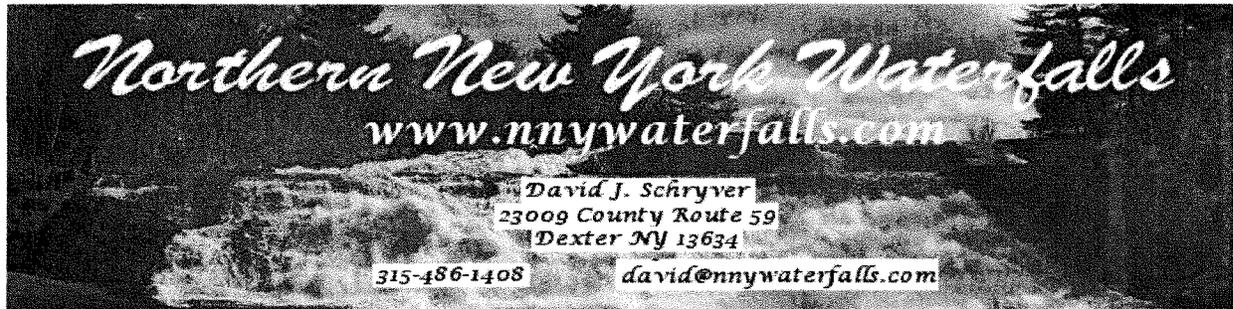
WHEREAS the City of Watertown is home to a 25 foot tall waterfall known as the Great Falls at the coordinates N 43° 58' 36", W 75° 54' 25", and

WHEREAS the City Council desires to further the process of Official Status for this waterfall, and

WHEREAS it is through the efforts of David J. Schryver working with the United States Geological Survey (USGS) and the U.S. Board of Geographic Names (BGN) through the U.S. Department of the Interior to have this waterfall officially named,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown, New York, hereby supports the process of Official Status to be granted to the Great Falls Waterfall in the City of Watertown located at the above coordinates.

Seconded by



November 5, 2016

Mr. Joseph Butler, Jr., Mayor
City of Watertown, New York
245 Washington Street, Room 302A
Watertown NY 13601

Dear Mr. Butler:

I am a native of Watertown, New York and spent 39 years in St. Lawrence County where I had a 33 year career in education. Since retiring, I have moved back to Jefferson County. I have also become quite active researching and hiking into waterfalls throughout the north country. What started as a local effort to promote waterfalls near my home has grown into a website that covers all or part of sixteen counties in Northern New York.

Part of the United States Geological Survey (USGS), the US Board of Geographic Names (BGN) has the task of maintaining a data base of the official names of geographic features within the US, including waterfalls. These agencies operate within the US Department of the Interior.

Only 83 of the waterfalls in Northern New York are listed in this data base, and therefore are officially named. Many other falls carry a common name and some are not named at all. I am currently mounting an effort to get certain commonly named waterfalls added to the data base. The application process is enhanced by letters of support from municipalities and officials where these falls are located.

I am reaching out to you because I would like to initiate the application process to garner official status for Great Falls in Watertown. As I mentioned during our phone conversation last Tuesday, this waterfall has been known by a number of names over the years. My latest research has shown that the most long-standing and most common name is Great Falls. In fact, I found a page on the City of Watertown website referring to Great Falls.

Your support would be greatly appreciated. There is no cost involved. I am simply asking for a letter from your office indicating your support for this application.

I will attend the City Council meeting on Monday, November 7 to further discuss this with the council.

Thank you and sincerely,

A handwritten signature in black ink, appearing to read 'David J. Schryver', written in a cursive style.

David J. Schryver

Res No. 2

November 10, 2016

To: The Honorable Mayor and City Council

From: Sharon Addison, City Manager

Subject: Amendment No. 111 to the Management and Management Confidential Pay Plan

Attached for Council consideration is an Amendment to the Management and Management Confidential Pay Plan to establish the salary for the budgeted Civil Engineer I position we intend to fill. This position was recently vacated due to an intradepartmental promotion to fill the Civil Engineer II position.

RESOLUTION

Page 1 of 1

Amendment No. 111 to the Management and Management Confidential Pay Plan

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark C.
 Mayor BUTLER, Jr., Joseph M.
 Total

YEA	NAY

Introduced by

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown, New York, hereby approves Amendment No. 111 to the Management and Management Confidential Pay Plan, for the position listed below, as follows:

<u>Position</u>	<u>Salary</u>
Civil Engineer I (New Appointment)	\$54,000

Seconded by

Res No. 3

November ---, 2016

To: The Honorable Mayor and City Council

From: Sharon Addison, City Manager

Subject: Sidewalk Improvement Special Assessment District No. 12,
Summer and Fall 2017

City Engineer Justin L. Wood has prepared the attached report for City Council consideration that details the proposed areas to be included in the Sidewalk Improvement Program for the 2017 construction season.

As in previous years, the work performed will be incorporated in a Special Assessment Program that provides property owners with an opportunity to pay the costs associated with the improvements to the sidewalks over a ten-year period. Property owners have the option of having the City perform the work, hiring a contractor to do the work, or doing the work themselves.

As you will recall, under the Charter provisions related to Special Assessment programs, the City must send notices to all the property owners advising them that they will be included in this year's program and that there will be a public hearing to consider whether all or a portion of the cost for the proposed sidewalk improvements should be a charge or expense upon the abutting property owner. While the City Council cannot officially determine what the charge will be to the property owners until after a Public Hearing, Staff will prepare the notices to property owners using the \$5.75 per sq. ft. rate, unless otherwise directed.

The current rate equates to about a 66% homeowner share and a 33% City share, whereas the previously recommended rate of \$6.50/sf would match the Sidewalk Program's intended cost distribution of a 75/25 split. The future of the Sidewalk Program should be discussed at an upcoming Work Session. The Program requires fundamental change in order to address increasing costs, staff challenges, the cycle time of addressing all City walks, the imbalance of cost-share between the City and the property owner, as well as compliance with ADA.

Once the City Council determines how it would like to move forward with District No. 12, then a Public Hearing needs to be scheduled. In support of this initiative, a resolution has been prepared which instructs Staff to send notices to all of the property owners and schedules the Public Hearing for Monday, February 6, 2017, at 7:30 p.m. in City Council Chambers.

RESOLUTION

Page 1 of 1

Sidewalk Improvement Special
Assessment Program, District No. 12

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark C.
 Mayor BUTLER, Jr., Joseph M.

YEA	NAY

Introduced by

Total

WHEREAS the City Engineering Department has inspected sidewalks within the City of Watertown, and

WHEREAS it has been determined that the condition of sidewalks on certain streets are in need of repair and/or replacement, and

WHEREAS the City Council of the City of Watertown feels it is in the overall public interest to provide property owners within the City of Watertown with an opportunity to pay for said repair/replacement work through a Special Assessment Program,

NOW THEREFORE BE IT RESOLVED that a Public Hearing will be held on Monday, February 6, 2017, at 7:30 p.m. at which time property owners included in the Special Assessment Program will have an opportunity to make comments on whether all or a portion of the cost for proposed sidewalk improvements should be a charge or expense upon the abutting property owners, and

BE IT FURTHER RESOLVED that the City Engineering Department will send notices to all property owners notifying them of their inclusion in this year's program and that there will be a public hearing to consider whether all or a portion of the cost for proposed sidewalk improvements should be a charge or expense upon the abutting property owners, and

BE IT FURTHER RESOLVED that the properties included in the Sidewalk Special Assessment Program, District No. 12, are those detailed in the attached report.

Seconded by



CITY OF WATERTOWN
ENGINEERING DEPARTMENT
MEMORANDUM

DATE: November 8, 2016

TO: Sharon Addison, City Manager

FROM: Justin Wood, City Engineer

SUBJECT: Proposed 2017 Sidewalk Program District #12

The Engineering Department evaluated potential areas for the Summer-Fall 2017 Sidewalk Program (SWP) District #12, and presented options to City Council on October 3, 2016. Council agreed with staff's recommendation to proceed with the Lansing Street, Mundy Street, Lynde Street East neighborhood for the 2017 Sidewalk District.

Detailed inspections have now been completed, and the report for the proposed District #12 is enclosed for your review. A Public Hearing, to formally establish the Special Assessment District and rate charged to property owners, must be set with a minimum of 45 days' notice, and is typically held in January or February.

As the amount of funding for the SWP has decreased from its inception in 2004, the size of the district to be improved has also decreased. Fortunately, another funding source for sidewalk improvement projects has been made available through the City's Community Development Block Grant (CDBG) funds. Smaller SWP districts require less time to complete, and provide an opportunity for the City to use the SWP staff to complete the CDBG sidewalk improvement projects.

Assuming the SWP staff is tasked with another CDBG project in 2017, and the SWP budget remains at \$125,000, the size of the SWP district is limited in size to roughly 12,000 square feet (sf). The proposed district totals approximately 10,000 sf, which is defined by specific City Blocks. Please refer to the attached report for further information.

City Council also decided to keep the rate charged to homeowners at \$5.75 per sf for this district, so the cost estimates sent to property owners will reflect this rate. The current rate equates to about a 66% Homeowner Share, and a 33% City Share, whereas the previously recommended rate of \$6.50/sf would match the SWP's intended cost distribution of a 75/25 split.

The future of the SWP should be discussed at an upcoming Work Session. The program requires fundamental change in order to address increasing costs, staffing challenges, the cycle time of addressing all City walks, the imbalance of cost-share between the City and property owner, as well as compliance with ADA.

Please forward to City Council for scheduling of a Public Hearing to establish the Special Assessment Sidewalk District.

cc: Jim Mills, City Comptroller



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CITY OF WATERTOWN, NEW YORK

DEPARTMENT OF ENGINEERING

Room 305, Municipal Building

245 Washington Street

Watertown, New York 13601

Tel. (315) 785-7740

Fax (315) 785-7829

**City of Watertown
Sidewalk Maintenance Program**

**Proposed Work Areas:
District #12 (2017)**

November 4th, 2016

**Proposed By:
Sean O'Connor, Sr. Engineering Tech.**



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The purpose of this report is to provide information so that locations can be chosen for District #12 of the sidewalk program.

The proposed streets and the specific blocks are as follows:

- Lansing St 500 Block
- Mundy St 500 Block
- Lynde St E 100 Block

This area is suggested to be updated due to the repeated sidewalk complaint calls around this specific area. After further inspection, over 80% of the walks need to be replaced and even in some areas; walks have deteriorated to the point of not existing.

The Sidewalk Program (SWP) District 11 consisted of the 800 and 900 blocks of Mill Street and the 100 block of Division st E. This proposed district would enhance improvements made along Main St E, and the fairly new St. Mary Street. Sidewalk improvements in this area would especially improve the walk ability for families and children traveling from Main St E, and Mill Street improving the walk ability to Lansing St, the main path taken to get to North Elementary. By concentrating on this area, the City will be able to greatly improve the pedestrian corridor from the two main arteries on the north side into the school neighborhoods.

Lynde Street East is connected to Mill Street, so any improvements here have a direct impact upon the main pedestrian travel route. This district will serve as a stepping stone to further connections to the 100 and 200 Blocks of Lynde Street West, and compliment the sidewalk improvements to the 300 block of Lynde street west, as part of SWP District 12.

Mundy Street 500 Block is the next logical selection based on its location and the number of calls over the past few years to include into District 12. Most of Mundy Street is in poor condition again making it a good candidate for District 12 selection.

Lansing Street 500 Block connects Main Street East and Mill Street with intersecting Lynde Street East. It is also one of the main pedestrian corridors for North Elementary and the Pool. Inspections of this area revealed well over 60-70% of sidewalk are in need of repairs or complete frontage replacement.



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Table A: Estimated Area Of Work Per Street

Main streets include corner properties with their sqft estimates

Street	Est. SF Area	% Non- chargeable SQFT	Approx. Total SF Area Of Work
Lansing St 500	1448	5	1500
Lynde St E 100	5004	5	5250
Mundy St 500	2888	5	3050
Total	9340		9800

5% of non chargeable sqft is due to any entrance walk replacement

Lansing St. 500 Block





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Lynde St. E 100 Block



Mundy St. 500 block





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A three person DPW crew, along with 2 temporary seasonal workers will be necessary for the proposed work. Based on a 9800 SQFT district, a properly trained 5 person crew should produce 900 - 1000 SQFT/week taking into account: bad weather, delays, equipment failures, traffic, employee turnover, and home owner last minute requests for full frontage work. This would take approximately 13 weeks to complete. The start date for District 12 is tentatively set for July 1st 2017. Immediately following the completion of a 2017 CDBG funded project located on Huntington St which consists of replacing 850' of 4' to 5' sidewalks. The outlined work is scheduled to be completed by the onset of winter.

District 11 is currently under construction and numbers for its completion are not yet finalized.

Proposed Residents in District #12: Please Reference Attached:

SIDEWALK PROGRAM DISTRICT 12

11/10/2016

#	Street Name	Parcel	Owner FN	Owner LN	Adress A	Adress B	Orig. Sq. Ft.	Adj. Sq. Ft.	Cost/ft	Sub-total	Tax	Total
505	Lansing St	3-03-321.000	Jeffrey & Ethel	French	6703 Old State Rd	Natural Bridge NY 13665	16		\$5.75	\$92.00	\$7.36	\$99.36
508	Lansing St	3-03-206.000	Amber	Edick	412 Brainard St	Watertown NY 13601	100		\$5.75	\$575.00	\$46.00	\$621.00
511	Lansing St	3-03-320.000	Gary W	Currier	PO Box 325	Calcium NY 13616	336		\$5.75	\$1,932.00	\$154.56	\$2,086.56
514	Lansing St	3-03-207.000	Alfred D Jr	Rosacia	PO Box 417	Watertown NY 13601	212		\$5.75	\$1,219.00	\$97.52	\$1,316.52
516	Lansing St	3-03-208.000	Todd W	Granger	516 Lansing St	Watertown NY 13601	80		\$5.75	\$460.00	\$36.80	\$496.80
517	Lansing St	3-03-318.000	Thomas D	Mack	144 Shaffer Rd	Remsen NY 13438	96		\$5.75	\$552.00	\$44.16	\$596.16
518	Lansing St	3-03-209.000	Barbara & Mark	Delosh	PO Box 315	Watertown NY 13601	592		\$5.75	\$3,404.00	\$272.32	\$3,676.32
108	Lynde St E	3-03-418.000	Jo Rosanne	Townsend	108 E Lynde St	Watertown NY 13601	264		\$5.75	\$1,518.00	\$121.44	\$1,639.44
109	Lynde St E	3-04-204.000	Mary	Pecori	107 E Lynde St	Watertown NY 13601	192		\$5.75	\$1,104.00	\$88.32	\$1,192.32
113	Lynde St E	3-04-203.000	Omar D	Jack	92 - 477 Hoanu St	Kapolei HI 96707 - 3405	192		\$5.75	\$1,104.00	\$88.32	\$1,192.32
114	Lynde St E	3-03-419.000	Andre & Renata	Kuhner	CMR 469, Box 233	APO AE 09227 - 0003	212		\$5.75	\$1,219.00	\$97.52	\$1,316.52
119	Lynde St E	3-04-202.000	Jennifer A	Brown	119 E Lynde St	Watertown NY 13601	344		\$5.75	\$1,978.00	\$158.24	\$2,136.24
133	Lynde St E	3-04-106.000	Daniel C	Johnson	4064 New Grange Circle	Clarksville TN 37040 - 2531	352		\$5.75	\$2,024.00	\$161.92	\$2,185.92
137	Lynde St E	3-04-105.000	Abel & Miriam	Larkin	137 E Lynde St	Watertown NY 13601	160		\$5.75	\$920.00	\$73.60	\$993.60
143	Lynde St E	3-04-103.000	Douglas D	Griffith	143 E Lynde St	Watertown NY 13601	336		\$5.75	\$1,932.00	\$154.56	\$2,086.56
146	Lynde St E	3-03-315.000	John & Candace	Damon	146 E Lynde St	Watertown NY 13601	32		\$5.75	\$184.00	\$14.72	\$198.72

SIDEWALK PROGRAM DISTRICT 12

11/10/2016

149	Lynde St E	3-04-102.000	Greg A	Geyer	428 Flower Ave E	Watertown NY 13601	344		\$5.75	\$1,978.00	\$158.24	\$2,136.24
152	Lynde St E	3-03-316.000	Brian & Jacquelyn	LaClair	152 E Lynde St	Watertown NY 13601	16		\$5.75	\$92.00	\$7.36	\$99.36
156	Lynde St E	3-03-317.000	Franklin C & Calvin	Massa	156 E Lynde St	Watertown NY 13601	48		\$5.75	\$276.00	\$22.08	\$298.08
157	Lynde St E	3-04-101.000	Secretary of Veterans Affairs		1240 East Ninth St	Cleveland OH 44199	344		\$5.75	\$1,978.00	\$158.24	\$2,136.24
VL	Lynde St E	3-03-418.001	Mary S	Dorr	24085 NYS Rt 37	Watertown NY 13601	96		\$5.75	\$552.00	\$44.16	\$596.16
139	Main St E	3-03-401.000	Mario & Kelley	Hernandez	38 B Bridge St	Carthage NY 13619	192		\$5.75	\$1,104.00	\$88.32	\$1,192.32
193	Main St E	3-03-301.000	Lora	Soluri	193 E Main St	Watertown NY 13601	268		\$5.75	\$1,541.00	\$123.28	\$1,664.28
209	Main St E	3-03-205.000	Georgina	Harrienger-Linzner	209 E Main St	Watertown NY 13601	952		\$5.75	\$5,474.00	\$437.92	\$5,911.92
564	Mill St	3-03-417.000	Mary S	Dorr	24085 NYS Rt 37	Watertown NY 13601	484		\$5.75	\$2,783.00	\$222.64	\$3,005.64
602	Mill St	3-04-206.000	Florence & Philip	Bajjaly	614 Mill St	Watertown NY 13601	176		\$5.75	\$1,012.00	\$80.96	\$1,092.96
504	Mundy St	3-03-306.000	Helen L	Bahou	504 Mundy St	Watertown NY 13601	400		\$5.75	\$2,300.00	\$184.00	\$2,484.00
507	Mundy St	3-03-426.000	Steven & Donna	Chidester	507 Mundy St	Watertown NY 13601	200		\$5.75	\$1,150.00	\$92.00	\$1,242.00
512	Mundy St	3-03-308.000	Wade A	Swatsworth	23499 Swan Rd	Watertown NY 13601	164		\$5.75	\$943.00	\$75.44	\$1,018.44
516	Mundy St	3-03-309.000	Patrick	Saumier	516 Mundy St	Watertown NY 13601	48		\$5.75	\$276.00	\$22.08	\$298.08
519	Mundy St	3-03-424.000	Terry	Reiley	519 Mundy St	Watertown NY 13601	296		\$5.75	\$1,702.00	\$136.16	\$1,838.16
525	Mundy St	3-03-423.000	William M	Bonner	2440 Stevens Circle	Carlsbad CA 92009	112		\$5.75	\$644.00	\$51.52	\$695.52
528	Mundy St	3-03-312.000	Ian C	Schmidt	6 Rabel Ct., Apt. D	Fort Benning GA 31905 - 8815	196		\$5.75	\$1,127.00	\$90.16	\$1,217.16

Res No. 4

November 15, 2016

To: The Honorable Mayor and City Council

From: Sharon Addison, City Manager

Subject: Accepting Change Order No. 3 for Fire Department Pumper Truck,
Colden Enterprises

On September 8, 2015, City Council accepted a bid in the amount of \$469,529 from Colden Enterprises Fire and Rescue for a Pumper Truck for use by the City of Watertown Fire Department, per specifications. Subsequently, Chief Herman met with Colden Enterprise and determined some changes were necessary, adding \$2,385.98. On December 21, 2015, City Council approved this Change Order "A."

On September 19, 2016, City Council approved Change Orders Nos. 1 and 2 in the total amount of \$2,479.75 from Colden Enterprises.

As detailed in the attached report from Chief Dale C. Herman, he visited the facility where the pumper truck is being manufactured and found it to be in need of some items to enhance the safety and usability of the vehicle. Colden Enterprises has now submitted Change Order No. 3 in the amount of \$1,518.13 for these necessary improvements as listed in the attached Change Order. This brings the total for the Pumper Truck to \$475,912.86. This work was previously authorized in order to keep it in the production line and on schedule.

Attached for City Council consideration is a Resolution accepting Change Order No. 3 increasing the amount and accepting the additional items. Funding for this project was approved on March 2, 2016 through a Bond Ordinance in the amount of \$550,000. As the project is still within budget, no additional action is needed to provide funding for this Change Order.

RESOLUTION

Page 1 of 1

Accepting Change Order No. 3 for Fire Department Pumper Truck, Colden Enterprises

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark C.
 Mayor BUTLER, Jr., Joseph M.

YEA	NAY

Introduced by

Total

WHEREAS on September 8, 2015, City Council accepted the bid from Colden Enterprises in the amount of \$469,529 for a Pumper Truck for use by the City of Watertown Fire Department per our specifications, and

WHEREAS on December 21, 2015, City Council accepted Change Order "A" in the amount of \$2,385.98, and

WHEREAS on September 19, 2016, City Council accepted Change Orders Nos. 1 and 2 in the total amount of \$2,479.75, and

WHEREAS Colden Enterprises has now submitted Change Order No. 3 in the amount of \$1,518.13 for necessary to enhance the safety and usability of the vehicle,

NOW THEREFORE BE IT RESOLVED by the City Council that it hereby accepts Change Order No. 3 submitted by Colden Enterprises in the amount of \$1,518.13 as listed on the attached Change Order bringing the total amount to \$475,912.86, and

BE IT FURTHER RESOLVED that City Manager Sharon Addison is hereby authorized and directed to sign all documents necessary with accepting Change Order No. 3 on behalf of the City.

Seconded by



CITY OF WATERTOWN, NEW YORK

FIRE DEPARTMENT

224 South Massey Street
Watertown, New York 13601
(315) 785-7800

Fax: (315) 785-7821

Dale C. Herman, Fire Chief
dherman@watertown-ny.gov



To: Ms. Sharon Addison

From: D. Herman, Fire Chief *DCH*

Date: November 14, 2016

Subject: Change Order #3

Below is a photograph of our inspection of the new pumper at their Brandon, South Dakota facility where it was found to be in need of a few items to enhance safety and usability of the vehicle. These items were mainly the attachment of some additional grab handles to aid in climbing on and off the vehicle. The addition of some support members in the area of the front speed lays and the addition of two operation handles to the pull out trays on the vehicle. This change order comes to \$1,518.13 and is attached to this memo.



There will need to be an oil change prior to us receiving the vehicle as it will be driven from South Dakota to Watertown. This work will be done at Colden's facility in Kenmore and we will have the invoice handled through our operating budget.

To date, the following is a cost breakdown of the project:

Pumper	\$469,529.00
Change Order A	2,385.98
Change Order 1	1,115.00
Change Order 2	1,364.75
Change Order 3	<u>1,518.13</u>

Total Expense to Colden: \$475,912.86

Loose equipment acquired to date:	\$56,988.95
Loose equipment expected to purchase:	800.00
Travel Expenses to date:	1,730.64
Bonding Cost Estimate	<u>10,471.00</u>

Total Expenses to date \$545,903.45

Estimated and bonded cost of the project \$550,000.00

We are expecting the vehicle to start its journey east by the end of this week. Captain Derouin and myself will travel to Kenmore the week after Thanksgiving to direct the mounting of loose equipment and we are hopeful that after receiving training on the vehicles operation, it should be in service the week of December 19th.

If you have any questions, please feel free to contact me.

Contract Change Order #3

Change Resulting From Final Inspection

Crimson Truck #: 215155-01			Date: 11/11/2016	
Customer/Department: Watertown, NY			Dealer: Colden Enterprises, Inc.	
This Change Order is a legal document that changes the content of the contractual agreement and does not become effective until is signed by all parties to which it applies.				
Item #	C/D/A	Quote Writer #	Description	Contract Change Amount - To Pay or (To Receive)
1	Delete		Remove tarp extrusion from the top of the Speedlay opening. (202121)	\$0.00
2	Add		Add 1.25" spacer to the bottom of the door opening on the EMS cabinet inside of the cab. The spacer shall be coated to match the EMS cabinet. (202122)	\$170.63
3	Add		Add a Brace to the bottom of each of the Speedlay openings on the front of the pumphouse. The brace shall be installed on the back side of the opening, but shall not obstruct the hose in the Speedlay bed. (202125)	\$373.13
4	Add		Black Turtle Tile to walkway compartments (no edging required) (202127)	\$83.13
5	Add		Add 7" suitcase handles on the end of each crosslay lid (202137)	\$122.50
6	Add		Add rubber bumpers to the front of the body for the crosslay cover to rest upon. (202131)	\$0.00
7	Add		Add Front Drawer Release mechanism to the L3 and B1 roll out trays (202134)	\$420.00
8	Add		Change front Cab M6 warning lights to Pin Wheel pattern (same as Metro Trucks) (202190)	\$96.25
9	Add		Disconnect foam tank level gauge as there is not a foam system installed yet. Please put cap over disconnected wires for protection (202196)	\$0.00
10	Add		The TFT Extenda Gun shall have the outlet termination for Crossfire Monitor ILO 3" Threads (202133)	\$0.00
11	Add		Install Two (2) horizontal 10" illuminated handrails on the top of the pumphouse, just forward of the crosslay opening, one (1) each side. Handrails shall activate with park brake.	\$252.50

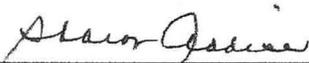
Contract Change Order #3

Change Resulting From Final Inspection

Crimson Truck #: 215155-01			Date: 11/11/2016	
Customer/Department: Watertown, NY			Dealer: Colden Enterprises, Inc.	
This Change Order is a legal document that changes the content of the contractual agreement and does not become effective until is signed by all parties to which it applies.				
Item #	C/D/A	Quote Writer #	Description	Contract Change Amount - To Pay or (To Receive)
The Contract Price will change by this amount				\$1,518.13

Due to the changes outlined in this change order, and the current level of completed work, this change will add 0 days to the contracted delivery days of your apparatus .

If a signed copy of this change order is not returned to Spartan ERV by 11/14/2016 one (1) day will be added to your contracted delivery date for every one (1) day late. Your unit may also be pulled out of production if in process. Please sign and return ASAP. A delay can and will cause a loss of production days.

 _____ Dealer Representative	_____ Customer Representative	_____ Crimson Sales Administrator
_____ Date	11/14/16 Date	_____ Date

Res No. 5

November 16, 2016

To: The Honorable Mayor and City Council

From: Michael A. Lumbis, Planning and Community Development Director

Subject: Finding That Changing the Approved Zoning Classification of 1104 and 1108 Washington Street, Parcel Numbers 14-12-107.000 and 14-12-108.000, from Health Services to Neighborhood Business Will Not Have a Significant Impact on the Environment

At its November 1, 2016 meeting, the City Planning Board defeated a motion recommending that the City Council change the approved zoning classification of 1104 and 1108 Washington Street, Parcel Numbers 14-12-107.000 and 14-12-108.000, from Health Services to Neighborhood Business District. The Council has scheduled a public hearing on the request for Monday, November 21, 2016, at 7:30 p.m.

The City Council must complete Part 2, and Part 3 if necessary, of the Short Environmental Assessment Form and adopt the attached resolution before it may vote on the Zone Change Ordinance. The resolution states that the proposed zone change will not have a significant impact on the environment.

RESOLUTION

Page 1 of 2

Finding That Changing the Approved Zoning Classification of 1104 and 1108 Washington Street, Parcel Numbers 14-12-107.000 and 14-12-108.000, from Health Services to Neighborhood Business Will Not Have a Significant Impact on the Environment

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark C.
 Mayor BUTLER, Jr., Joseph M.
 Total

YEA	NAY

Introduced by

WHEREAS the City Council of the City of Watertown, New York, has before it an Ordinance for the zone change application of Michael J. Leonelli of Capital Assurance, on behalf of Care Net Pregnancy Center of NNY and Steven Butler, to change the approved zoning classification of 1104 and 1008 Washington Street, Parcel Numbers 14-12-107.000 and 14-12-108.000 from Health Services to Neighborhood Business, and

WHEREAS the City Council must evaluate all proposed actions submitted for its consideration in light of the State Environmental Review Act (SEQRA), and the regulations promulgated pursuant thereto, and

WHEREAS the approval of the zone change would constitute such an "Action," and

WHEREAS the City Council has determined that changing the zoning classification of this property is an Unlisted Action as that term is defined by 6NYCRR Section 617.2, and

WHEREAS there are no other involved agencies for SEQRA review as that term is defined in 6NYCRR Section 617.2, and

WHEREAS to aid the City Council in its determination as to whether the proposed zone change will have a significant impact on the environment, Part I of a Short Environmental Assessment Form has been prepared by the applicant, a copy of which is attached and made part of this Resolution,

RESOLUTION

Page 2 of 2

Finding That Changing the Approved Zoning Classification of 1104 and 1108 Washington Street, Parcel Numbers 14-12-107.000 and 14-12-108.000, from Health Services to Neighborhood Business Will Not Have a Significant Impact on the Environment

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark C.
 Mayor BUTLER, Jr., Joseph M.
 Total

YEA	NAY

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Watertown, New York, that:

1. Based upon its examination of the Short Environmental Assessment Form and comparing the proposed action with the criteria set forth in 6NYCRR Section 617.7, no significant impact is known and the adoption of the zone change will not have a significant impact on the environment.
2. The Mayor of the City of Watertown is authorized to execute the Environmental Assessment Form to the effect that the City Council is issuing a Negative Declaration under SEQRA.
3. This Resolution shall take effect immediately.

Seconded by

Short Environmental Assessment Form

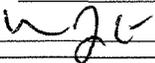
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Rezoning of 1104 & 1108 Washington Street			
Project Location (describe, and attach a location map): City of Watertown Tax Parcel 14-12-107.000 & 14-12-108.000			
Brief Description of Proposed Action: Zone change request to Neighborhood Business for 14-12-107.000 & 14-12-108.000.			
Name of Applicant or Sponsor: Capital Assurance C/O Michael J. Leonelli		Telephone: 315-882-4432	
		E-Mail: Mike@My-CA.com	
Address: 169 Polk Street			
City/PO: Watertown		State: New York	Zip Code: 13601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Michael J. Leonelli</u> Date: <u>11/1/2016</u></p> <p>Signature: <u></u></p>		

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Project:

Date:

***Short Environmental Assessment Form
Part 3 Determination of Significance***

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- 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.

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)

Res No. 6

November 16, 2016

To: The Honorable Mayor and City Council

From: Michael A. Lumbis, Planning and Community Development Director

Subject: Finding That Changing the Approved Zoning Classification of the Northeast Section of 620 Main Street West, Parcel Number 01-02-114, from Residence B to Neighborhood Business Will Not Have a Significant Impact on the Environment

At its November 1, 2016 meeting, the City Planning Board adopted a motion recommending that the City Council change the approved zoning classification of the Northeast section of 620 Main Street West, Parcel Number 01-02-114, from Residence B to Neighborhood Business District. The Council has scheduled a public hearing on the request for Monday, November 21, 2016, at 7:30 p.m.

The City Council must complete Part 2, and Part 3 if necessary, of the Short Environmental Assessment Form and adopt the attached resolution before it may vote on the Zone Change Ordinance. The resolution states that the proposed zone change will not have a significant impact on the environment.

RESOLUTION

Page 1 of 2

Finding That Changing the Approved Zoning Classification of the Northeast Section of 620 Main Street West, Parcel Number 01-02-114, from Residence B to Neighborhood Business Will Not Have a Significant Impact on the Environment

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark C.
 Mayor BUTLER, Jr., Joseph M.
 Total

YEA	NAY

Introduced by

WHEREAS the City Council of the City of Watertown, New York, has before it an Ordinance for the zone change application of Patrick J. Currier of Aubertine and Currier, to change the approved zoning classification of the Northeast Section of 620 Main Street West, Parcel Number 01-02-114 from Residence B to Neighborhood Business, and

WHEREAS the City Council must evaluate all proposed actions submitted for its consideration in light of the State Environmental Review Act (SEQRA), and the regulations promulgated pursuant thereto, and

WHEREAS the approval of the zone change would constitute such an “Action,” and

WHEREAS the City Council has determined that changing the zoning classification of this property is an Unlisted Action as that term is defined by 6NYCRR Section 617.2, and

WHEREAS there are no other involved agencies for SEQRA review as that term is defined in 6NYCRR Section 617.2, and

WHEREAS to aid the City Council in its determination as to whether the proposed zone change will have a significant impact on the environment, Part I of a Short Environmental Assessment Form has been prepared by the applicant, a copy of which is attached and made part of this Resolution,

RESOLUTION

Page 2 of 2

Finding That Changing the Approved Zoning Classification of the Northeast Section of 620 Main Street West, Parcel Number 01-02-114, from Residence B to Neighborhood Business Will Not Have a Significant Impact on the Environment

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark C.
 Mayor BUTLER, Jr., Joseph M.

Total

YEA	NAY

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Watertown, New York, that:

1. Based upon its examination of the Short Environmental Assessment Form and comparing the proposed action with the criteria set forth in 6NYCRR Section 617.7, no significant impact is known and the adoption of the zone change will not have a significant impact on the environment.
2. The Mayor of the City of Watertown is authorized to execute the Environmental Assessment Form to the effect that the City Council is issuing a Negative Declaration under SEQRA.
3. This Resolution shall take effect immediately.

Seconded by

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Zone Change; Aubertine and Currier, PLLC-sponsor			
Name of Action or Project: 620 Man St Zone Change			
Project Location (describe, and attach a location map): Corner of West Main St and Bradley St			
Brief Description of Proposed Action: Change existing parcel from Residence B to Neighborhood Business			
Name of Applicant or Sponsor: Aubertine and Currier, PLLC		Telephone: 315-782-2005 E-Mail: pjc@aubertinecurrier.com	
Address: 522 Bradley St			
City/PO: Watertown		State: NY	Zip Code: 13601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 1.165 acres	
b. Total acreage to be physically disturbed?		_____ 1.165 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 1.165 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: PATRICK CURRIER Date: 10/3/16
AUGUSTINE AND CURRIER
 Signature: [Signature]

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	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.
_____	_____
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)

PRINT

Res No. 7

November 16, 2016

To: The Honorable Mayor and City Council
From: James E. Mills, City Comptroller
Subject: Property Offer – 900 Huntington Street (Parcel 06-11-308.000)

The City has received the attached letter from Art's Jug Restaurant offering \$1,500 for 900 Huntington Street. On November 7th City Council amended the public auction resolution to remove this parcel from the auction and directed staff to prepare a resolution to accept the offer received from Art's Jug. They have submitted a 10% deposit of \$150.

Attached is a resolution for Council consideration.

RESOLUTION

Page 1 of 2

Authorizing Sale of Real Property,
Known as 900 Huntington Street to
Art's Jug Inc., 820 Huntington Street,
Watertown, New York 13601

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark C.
 Mayor BUTLER, Jr., Joseph M.

Total

YEA	NAY

Introduced by

WHEREAS there has heretofore been bid in by the City of Watertown at a tax sale a certain lot of land known as 900 Huntington Street, approximately 57' x 88' in size, and also known and designated on the map of the Department of Assessment and Taxation of the City of Watertown, New York as Parcel No. 06-11-308.000, and

WHEREAS title to said land has since been retained by the City of Watertown as acquired at said tax sale, which title was retained by reason of the failure of anyone to redeem the same, and

WHEREAS said real property has never been assigned by the Council for a public use, and

WHEREAS the City Council desires to ensure that properties such as this property be brought into compliance with all applicable provisions of the Uniform Construction Codes, as defined by Watertown City Code Chapter 120, and the Code of the City of Watertown within one (1) year from the date of delivery of the quit claim deed of their sale to subsequent buyers,

NOW THEREFORE BE IT RESOLVED that pursuant to Section 23, Subdivision (b) of the General City Law, Section 247 of the Charter of the City of Watertown as amended by Local Law No. 1, 1985, adopted December 3, 1984, effective January 17, 1985, and the ordinance, Municipal Code, Chapter 16 adopted by the Council on June 6, 1977, that the offer of \$1,500 submitted by Art's Jug Inc. for the purchase of Parcel No. 06-11-308.000, is a fair and reasonable offer therefore and the same is hereby accepted, and

RESOLUTION

Page 2 of 2

Authorizing Sale of Real Property,
Known as 900 Huntington Street to
Art's Jug Inc., 820 Huntington Street,
Watertown, New York 13601

Council Member HORBACZ, Cody J.
Council Member JENNINGS, Stephen A.
Council Member MACALUSO, Teresa R.
Council Member WALCZYK, Mark C.
Mayor BUTLER, Jr., Joseph M.

Total

YEA	NAY

BE IT FURTHER RESOLVED that the Mayor, Joseph M. Butler Jr. be and he hereby is authorized, empowered and directed to execute and deliver a Quit Claim Deed of said real property to Roy Miller upon receipt of the above mentioned sum of money in cash only by the City Comptroller, and

BE IT FURTHER RESOLVED that the deed issued by the City contain a provision that if the property sold is not brought into compliance with all applicable provisions of the Uniform Construction Codes, as defined by Watertown City Code Chapter 120, and the Code of the City of Watertown within one (1) year from the date of delivery of the quit claim deed of their sale to subsequent buyers, the City shall have the right to seek and be entitled to receive reversion of title to the premises to the City.

Seconded by

Art's Jug Restaurant
820 Huntington Street
Watertown, NY 13601
(315)788-9513

Dear Mr. Mills,

Hello. I am interested in acquiring the property on the corner of Huntington Street and Central Street that was recently torn down by the city, as we are located directly across the street at 820 Huntington Street.

We would like to submit an offer on this city owned property of \$1500.00.

Please consider our offer and let us know if you have any questions.

Feel free to contact my bookkeeper, Heather Sboro, at phone number 256-5154 or by mail at the above address.

Thank you,



Steve Sboro

Res Nos. 8, 9, 10

November 16, 2016

To: The Honorable Mayor and City Council
From: James E. Mills, City Comptroller
Subject: Sale of City Property – Thousand Islands Area Habitat for Humanity

On November 7th City Council reviewed various City owned properties for a property auction. At that time, City Council was informed that Thousand Islands Area Habitat for Humanity was interested in acquiring certain vacant lots for new home constructions. City Council agreed to remove 125 Casey Street, 140 Palmer Street and VL-140 Palmer Street from the proposed property auction list and instructed staff to prepare resolutions to transfer these parcels to Thousand Islands Area Habitat for Humanity.

Attached are resolutions for Council consideration.

RESOLUTION

Page 1 of 2

Authorizing Sale of Real Property,
Known as 125 Casey Street to
Thousand Islands Area Habitat for Humanity,
Watertown, New York 13601

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark C.
 Mayor BUTLER, Jr., Joseph M.

Total

YEA	NAY

Introduced by

WHEREAS there has heretofore been bid in by the City of Watertown at a tax sale a certain lot of land known as 125 Casey Street, approximately 99' x 99' in size, and also known and designated on the map of the Department of Assessment and Taxation of the City of Watertown, New York as Parcel No. 09-14-122.000, and

WHEREAS title to said land has since been retained by the City of Watertown as acquired at said tax sale, which title was retained by reason of the failure of anyone to redeem the same, and

WHEREAS said real property has never been assigned by the Council for a public use, and

WHEREAS the City Council desires to ensure that properties such as this property be brought into compliance with all applicable provisions of the New York State Fire Prevention and Building Code and all City of Watertown zoning and health codes within one (1) year of their sale to subsequent buyers,

NOW THEREFORE BE IT RESOLVED that pursuant to Section 23, Subdivision (b) of the General City Law, Section 247 of the Charter of the City of Watertown as amended by Local Law No. 1, 1985, adopted December 3, 1984, effective January 17, 1985, and the ordinance, Municipal Code, Chapter 16 adopted by the Council on June 6, 1977, that the offer of \$1.00 submitted by Thousand Islands Area Habitat for Humanity for the purchase of Parcel No. 09-14-122.000, is a fair and reasonable offer therefore and the same is hereby accepted, and

BE IT FURTHER RESOLVED that the Mayor, Joseph M. Butler Jr., be and he hereby is authorized, empowered and directed to execute and deliver a Quit Claim Deed of said real property to Thousand Islands Area Habitat for Humanity upon receipt of the above mentioned sum of money in cash only by the City Comptroller, and

RESOLUTION

Page 2 of 2

Authorizing Sale of Real Property,
Known as 125 Casey Street to
Thousand Islands Area Habitat for Humanity,
Watertown, New York 13601

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark C.
 Mayor BUTLER, Jr., Joseph M.

Total

YEA	NAY

BE IT FURTHER RESOLVED that the deed issued by the City contain a provision that if the property sold is not brought into compliance with all applicable provisions of the State Fire Prevention and Building Code and all City of Watertown zoning and health codes within one (1) year of the City's delivery of the deed to the buyer, the City shall have the right to seek reversion of title to the City.

Seconded by

RESOLUTION

Page 1 of 2

Authorizing Sale of Real Property,
Known as 140 Palmer Street to
Thousand Islands Area Habitat for Humanity,
Watertown, New York 13601

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark C.
 Mayor BUTLER, Jr., Joseph M.

Total

YEA	NAY

Introduced by

WHEREAS there has heretofore been bid in by the City of Watertown at a tax sale a certain lot of land known as 140 Palmer Street, approximately 65' x 214.5' in size, and also known and designated on the map of the Department of Assessment and Taxation of the City of Watertown, New York as Parcel No. 08-05-121.000, and

WHEREAS title to said land has since been retained by the City of Watertown as acquired at said tax sale, which title was retained by reason of the failure of anyone to redeem the same, and

WHEREAS said real property has never been assigned by the Council for a public use, and

WHEREAS the City Council desires to ensure that properties such as this property be brought into compliance with all applicable provisions of the New York State Fire Prevention and Building Code and all City of Watertown zoning and health codes within one (1) year of their sale to subsequent buyers,

NOW THEREFORE BE IT RESOLVED that pursuant to Section 23, Subdivision (b) of the General City Law, Section 247 of the Charter of the City of Watertown as amended by Local Law No. 1, 1985, adopted December 3, 1984, effective January 17, 1985, and the ordinance, Municipal Code, Chapter 16 adopted by the Council on June 6, 1977, that the offer of \$1.00 submitted by Thousand Islands Area Habitat for Humanity for the purchase of Parcel No. 08-05-121.000, is a fair and reasonable offer therefore and the same is hereby accepted, and

BE IT FURTHER RESOLVED that the Mayor, Joseph M. Butler Jr., be and he hereby is authorized, empowered and directed to execute and deliver a Quit Claim Deed of said real property to Thousand Islands Area Habitat for Humanity upon receipt of the above mentioned sum of money in cash only by the City Comptroller, and

RESOLUTION

Page 2 of 2

Authorizing Sale of Real Property,
Known as 140 Palmer Street to
Thousand Islands Area Habitat for Humanity,
Watertown, New York 13601

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark C.
 Mayor BUTLER, Jr., Joseph M.

Total

YEA	NAY

BE IT FURTHER RESOLVED that the deed issued by the City contain a provision that if the property sold is not brought into compliance with all applicable provisions of the State Fire Prevention and Building Code and all City of Watertown zoning and health codes within one (1) year of the City’s delivery of the deed to the buyer, the City shall have the right to seek reversion of title to the City.

Seconded by

RESOLUTION

Page 1 of 2

Authorizing Sale of Real Property,
Known as VL-140 Palmer Street to
Thousand Islands Area Habitat for Humanity,
Watertown, New York 13601

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark C.
 Mayor BUTLER, Jr., Joseph M.

Total

YEA	NAY

Introduced by

WHEREAS there has heretofore been bid in by the City of Watertown at a tax sale a certain lot of land known as VL-140 Palmer Street, approximately 5' x 214.5' in size, and also known and designated on the map of the Department of Assessment and Taxation of the City of Watertown, New York as Parcel No. 08-05-120.000, and

WHEREAS title to said land has since been retained by the City of Watertown as acquired at said tax sale, which title was retained by reason of the failure of anyone to redeem the same, and

WHEREAS said real property has never been assigned by the Council for a public use, and

WHEREAS the City Council desires to ensure that properties such as this property be brought into compliance with all applicable provisions of the New York State Fire Prevention and Building Code and all City of Watertown zoning and health codes within one (1) year of their sale to subsequent buyers,

NOW THEREFORE BE IT RESOLVED that pursuant to Section 23, Subdivision (b) of the General City Law, Section 247 of the Charter of the City of Watertown as amended by Local Law No. 1, 1985, adopted December 3, 1984, effective January 17, 1985, and the ordinance, Municipal Code, Chapter 16 adopted by the Council on June 6, 1977, that the offer of \$1.00 submitted by Thousand Islands Area Habitat for Humanity for the purchase of Parcel No. 08-05-120.000, is a fair and reasonable offer therefore and the same is hereby accepted, and

BE IT FURTHER RESOLVED that the Mayor, Joseph M. Butler Jr., be and he hereby is authorized, empowered and directed to execute and deliver a Quit Claim Deed of said real property to Thousand Islands Area Habitat for Humanity upon receipt of the above mentioned sum of money in cash only by the City Comptroller, and

RESOLUTION

Page 2 of 2

Authorizing Sale of Real Property,
Known as VL-140 Palmer Street to
Thousand Islands Area Habitat for Humanity,
Watertown, New York 13601

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark C.
 Mayor BUTLER, Jr., Joseph M.

Total

YEA	NAY

BE IT FURTHER RESOLVED that the deed issued by the City contain a provision that if the property sold is not brought into compliance with all applicable provisions of the State Fire Prevention and Building Code and all City of Watertown zoning and health codes within one (1) year of the City's delivery of the deed to the buyer, the City shall have the right to seek reversion of title to the City.

Seconded by

Ord No. 1

November 15, 2016

To: The Honorable Mayor and City Council
From: James E. Mills, City Comptroller
Subject: Bond Ordinance – Thompson Park Playground Replacement

Included in the Fiscal Year 2016-17 Capital Budget was the replacement of the Thompson Park playground at an estimated cost of \$385,000. Before staff can start to incur costs, City Council needs to consider the bond ordinance to provide financing for the project.

ORDINANCE

Page 1 of 6

An Ordinance Authorizing the Issuance of \$385,000 Bonds of the City of Watertown, Jefferson County, New York, to Pay the Cost of a New Children's Playground to Replace the Children's Playground at Thompson Park, in and for Said City

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark. C.
 Mayor BUTLER, Jr., Joseph M.
 Total

YEA	NAY

Introduced by

At a regular meeting of the Council of the City of Watertown, Jefferson County, New York, held at the Municipal Building, in Watertown, New York, in said City, on November 21, 2016, at 7:00 o'clock P.M., Prevailing Time.

The meeting was called to order by _____, and upon roll being called, the following were

PRESENT:

ABSENT:

The following ordinance was offered by Council Member _____, who moved its adoption, seconded by Council Member _____, to wit:

BOND ORDINANCE DATED NOVEMBER 21, 2016.

WHEREAS, all conditions precedent to the financing of the capital purposes hereinafter described, including compliance with the provisions of the State Environmental Quality Review Act to the extent required, have been performed; and

WHEREAS, it is now desired to authorize the financing of such capital project; NOW, THEREFORE,

BE IT ORDAINED, by the Council of the City of Watertown, Jefferson County, New York, as follows:

ORDINANCE

Page 2 of 6

An Ordinance Authorizing the Issuance of \$385,000 Bonds of the City of Watertown, Jefferson County, New York, to Pay the Cost of a New Children’s Playground to Replace the Children’s Playground at Thompson Park, in and for Said City

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark. C.
 Mayor BUTLER, Jr., Joseph M.
 Total

YEA	NAY

Section 1. For the specific object or purpose of paying the cost of a new children’s playground to replace the Children’s Playground at Thompson Park, in and for the City of Watertown, Jefferson County, New York, including demolition, acquisition and installation of equipment, and surfacing, and including incidental expenses in connection therewith, there are hereby authorized to be issued \$385,000 bonds of said City pursuant to the provisions of the Local Finance Law.

Section 2. It is hereby determined that the estimated maximum cost of the aforesaid specific object or purpose is \$385,000 and that the plan for the financing thereof is by the issuance of the \$385,000 bonds of said City authorized to be issued pursuant to this bond ordinance, provided however, that the amount of bonds to be issued shall be reduced by the amount of any grant funds received therefor, including a presently expected New York State grant in the amount of \$50,000.

Section 3. It is hereby determined that the period of probable usefulness of the aforesaid specific object or purpose is fifteen years, pursuant to subdivision nineteen of paragraph a of Section 11.00 of the Local Finance Law.

Section 4. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the bonds herein authorized, including renewals of such notes, is hereby delegated to the City Comptroller, the chief fiscal officer. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said City Comptroller, consistent with the provisions of the Local Finance Law.

Section 5. The faith and credit of said City of Watertown, Jefferson County, New York, are hereby irrevocably pledged for the payment of the principal of and interest on such obligations as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such obligations becoming due and payable in such year.

ORDINANCE

Page 3 of 6

An Ordinance Authorizing the Issuance of \$385,000 Bonds of the City of Watertown, Jefferson County, New York, to Pay the Cost of a New Children’s Playground to Replace the Children’s Playground at Thompson Park, in and for Said City

Council Member HORBACZ, Cody J.

Council Member JENNINGS, Stephen A.

Council Member MACALUSO, Teresa R.

Council Member WALCZYK, Mark. C.

Mayor BUTLER, Jr., Joseph M.

Total

YEA	NAY

Section 6. Such bonds shall be in fully registered form and shall be signed in the name of the City of Watertown, Jefferson County, New York, by the manual or facsimile signature of the City Comptroller and a facsimile of its corporate seal shall be imprinted thereon and may be attested by the manual or facsimile signature of the City Clerk.

Section 7. The powers and duties of advertising such bonds for sale, conducting the sale and awarding the bonds, are hereby delegated to the City Comptroller, who shall advertise such bonds for sale, conduct the sale, and award the bonds in such manner as he shall deem best for the interests of the City, including, but not limited to, the power to sell said bonds to the New York State Environmental Facilities Corporation; provided, however, that in the exercise of these delegated powers, he shall comply fully with the provisions of the Local Finance Law and any order or rule of the State Comptroller applicable to the sale of municipal bonds. The receipt of the City Comptroller shall be a full acquittance to the purchaser of such bonds, who shall not be obliged to see to the application of the purchase money.

Section 8. The power to issue and sell notes to the New York State Environmental Facilities Corporation pursuant to Section 169.00 of the Local Finance Law is hereby delegated to the City Comptroller. Such notes shall be of such terms, form and contents as may be prescribed by said City Comptroller consistent with the provisions of the Local Finance Law.

Section 9. The City Comptroller is hereby further authorized, at his or her sole discretion, to execute a project financing agreement, and any other agreements with the New York State Department of Environmental Conservation and/or the New York State Environmental Facilities Corporation, including amendments thereto, and including any instruments (or amendments thereto) in the effectuation thereof, in order to effect the financing or refinancing of the specific object or purpose described in Section 1 hereof, or a portion thereof, by a bond, and, or note issue of said City in the event of the sale of same to the New York State Environmental Facilities Corporation.

Section 10. The intent of this resolution is to give the City Comptroller sufficient authority to execute those applications, agreements, instruments or to do any similar acts necessary to effect the issuance of the aforesaid bonds and, or notes, without resorting to further action of the City Comptroller.

ORDINANCE

Page 4 of 6

An Ordinance Authorizing the Issuance of \$385,000 Bonds of the City of Watertown, Jefferson County, New York, to Pay the Cost of a New Children’s Playground to Replace the Children’s Playground at Thompson Park, in and for Said City

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark. C.
 Mayor BUTLER, Jr., Joseph M.
 Total

YEA	NAY

Section 11. All other matters, except as provided herein relating to such bonds, including determining whether to issue such bonds having substantially level or declining annual debt service and all matters related thereto, prescribing whether manual or facsimile signatures shall appear on said bonds, prescribing the method for the recording of ownership of said bonds, appointing the fiscal agent or agents for said bonds, providing for the printing and delivery of said bonds (and if said bonds are to be executed in the name of the City by the facsimile signature of its City Comptroller, providing for the manual countersignature of a fiscal agent or of a designated official of the City), the date, denominations, maturities and interest payment dates, place or places of payment, and also including the consolidation with other issues, shall be determined by the City Comptroller. It is hereby determined that it is to the financial advantage of the City not to impose and collect from registered owners of such bonds any charges for mailing, shipping and insuring bonds transferred or exchanged by the fiscal agent, and, accordingly, pursuant to paragraph c of Section 70.00 of the Local Finance Law, no such charges shall be so collected by the fiscal agent. Such bonds shall contain substantially the recital of validity clause provided for in Section 52.00 of the Local Finance Law and shall otherwise be in such form and contain such recitals in addition to those required by Section 52.00 of the Local Finance Law, as the City Comptroller shall determine.

Section 12. The validity of such bonds and bond anticipation notes may be contested only if:

- (1) Such obligations are authorized for an object or purpose for which said City is not authorized to expend money, or
- (2) The provisions of law which should be complied with at the date of publication of this resolution are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or
- (3) Such obligations are authorized in violation of the provisions of the Constitution.

Section 13. This resolution shall constitute a statement of official intent for purposes of Treasury Regulations Section 1.150 2. Other than as specified in this resolution, no monies are, or are reasonably expected to be, reserved, allocated on a long term basis, or otherwise set aside with respect to the permanent funding of the object or purpose described herein.

ORDINANCE

Page 6 of 6

An Ordinance Authorizing the Issuance of \$385,000 Bonds of the City of Watertown, Jefferson County, New York, to Pay the Cost of a New Children’s Playground to Replace the Children’s Playground at Thompson Park, in and for Said City

Council Member HORBACZ, Cody J.
Council Member JENNINGS, Stephen A.
Council Member MACALUSO, Teresa R.
Council Member WALCZYK, Mark. C.
Mayor BUTLER, Jr., Joseph M.
Total

YEA	NAY

I FURTHER CERTIFY that all members of said Council had due notice of said meeting.

I FURTHER CERTIFY that, pursuant to Section 103 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public.

I FURTHER CERTIFY that, PRIOR to the time of said meeting, I duly caused a public notice of the time and place of said meeting to be given to the following newspapers and/or other news media as follows:

Newspaper and/or other news media Date given

Regular meeting of the City Council held in accordance with Section 14-1 of the Municipal Code

I FURTHER CERTIFY that PRIOR to the time of said meeting, I duly caused public notice of the time and place of said meeting to be conspicuously posted in the following designated public location(s) on the following dates:

Designated Location(s) of Posted Notices Date of Posting

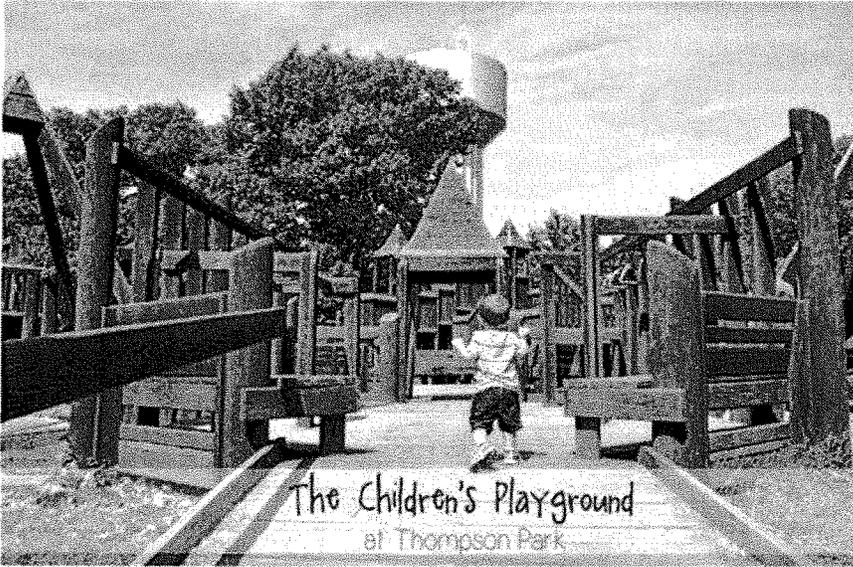
Regular meeting of the City Council held in accordance with Section 14-1 of the Municipal Code

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said City on November 21, 2016.

City Clerk
(CORPORATE SEAL)

Seconded by

FISCAL YEAR 2016-2017
 CAPITAL BUDGET
 FACILITY IMPROVEMENTS
 MUNICIPAL BUILDING

PROJECT DESCRIPTION	COST
<p>Thompson Park Playground</p> <p>This funding supports the replacement of the Children’s Playground at Thompson Park. City staff interviewed numerous playground companies and has selected Parkitects to assist with the design and installation of a brand new playground. The \$385,000 will be used to cover the demolition, equipment, installation of equipment, and surfacing. The City did receive a \$50,000 grant from NYS Senator Patty Ritchie for the new playground.</p>  <p style="text-align: center;">The Children's Playground at Thompson Park</p> <p>Funding to support this project will be through the issuance of a 10 year serial bond with projected FY 2017-18 debt service of \$43,550.</p>	<p>\$385,000</p>
TOTAL	\$385,000

7:30 p.m. – Public Hearing

November 16, 2016

To: The Honorable Mayor and City Council

From: Michael A. Lumbis, Planning and Community Development Director

Subject: Changing the Approved Zoning Classification of 1104 and 1108
Washington Street, Parcel Numbers 14-12-107.000 and 14-12-108.000,
from Health Services to Neighborhood Business

City Council has scheduled a Public Hearing for the above subject request at 7:30 p.m. on Monday, November 21, 2016.

The Planning Board reviewed the request at its November 1, 2016 meeting and defeated a motion recommending that City Council approve the zone change request as submitted. Three members voted in favor of the motion and one voted against, with two members absent. However, on the Planning Board, four votes are needed to adopt any motion, and therefore the motion was defeated.

Attached is a copy of the zone change application, the Staff Report prepared for the Planning Board and an excerpt from the meeting minutes.

The ordinance prepared for City Council consideration approves the zone change as submitted. The Council must hold the public hearing and pass the SEQRA resolution that is also on today's agenda before voting on the ordinance.

ORDINANCE

Page 1 of 1

Changing the Approved Zoning Classification of the 1104 and 1108 Washington Street, Parcel Numbers 14-12-107.000 and 14-12-108.000, from Health Services to Neighborhood Business

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark C.
 Mayor BUTLER, Jr., Joseph M.
 Total

YEA	NAY

Introduced by

Council Member Teresa R. Macaluso

BE IT ORDAINED where Michael J. Leonelli of Capital Assurance, on behalf of Care Net Pregnancy Center of NNY and Steven Butler, has made an application by petition filed with the City Clerk, pursuant to Section 83 of the New York General City Law to change the approved zoning classification of 1104 and 1108 Washington Street, Respective Parcel Numbers 14-12-107.000 and 14-12-108.000, from Health Services to Neighborhood Business, and

WHEREAS the Planning Board of the City of Watertown considered the zone change request at its November 1, 2016 meeting and defeated a motion recommending that City Council approve the zone change, and

WHEREAS a public hearing was held on the proposed zone change on November 21, 2016, after due public notice, and

WHEREAS the City Council has made a declaration of Negative Findings of the impacts of the proposed zone change according to the requirements of SEQRA, and

WHEREAS the City Council deems it in the best interest of the citizens of the City of Watertown to approve the requested zone change,

NOW THEREFORE BE IT ORDAINED that the approved zoning classification of 1104 and 1108 Washington Street, Respective Parcel Numbers 14-12-107.000 and 14-12-108.000, shall be changed from Health Services to Neighborhood Business to District, and

BE IT FURTHER ORDAINED that the Zoning Map of the City of Watertown shall be amended to reflect the zone change, and

BE IT FURTHER ORDAINED this amendment to the Zoning Ordinance of the City of Watertown shall take effect as soon as it is published once in the official newspaper of the City of Watertown, or otherwise printed as the City Manager directs.

Seconded by Council Member Stephen A. Jennings



MEMORANDUM

CITY OF WATERTOWN, NEW YORK
OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT
245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601
PHONE: 315-785-7740 – FAX: 315-785-7829

TO: Planning Board Members

FROM: Michael A. Lumbis, Planning and Community Development Director *MAL*

SUBJECT: Zone Change – 1104 and 1108 Washington Street

DATE: October 27, 2016

Request: To change the approved zoning classification of 1104 and 1108 Washington Street, Respective Parcel Numbers 14-12-107.000 and 14-12-108.000, from Health Services to Neighborhood Business

Applicant: Michael J. Leonelli of Capital Assurance on behalf of Care Net Pregnancy Center of NNY and Steven Butler

Owner(s): Care Net Pregnancy Center of NNY and Steven Butler, respectively

SEQRA: Unlisted

County review: No

Comments: The applicant is requesting a zone change in order to operate a finance business at 1104 Washington Street. The applicant does not propose any physical changes to the existing building or any other part of the property. In order to maintain a contiguous zoning district and not leapfrog any parcels, the applicant has included the neighboring property at 1108 Washington Street as part of the request.

Land Use Plan: The City's adopted Land Use Plan designates both of these parcels as Medium Density Residential, as it does for the five parcels immediately north of the subject properties and the first adjacent parcel to the south. The entire block on the opposite side of Washington Street is likewise planned for Medium Density Residential. There is one property on the block that the Land Use Plan designates as Neighborhood Business. It is the Fast Lube of Watertown property at the corner of Washington and Chestnut Streets. This property and its northern neighbor are already zoned Neighborhood Business. The Land Use Plan also designates the Centennial Apartments, Samaritan Keep Home and Samaritan Medical Center properties located to the northwest as Health Services.

Zoning History: The parcels in this section of Washington Street were changed from Residence A and Residence B to Health Services District in 1999. At the time, the Planning Board and City Council had a vision for the Washington Street corridor that would consist of medical and health related businesses that would complement the hospital. It was thought that the change would promote growth along the corridor while at the same time have less of an impact to the surrounding homes and neighborhoods. Health Services District is more restrictive in terms of allowed uses than a Neighborhood Business or Commercial district which allows many more uses that could potentially impact those neighborhoods.

When considering the change to Neighborhood Business, the Planning Board and City Council should take all allowed uses into consideration, rather than just the office use that is proposed.

SEQR: The applicant indicates in his response to Question 1 on the State Environmental Quality Review Short Environmental Assessment Form (EAF) that the proposed action involves more than the legislative adoption of a plan, local law, ordinance, administrative rule or regulation. This is inaccurate, as the applicant is not proposing any physical alterations to either the building or the property. The only action that is proposed is changing the two parcels' approved zoning classification. Therefore, the applicant should the answer to Question 1 from "No" to "Yes."

Since the answer to Question 1 is "Yes," the applicant did not need to fill out the remainder of the form, and as such, Staff did not review any of the other questions. A "Yes" answer to Question 1 does require the applicant to attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality.

The applicant's cover letter clearly describes that the intent of the proposed action is to operate a finance business. Since this type of use has little potential to affect any environmental resources, the applicant's previously submitted cover letter fulfills the requirement to attach a narrative description.

cc: City Council Members
Michael J. Leonelli, Capital Assurance, 169 Polk St, Watertown, NY 13601
Care Net Pregnancy Center of NNY, 1104 Washington St, Watertown, NY 13601
Steven L. Butler, 1108 Washington St, Watertown, NY 13601
Justin Wood, City Engineer



Capital Assurance

REST ASSURED.

October 14th, 2016

City of Watertown
Honorable Mayor and City Council
Room 305, City Hall
245 Washington St
Watertown, NY 13601
RE: Request for Zone Change



Dear Honorable Mayor and City Council:

Capital Assurance hereby respectfully requests to be included on the agenda for the November City of Watertown Planning Board Meeting for a Zone Change Request to Neighborhood Business pertaining to two parcels located at 1104 & 1108 Washington St in the City of Watertown designated as tax parcel 14-12-107.000 & 14-12-108.000 which is currently zoned for Health Services. The 1104 subject property is owned by Care Net Pregnancy Ctr of NNY (724 State St, Watertown, NY 13601) and is presently vacant. A purchase offer was executed on July 29th, of 2016 and accepted on August 3, 2016. The 1108 subject property is owned by Steven Butler, a letter supporting the change has been included as well.

The proposed zone change of 1104 would be required for this parcel to be used for our Finance business. There are no intentions to make any changes to the building or site in order for us to conduct business here.

Submitted please find the \$100 check included for the review fee as well as fifteen (15) copies of:

- This cover letter
- Short SEQR Environment Assessment Form
- The tax maps with the parcels highlighted
- The property description for both parcels
- The Survey for 1104 Washington
- The Accepted Purchase offer
- The property deed for 1104 & 1108 Washington
- A survey map of 1104 Washington
- The supporting letter from Steven Butler pertaining to 1108 Washington

Sincerely,

Michael J. Leonelli, Executive Director
169 Polk St, Watertown, NY 13601
Office: (315) 882-4432 Cell: (315) 575-1830 Fax: (315) 222-7468
Mike@My-CA.com



Proposed 7/26/2018

City of Watertown
 Auditor's Office



1 inch = 50 Feet
 Feet
 0 50 100 200

Scale
 1 inch = 50 feet
 0 50 100 200
 Feet

For this Purpose Only
 Not to be Used for Conveyance
 City of Watertown GIS
 City of Watertown
 Assessment Department



Property Description Report For: 1104 Washington St, Municipality of City of Watertown



Status: Active
Roll Section: Taxable
Swis: 221800
Tax Map ID #: 14-12-107.000
Account #: 22116620
Property Class: 483 - Converted Res
Site: COM 1
In Ag. District: No
Site Property Class: 483 - Converted Res
Zoning Code: HS - Health Services
Neighborhood Code: 00202
School District: Watertown
Total Assessment: 2016 - \$138,500
 2015 - \$138,500

Total Acreage/Size: 75 x 165
Land Assessment: 2016 - \$19,900
 2015 - \$19,900
Full Market Value: 2016 - \$150,543
 2015 - \$157,386
Equalization Rate: ----
Deed Book: 2009
Grid East: 996497

Property Desc: 75x165 1412107
Deed Page: 15779
Grid North: 1444394

Owners

Care Net Pregnancy Ctr of
 NNY
 724 State St
 Watertown NY 13601-3197

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
10/7/2009	\$190,000	483 - Converted Res	Land & Building	1104 Washington Street LL	Yes	Yes	No	2009/15779
6/12/2008	\$153,500	210 - 1 Family Res	Land & Building	Mudd, Jerald S	Yes	Yes	No	2008/11100
1/10/2005	\$118,000	210 - 1 Family Res	Land & Building	Kriesick, Jack	Yes	Yes	No	2005/491

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec		

Inventory

Overall Eff Year Built:	1950	Overall Condition:	Good
Overall Grade:	Average	Overall Desirability:	3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	0	0	0		1950	Normal	Average	1700	2

Site Uses

Use	Rentable Area (sqft)	Total Units
Walk-up off	1,700	0

Improvements

Structure	Size	Grade	Condition	Year
Porch-up enc	7 x 17	Average	Normal	1926
Porch-coverd	7 x 31	Average	Normal	1926
Gar-1.0 det	16 x 22	Average	Normal	1941
Porch-enclsd	7 x 17	Average	Normal	1926

Land Types

Type	Size
Primary	75 x 165

Special Districts for 2016

No information available for the 2016 roll year.

Special Districts for 2015

No information available for the 2015 roll year.

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
2015	NotForProfit-Moral	\$138,500	0	2010				0

Taxes

Year	Description	Amount
2016	City	\$1,138.73
2016	School	\$1,400.25

***Taxes reflect exemptions, but may not include recent changes in assessment.**



Property Description Report For: 1108 Washington St, Municipality of City of Watertown



Status:	Active
Roll Section:	Taxable
Swis:	221800
Tax Map ID #:	14-12-108.000
Account #:	22116630
Property Class:	220 - 2 Family Res
Site:	RES 1
In Ag. District:	No
Site Property Class:	220 - 2 Family Res
Zoning Code:	HS - Health Services
Neighborhood Code:	00202
School District:	Watertown
Total Assessment:	2016 - \$105,500 2015 - \$105,500

Total Acreage/Size:	85 x 166
Land Assessment:	2016 - \$21,100 2015 - \$21,100
Full Market Value:	2016 - \$114,674 2015 - \$119,886
Equalization Rate:	---
Deed Book:	1713
Grid East:	996483

Property Desc:	85x166 1412108
Deed Page:	1
Grid North:	1444313

Area

Living Area:	1,733 sq. ft.	First Story Area:	1,139 sq. ft.
Second Story Area:	594 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	2
Finished Rec Room	0 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Old style	Bathrooms (Full - Half):	2 - 0
Bedrooms:	3	Kitchens:	2
Fireplaces:	0	Basement Type:	Full
Porch Type:	Porch-covered	Porch Area:	259.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Average
Year Built:	1895		

Owners

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Add. Parcels	Deed Book and Page
12/29/1999	\$1	220 - 2 Family Res	Land & Building	Butler, Rita J	No	No	No	1713/1

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	Hot air
Fuel Type:	Natural Gas	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
Porch-coverd	259.00 sq ft	Average	Normal	1895
Gar-1.0 det	24 x 30	Average	Normal	2002

Land Types

Type	Size
Primary	85 x 166

Special Districts for 2016

No information available for the 2016 roll year.

Special Districts for 2015

No information available for the 2015 roll year.

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
------	-------------	--------	----------	----------	--------	--------	--------	-------

Taxes

Year	Description	Amount
2016	City	\$867.41
2016	County	\$834.95
2016	School	\$1,066.61
2015	City	\$854.73

2015	County	\$804.91
2015	School	\$1,100.76

***Taxes reflect exemptions, but may not include recent changes in assessment.**



Fax

To:	<i>Vicki Bulger</i>	From:	<i>Connie Silva, CareNet</i>
Fax:	<i>788-5270</i>	Pages:	<i>(including cover) 5</i>
Phone:		Date:	<i>8-3-16</i>
Ref:	<i>offer</i>	CR:	



JEFFERSON-LEWIS BOARD OF REALTORS®, INC.
PLAIN LANGUAGE CONTRACT TO PURCHASE



THIS IS A CONTRACT FOR THE PURCHASE AND SALE OF REAL ESTATE. IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE OF AN ATTORNEY.

1. OFFER TO PURCHASE:

I (we) Michael Leonelli offer to purchase (Five Net Property) property as follows:
(Purchaser) (Seller) Teacher of NY

2. PROPERTY DESCRIPTION:

Address (including zip code): 1104 WASHINGTON ST. WASHINGTON, NY 13201
Tax Parcel # 14-12-107-003 Tax Parcel # _____
Approximate Lot Size: 75x115 MLS # _____
Description of Improvement to Real Property (Building): Commercial property w/ 78 acres
& approximately 1700 square feet.

3. OTHER ITEMS INCLUDED IN PURCHASE:

The following items, now in or on the property and in their present condition are included in this Purchase and Sale:
CROSS OFF THOSE THAT DO NOT APPLY:
All permanent heating & cooling systems, plumbing, lighting fixtures, flowers, shrubs, trees, window shades and blinds, curtains, rods, storm windows, storm doors, screens, awnings, tv antennas & wall mounts, sump pumps, fences, wall-to-wall carpeting, cabinet fast, hoods, garbage disposal, electric garage opener, built-in cabinets, built-in mirrors, range, ovens, microwaves, refrigerator, freezer, dishwasher, washing machine, dryer, water softener, UV light, shelving, and/or other supplementary heat sources.

SELLER represents all plumbing, heating/air conditioning, electrical systems, appliances, smoke detector and carbon monoxide detector to be in working order at the time of closing. Entire property will be delivered in broom clean condition with all trash and debris removed. Brokers and Broker's agents will not be held liable for any debris left behind.

4. PRICE:

I agree to pay the sum of \$ 115,000 to be paid as follows:

5. SELLERS CONCESSIONS:

SELLER agrees to concessions up to but not to exceed \$ 0 of BUYER's points, pre-paid items, tax provisions, and closing costs. (if applicable include VA and PHA Addendums)

6. DEPOSIT:

\$ 0 deposited in the form of check with Realty USA Bank with the sale escrow agent to be held in escrow at M-T Bank Bank until the sale is completed, at which time it shall become part of the purchase price. \$ 1000 shall be made via check upon acceptance of this offer by seller or as an additional deposit on account. Conditions as noted above apply to this deposit. If the offer is not accepted then the deposit will be returned to the BUYER. If accepted and either party does not fulfill his/her terms of the contract, deposit is forfeited and given to the non-defaulting party upon escrow release signed by the parties. The escrow release does not affect the defaulting party's liabilities for damages.

The balance of the purchase price will be paid at closing in CASH or CERTIFIED CHECK subject to the contingencies stated herein.

7. FINANCE CONTINGENCY

A) This offer is subject to BUYER obtaining a Commercial mortgage loan in the amount of \$ 20% Down 80% Financing is completed, at which time it shall become part of the purchase price. BUYER will have five (5) business days from fully executed contract to apply for this loan and have 60 calendar days from date of application to obtain a written mortgage commitment. Subject to a special use variance
B) By delivering to SELLER at closing purchase money mortgage, in the amount of _____ Dollars, for a term of _____ years, with interest at the rate of _____ percent per year, and monthly installments of _____ Dollars, including principal and interest. Documents to be drawn in a form acceptable to respective attorneys with terms standard to the area. Any mortgage tax imposed shall be paid by the appropriate party.
C) If following good faith application by purchaser, this loan cannot be obtained, (for reasons other than appraised value of the property being conveyed), as evidenced by a lender denial letter, this contract may be terminated by either party and the deposit returned to Purchaser, except that Purchaser agrees to pay the Seller the actual costs incurred by Seller in obtaining Abstract of Title, survey, tax assistance, and Attorney fees not to exceed \$ 250.00, which costs may be deducted from the deposit.

8. HOME SALE CONTINGENCY

This offer is subject to the sale and conveyance of the BUYER's property commonly known as _____ by (date) 20. SELLER shall have the right to continue to offer the herein property for sale, and to accept offers subject to the rights of the BUYER. Should SELLER receive such an offer, the BUYER shall be given written notice of such offer and in the event BUYER will not waive the within condition in writing within _____ calendar days of receipt of such notice, then this agreement shall be terminated and all deposits returned to the BUYER. If the BUYER removes the above contingency clause, BUYER shall provide proof satisfactory to the SELLER of financial ability to close the transaction simultaneously.

9. CLOSING:

The closing will be held on or about _____, 20____, at lender or attorney's office. BUYER AND SELLER acknowledge the projected closing date may not be the ACTUAL date of closing. Many factors beyond the control of the brokers involved can affect the actual date of closing.

10. POSSESSION:

Possession of premises shall be delivered on day of closing.

Initial Here: Seller(s) [Signature] Buyer(s) [Signature] Last Name Seller Carenet, Buyer Leonelli Page 1 of 4 (rev 1/16)

11. **TIME LIMIT OF OFFER:** This offer shall remain in force until 12:00 o'clock from Jan 8/3, 2016, and if not accepted in writing by that time, it shall be void and the same deposited shall be returned to BUYER without interest.

12. **BUYER:** SELLER will provide any existing survey.

If any survey is deemed necessary because the existing description of the premises is unworkable, it shall be obtained and paid for by the SELLER. If a survey is necessary solely because of the requirements of the BUYER's lender, BUYER shall pay for the survey.

13. **TITLE DOCUMENTS:** The SELLER (or representative) shall deliver to the BUYER (or representative), at least ten (10) days before closing, a 40-year abstract of title made from the records in the County Clerk's Office corresponding with a warranty deed, a 10-year tax deed, any existing survey, and current property tax receipts, showing the property line and clear of all liens and encumbrances other than utility easements common to the area.

14. **DEED:** On closing, SELLER will convey to BUYER by Warranty Deed with Lien Covenant or Representative's Deed.

15. **ZONING:** The premises are to be conveyed subject to all zoning ordinances and regulations affecting there, if any.

16. **ADJUSTMENTS:** Rent, water charges, fire and contract market price, and taxes will be pro-rated and adjusted as of the date of closing and all security deposits, if any, are to be disclosed before, and surrendered at, closing.

17. **RISK OF LOSS:** The risk of loss or damage to the property, by fire or other cause, until closing remains with the SELLER.

18. **CONTINGENCIES:** A) **ATTORNEY APPROVAL:** This Agreement is contingent upon BUYER AND SELLER obtaining approval of this Agreement by their respective attorneys as to all matters contained therein. This contingency shall be deemed waived unless BUYER'S written SELLER'S attorney on behalf of their client, notifies the other party or that party's attorney, in writing, of their disapproval of this contract within 5 business days (whichever of these days) after the contract has been signed by both the BUYER AND THE SELLER. IF BUYER'S or SELLER'S attorney provides such notification, then this Agreement shall be deemed cancelled, null and void, all deposits shall be returned in full to the BUYER. *It is the responsibility of BUYER and SELLER to make final delivery of this contract to their respective attorneys for review.*

Buyer will schedule inspection within 14 business days of being provided signed use volume by zoning.

B) **TESTS AND INSPECTIONS:** This agreement is contingent upon BUYER having an opportunity to have a home inspection completed by a licensed home inspector, architect, engineer, or code enforcement official authorized by statute to conduct such inspections. *BUYER has 14 calendar days from acceptance date to have any inspections done.* All inspections will be at BUYER'S expense. In the event that the home inspection reveals substantial defects in any of the following systems: structural, mechanical, electrical, plumbing, water flow and quality, septic, hazardous materials, radon, asbestos, and pest infestation or damage, the BUYER or BUYER'S agent will provide a written request outlining repairs. This request will be accompanied with the pages of the inspection report pertaining to the failure. For the purpose of this contract, substantial shall mean any individual repair that would cost more than \$ 1000 to repair. All contingencies are deemed waived unless BUYER or BUYER'S agent, delivers written notification to SELLER or SELLER'S agent, mailed, faxed, e-mailed, or personally delivered within business days of the last' completion. In the event that a substantial defect is discovered in any of the tests, and if SELLER and BUYER cannot come to an agreement on resolving the problem then the contract will be deemed null and void and the earnest money will be returned to BUYER without interest.

These tests may include:

Well Water Flow and Quality Tests: This agreement is contingent upon a potable water quality test to meet the standards of the New York State Department of Health to be performed by a New York State approved laboratory or certified inspector, and contingent upon a water flow test certifying a five gallon per minute flow after draw down OR a continuous and sufficient supply of water under adequate pressure and of appropriate quantity for all household uses. SELLER represents that the said well is located wholly within the boundary lines of the premises and services no other premises except the subject premises.

Septic System Contingency: This offer is contingent upon a test of the septic system on the subject property indicating that the system is in working order. SELLER also warrants that the said system is located wholly within the boundary lines of the premises and services no other premises except the subject property.

Radon: This offer is contingent upon having the testing tested for the presence of Radon gas. The EPA guidelines recommend a level of less than 4 pico-curie per liter; therefore a satisfactory test result would be a level less than 4 pico-curie per liter. SELLER agrees to maintain a "closed house condition" during the test. Closed house means that SELLER will keep all windows closed 12 hours prior to the start of the test and for the entire duration of the test, and will minimize the number of times the exterior doors are opened.

Hazardous Materials: This offer is contingent upon testing for hazardous materials including asbestos, mold, toxic materials or wastes upon the property and the presence of Toxic, Flammable, or any other hazardous gas or material. **Rad Inspection:** This offer is contingent upon a visual inspection of accessible areas and upon reviewing of accessible municipal records that there is no evidence of wood destroying insect infestation in the subject property.

TIME IS OF THE ESSENCE: The time set forth in this paragraph (18) are precise. BUYER must do these inspections and tests within the time set forth or automatically waive the contingency unless such inspections and tests are delayed or prevented by SELLER'S acts or omissions.

C) **PRE-CLOSING WALK THROUGH:** BUYER may walk through the home no later than 2 days prior to closing for the sole purpose of determining that there have been no material changes to the condition of the property.

Initial Name Seller: Carol Ann

Buyer(s): Carol Ann

Last Name Seller: Ann

Buyer: Carol Ann

Page 2 of 4

(for 1110)

19. BROKER:

BUYER represents that Polky USA is selling Broker in this transaction. Listing Broker in this transaction is Polky USA. No other Real Estate Broker or Agent has been instrumented in dealing about this sale.

20. PERSONS BOUND:

THIS OFFER, WHEN SIGNED, SHALL BE A BINDING CONTRACT. IT SHALL BIND THE PARTIES HERETO AND THEIR RESPECTIVE EXECUTORS, ADMINISTRATORS, DISTRIBUTORS, SUCCESSORS, AND ASSIGNS. BUYER AND SELLER MAY WISE TO CONSULT THEIR OWN ATTORNEYS BEFORE SIGNING.

21. DISCLOSURE:

BUYER acknowledges receipt of agency disclosure and has read and understands the content (please initial) and acknowledges receipt of seller's property condition disclosure (1-4 family homes only) and has read and understands its content (please initial).

22. HOME EQUITY DEFERRED PROTECTION ACT

BUYER'S use of the property shall be: Commercial - Financial Services office
Primary Residence
Second home/investment property
If Second Home/investment property is indicated above, SELLER hereby avows as follows:

I am not currently more than sixty (60) days in arrears of my mortgage payments under the property hereat currently subject to a foreclosure proceeding or is subject to a property tax lien sale.

I am currently more than sixty (60) days in arrears of my mortgage payments under the property is currently subject to a foreclosure proceeding or is subject to a property tax lien sale.

IF BUYER is using the property as a second home/investment property and SELLER is more than sixty (60) days in arrears of mortgage payments under the property is currently subject to a foreclosure proceeding or is subject to a property tax lien then the provisions of the Home Equity Theft Prevention Act shall apply and such required notices are attached hereto.

This Addendum shall be prepared by SELLER's attorney.

23. MISCELLANEOUS PROVISIONS:

- A) MODIFICATION: This agreement may not be changed or amended except by a written instrument signed by both SELLER and BUYER.
- B) ASSIGNMENT: Except as otherwise provided in it, the Agreement may not be assigned by BUYER or SELLER without the prior consent of the other.
- C) EFFECT AND SCORE: This Agreement is binding upon, and cures to the benefit of SELLER and BUYER and the respective representatives, successors, heirs, and assigns of each. This Agreement supersedes all prior discussions and negotiations and replaces all prior understandings, verbal and/or otherwise, relative to the subject transaction.
- D) CAUTIONS: The captions employed herein are for the sake of convenience only and do not limit or qualify the content, scope, or intent of the specific provisions of this Agreement which they introduce.
- E) GOVERNING LAW: This Agreement shall be interpreted and construed in accordance with the laws of the State of New York.
- F) COUNTERPARTS: This Agreement shall be signed in one or more identical counterpart copies, each of which shall then constitute an original and fully binding instrument if signed within the termination period.

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the date(s) noted by signatures and year first above written.

Buyer - First Legally
Michael J. Leavelle

Buyer - Print Legally

Buyer - Signature
[Signature] Date 7/29/16

Buyer - Signature

Date

Buyer(s) Address
151 Winslow St Whitehouse NJ 08861
Phone 355751830 Email Mikomy-ca.com

Initial Name Seller(s) [Signature] Buyer(s) [Signature]

Last Name Seller Leavelle Buyer Leavelle Page 3 of 4 (rev 1/16)

14. ACCEPTANCE OF OFFER BY SELLER

SELLER(s) certifies that they own the property and/or have the power to sell the property. SELLER(s) accept the offer and agree to sell on the terms and conditions set forth above and agree that the deposit may be held by BROKER, and that it may be applied against commissions as agreed in listing contract and due from SELLER.

Check one (1): Offer accepted as is

Comptroller - see changes above or checked

Becki Berganz Dr. Connie Sibley FR. Dir.
Seller - Print Legibly

Seller - Print Legibly

Debra Berganz M. Connie Sibley FR. Dir.
Seller - Print Legibly Date: 8-3-16

Seller - Signature

Date

Seller(s) Address

Phone

Fax#

Seller's Information

Buyer's Information

Agency

Agency

Agency Phone Number and Fax Number

Agency Phone Number and Fax Number

Attorney Address

Attorney Address

Listing Company Name

Selling Company Name

(315) 788-4444 (315) 788-5230

(315) 788-4444 (315) 788-5230

Listing Company Phone/Fax

Selling Company Phone/Fax

Listing Agent

Listing Agent

Victi Bulgar 3033008552977 License #

Sara Bulgar 10407200702 License #

(352) 7167-1420

vbulgar@realtyusa.com e-mail address

(315) 785-2390

vbulgar@realtyusa.com e-mail address

Lead or Contact Information

Lead or Phone/Fax

Lead or email

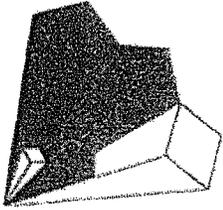
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Label Here: Seller(s) *Bob* Buyer(s) *WK*

Last Name Seller *DWVWV* Buyer *LEORCH*; Page 4 of 4 (rev 1/16)

This form was prepared by Sally Berganz using the INSTANT FORM internet contract management service.

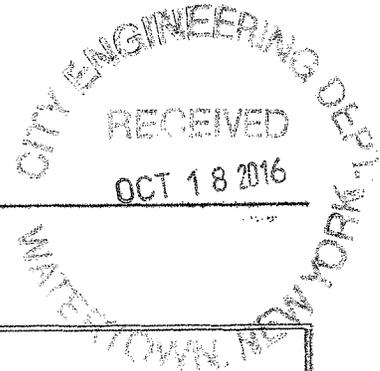
instantform.com *Bob*



Moncrief Land Surveying, P.C.

"Dedicated to providing quality, value and timely service."

R. Stephen Moncrief, Jr., PLS
7659 North State Street / P.O. Box 249
Lowville, New York 13367
Tel. (315) 376-8444 / Fax (315) 376-7556
www.moncriefsurveying.com / email: moncrief2@aol.com



SUGGESTED DESCRIPTION

TO: Care Net Pregnancy Center of NNY PO Box 268 Lowville, NY 13367	DATE: February 26, 2008
RE: Project Number: 08018 Boundary Survey of the Jerald S. Mudd Property, 1104 Washington Street, City of Watertown, County of Jefferson, State of New York	

0.264 Acres

ALL that tract or parcel of land situate in the City of Watertown, County of Jefferson and State of New York and being further described as follows:

BEGINNING at a 3/4" iron pipe found at the westerly street margin of Washington Street, being situate N.22°01'21"E., 251.04 feet from the intersection of the westerly street margin of Washington Street and the northerly street margin of Chestnut Street;

THENCE N.68°12'19"W., a distance of 165.65 feet to a capped iron rod set at the easterly line of that parcel of land conveyed by Bruce C. Smith and Elizabeth Smith to Stone Presbyterian Church by deed recorded in the Jefferson County Clerk's Office in Liber 759 at Page 268 on February 9, 1987;

THENCE N.21°53'03"E., along the easterly line of Stone Presbyterian Church property, a distance of 64.317 feet to a capped iron rod set at the south line of that parcel of land conveyed by C. Robert, Jr. and Carol Jean Walters to Frank J. and Susan L. Schepis by deed recorded in the Jefferson County Clerk's Office in Liber 856 at Page 813 on July 24, 1974;

THENCE S.71°53'39"E., along the south line of Schepis property, a distance of 166.19 feet to a magnetic nail set at the westerly street margin of Washington Street;

THENCE S.22°01'21"W., along the westerly street margin of Washington Street, a distance of 74.86 feet to the point of beginning.

CONTAINING 0.264 acres of land more or less.

SUBJECT TO all rights and restrictions of record.

IT BEING the intent to describe that parcel of land conveyed by Jack E. Kriesick and Linda L. Kriesick to Jerald S. Mudd by warranty deed recorded in the Jefferson County Clerk's Office at Instrument No: 2005-491 on January 11, 2005.

R. Stephen Moncrief, Jr.
P.L.S. 49819

WARRANTY DEED WITH LIEN COVENANT

THIS INDENTURE, made this 22 day of April, 2008

BETWEEN

JERALD S. MUDD
1104 Washington Street
Watertown, New York 13601,

Party of the first part;

AND

1104 WASHINGTON STREET, LLC
PO Box 269
Lowville, New York 13367,

Party of the second part

WITNESSETH that the party of the first part, in consideration of One Dollar (\$1.00) lawful money of the United States and other good and valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, its successors and assigns forever

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE CITY OF WATERTOWN, COUNTY OF JEFFERSON AND STATE OF NEW YORK AND MORE FULLY DESCRIBED IN SCHEDULE A ANNEXED HERETO:

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, his heirs, successors and assigns forever.

And said party of the first part covenants as follows:

FIRST, that the party of the second part shall quietly enjoy said premises;

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 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 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.



11-11-11

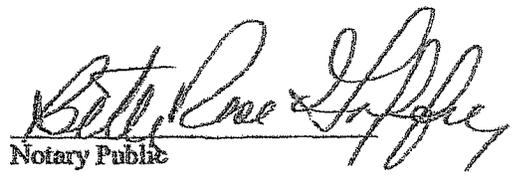
IN WITNESS WHEREOF, the party of the first part has hereunto set his hand
the day and year first above written.


L.S.
JERALD S. MUDD

STATE OF NEW YORK)
)
COUNTY OF JEFFERSON)

ss.:

On the ~~12~~ day of *April* 2008, before me, the undersigned, personally
appeared, JERALD S. MUDD personally known to me or proved to me on the basis
of satisfactory evidence to be the individual whose name is subscribed to the within
instrument and acknowledged to me that he executed the same in his capacity, and that
his signature on the instrument, the individual or the person upon behalf of which the
individual acted, executed the instrument.


Notary Public

BETTY ROSE GAFFREY
Notary Public in the State of New York
Qualified in Jefferson County
Commission Expires June 30, 2010
2010



October 14, 2016

City of Watertown
Hon. Mayor and City Council
Room 305, City Hall
245 Washington St
Watertown, New York 13601

Re: Zone Change for 1104 Washington St., Watertown, NY

Dear Sir/Madam:

This letter is to verify that I am in support of the zoning change from health services to neighborhood business for the above address and if necessary for my house at 1108 Washington Street, Watertown, New York.

Sincerely,

Steven Butler
180 Ward Street
Watertown, New York 13601

13879

Jefferson County - New York
Jo Ann M. Wilder

RECORDING CERTIFICATE

Transaction Number: 991230251786

Type of Instrument: DEED RECORD

Received From: CHECK & RE: STEVEN L BUTLER
MAIL: OLIVER J WISNER ESQ
216 WASHINGTON STREET
WATERTOWN NY 13601

Recording Charge: 54.00 Recording Fees: 5

** EXAMINED AND CHARGED AS FOLLOWS : **

** TRANSFER TAX **

** MTG/DEED AMOUNT **

.00

.00

RS#:

Mortgage#:

Received Tax on Above Mortgage

1998

Basic: .00

Special Addl: .00

Town:

Additional: .00

Mortgage Tax Total: .00

Total Recording Fees: 54.00

** THIS PAGE IS PART OF THE INSTRUMENT **

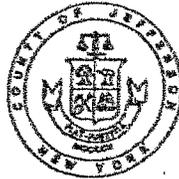
I HEREBY CERTIFY THAT THE WITHIN AND FOREGOING WAS RECORDED IN THE
CLERK'S OFFICE FOR Jefferson County - New York

LIBER 1713 PAGE 01

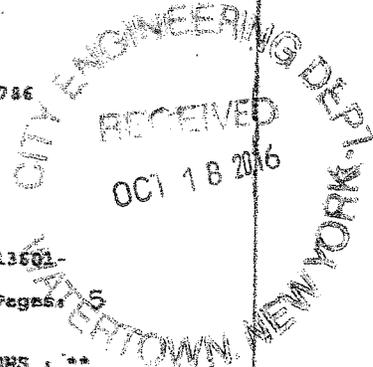
IN (Book/Page):

ON (Recorded Date): 12/30/99

AT (Time): 02:51 Terminal ID: 113



John M Wilder



FORM 130 N. Y. DEED - WARRANTY With Lien Certificate 4-81

EXCELSIOR BUSINESS & FIN. OFFICE
PLATINUM BUSINESS CENTER, PLAZA, NEW YORK, NY 10020

REMAINDER INTEREST ONLY

LIBER 1713 PAGE 02

This Indenture,

Made the 29th day of DECEMBER Nineteen Hundred and Between

RITA J. BUTLER
1106 Washington Street
Watertown, New York 13601

part of the first part, and

STEVEN L. BUTLER
180 Ward Street
Watertown, New York 13601

Witnesseth that the party of the first part, in consideration of One Dollar and No/100*****Dollar (\$ 1.00) lawful money of the United States, and other good and valuable consideration paid by the party of the second part, do es hereby grant and release unto the party of the second part, his distributees and assigns forever, all

PER SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

Record & Return To:
Oliver J. Wisner, Esq.
216 Washington Street, 4th Fl.
Watertown, New York 13601

NO STAMPS

[Signature]
CLERK

99 DEC 30 PM 2:51

JEFFERSON COUNTY CLERK
EXCELSIOR/NEW YORK

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, his distributees and assigns forever.

And said party of the first part covenants as follows:

First, That the party of the second part shall quietly enjoy the said premises;

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 her hand and seal the day and year first above written.

In Presence of

Rita J. Butler
RITA J. BUTLER

State of New York } ss. On this
County of } Nineteen Hundred and
before me, the subscriber, personally appeared } day of

to me personally known and known to me to be the same person described in and who
executed the within instrument and he duly acknowledged to me that he
executed the same.

STATE OF NEW YORK }
COUNTY OF JEFFERSON } ss.:

Notary Public

On DEC. 29, 1999 before me, the undersigned, a Notary Public in and for said State, personally appeared RITA J. BUTLER to me known 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 her/his signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Oliver J. Wisner
Notary Public (Affix Stamp within Seal)

OLIVER J. WISNER
Notary Public, State of New York
No. 02W4314750
Qualified in Jefferson County
Commission Expires Mar. 30, 2001



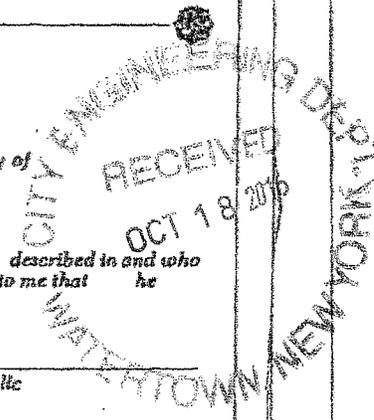
RITA J. BUTLER

TO

STEVEN L. BUTLER

Dec'd, DEC. 29, 1999

LIBER 1713 PAGE 03



LIBER 1713 PAGE 04

SCHEDULE "A"

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

BEGINNING at a cedar post in the West margin of Washington Street, and at the Northeasterly corner of land conveyed by Massey to Gilligan by deed dated November 24, 1869, Liber 209 of Deeds at Page 21; thence S. 20 degrees W. along the Westerly margin of said Washington Street 165 feet to a cedar post in the fence; thence N. 75 degrees W. along said land 176.22 feet to a stake; thence N. 20 degrees E. 165 feet to a stake in what is called the Paddock line; thence along said Paddock line S. 75 degrees E. 176.22 feet to the place of beginning, Containing Sixty-Seven Hundredths of an acre of land more or less.

EXCEPTING AND RESERVING THEREFROM ALL THAT TRACT OR PARCEL OF LAND situate in the City of Watertown, County and State aforesaid, bounded and described as follows:

BEGINNING at a point in the west margin of Washington Street where said west margin is intersected by the northerly line of land conveyed by Edward S. Massey and wife to Bartlett Gilligan and Dominick Gilligan; thence S. 20 degrees W. along the westerly margin of said Washington Street eighty (80) feet to a point; thence N. 75 degrees W. and parallel with the Oscar Paddock line so called 2 chains and 67 links to a point; thence N. 20 degrees E. and parallel with the westerly margin of Washington Street eighty (80) feet to a point in the so called Oscar Paddock line; thence along said Paddock line S. 75 degrees E. 2 chains and 67 links to the place of beginning.

ALSO ALL THAT TRACT OR PARCEL OF LAND, situate on the westerly side of Washington Street, in the City of Watertown, Jefferson County and State of New York, bounded and described as follows:

BEGINNING at a point in the westerly margin of Washington Street and in the division line between the lands of Joseph S. Chalk (known as #1108 Washington Street) on the south and the lands of Anthony P. Riboldazzi and wife (known as #1104 Washington Street on the North);

Leaving the margin of the street and running along the said division line in a westerly direction a distance of 166.4 feet more or less to an iron pipe set in the ground the common corner between the aforementioned lands;

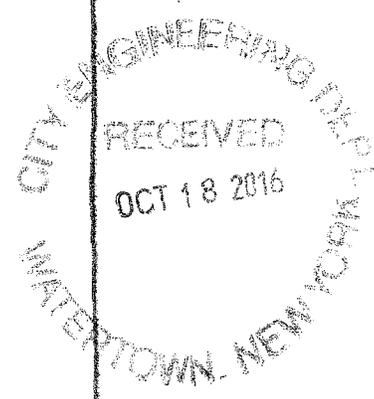
Running thence in a northerly direction along the westerly line of the lands of Anthony P. Riboldazzi and wife a distance of sixteen (16) feet to an iron pipe set in the ground;

Running thence in an easterly direction a distance of 165.7 feet more or less to the point or place of beginning, being approximately 1326 square feet of land.

It is the intent to hereby describe a triangular shaped piece of land which was a part of certain lands conveyed to Anthony P. Riboldazzi and Ruth E. Riboldazzi, his wife, by deed recorded on the 22nd day of July, 1955 in Liber 610 of Deeds at Page 104 in the Jefferson County Clerk's Office.

The premises are known as 1108 Washington Street.

Tax Map Parcel No. 14-12-108



The two parcels described above are the same premises described in the deed dated September 03, 1957 from Edward J. McMahon and Doris M. McMahon, his wife, to Rita J. Butler which was recorded in the Jefferson County Clerk's Office on that date in Book 651 of Deeds at Page 62.

This conveyance is delivered by the grantor and accepted by the grantee on the express condition that the premises hereby conveyed shall be used for residential purposes and that no commercial or mercantile business shall be conducted thereon. This condition shall run with the land and be binding on the heirs, executors, administrators or assigns of the grantee.

The grantor retains the use of the above described premises for the remainder of her lifetime.

LIBER 1713 PAGE 05

LIBER 1713 PAGE 01

**ZONE CHANGE
1104 and 1108 WASHINGTON STREET–
RESPECTIVE PARCEL NUMBERS 14-12-107.000 and 14-12-108.000
HEALTH SERVICES to NEIGHBORHOOD BUSINESS**

The Planning Board then considered a request submitted by Michael J. Leonelli of Capital Assurance on behalf of Care Net Pregnancy Center of NNY and Steven Butler, to change the approved zoning classification of 1104 and 1108 Washington Street, Respective Parcel Numbers 14-12-107.000 and 14-12-108.000 from Health Services to Neighborhood Business.

Mr. Leonelli was in attendance to represent the request.

Mr. Leonelli began by saying that his firm was looking for a building at which to locate their finance office. He said that found the property at 1104 Washington Street and it looked like it would work great for them. Mr. Leonelli then said that Mr. Lumbis advised him that if he wished to change the zoning of 1104 Washington Street, that he should apply to change the zoning of 1108 Washington Street as well in order to prevent leapfrogging that parcel and a spot zoning issue.

Mr. Coburn then asked the applicant to confirm that there were no physical changes proposed, only a zone change. Mr. Leonelli answered in the affirmative. Mr. Coburn then noted that Staff's memorandum requested that the applicant submit a revised SEQR form. Mr. Leonelli said that he had completed a revised form and then gave a copy to Mr. Urda.

Mr. Coburn then asked if any members of the Planning Board had further questions. None did at that time. Mr. Lumbis then said to Mr. Coburn that some members of the public were in attendance and wished to speak.

Martha Montovani, of 129 Chestnut Street then addressed the Planning Board. Ms. Montovani said she wished to know the permitted uses in the Neighborhood Business District, and said she was concerned about what else would be allowed on the subject parcels if Mr. Leonelli's business ever left.

Mr. Urda then offered to read aloud the allowed uses in the Neighborhood Business District straight from the Zoning Ordinance. Ms. Montovani said she would appreciate that. Mr. Urda then read the uses one-by-one, and specified if a particular use also required a Special Use Permit. He then offered to photocopy the list for Ms. Montovani, which she said she would also appreciate. Mr. Lumbis then read from a second page of permitted uses in the Neighborhood Business District and identified permitted uses in the Limited Business District following that.

Rehba Clarke, of 143 Chestnut Street then addressed the Planning Board. Ms. Clarke said that this property was in the middle of prime residential Watertown. She then said that she saw no problem with maintaining the Health Services District. She then said that more people would like to speak up, but that the meeting notice was short. Mr. Urda replied that there

would be a public hearing at the November 21, 2016 City Council meeting, and that any member of the public would be able to speak about the proposed zone change during that hearing.

Kim LaForty, of 1115 Washington Street then addressed the Planning Board. Ms. LaForty said that there were apartments across the street from her property, several medical businesses across the street from her property, and that she never had a problem with any of those businesses. She then said that as a neighbor, she thought it was fine, and added that it will all be commercial someday anyway.

Mr. Coburn then asked Ms. LaForty if she was affiliated with Capital Assurance, since she was wearing an identical Capital Assurance t-shirt to the one Mr. Leonelli was wearing. Ms. LaForty replied that she was a schoolteacher. Mr. Rowell then said that he did not think the lots were deep enough to affect Chestnut Street.

Mr. Lumbis then called the Planning Board's attention to the differences between the Land Use Plan and the Zoning Map. Mr. Lumbis identified the Stone Presbyterian Church and reiterated from the previous zone change discussion that the Land Use Plan does not follow parcel boundaries exactly. Mr. Lumbis also identified the split-zoned parcel at 1114 Washington Street and said that a variance allowed the residential section of that parcel to be used as parking. Mr. Urda then explained the need to have contiguous zoning districts and avoid leapfrogging. Mr. Lumbis added that to change the zoning of a given parcel, you need to connect it with another zoning district of similar nature.

Ms. Clarke then asked if a larger business could ever move in if the zoning were changed. Mr. Lumbis answered in the affirmative. Ms. Montovani then said that she was concerned that a McDonald's could move in. Ms. Clarke then said that she did not want anything there other than Health Services as was designated in 1999.

Mr. Coburn then said that he was on the Planning Board a few years ago during the controversy over a McDonald's potentially opening on Washington Street a few blocks down from the subject parcels. Mr. Coburn then said that he wanted to dispel fears over this and explained that the neither of the subject parcels were big enough to house a McDonald's with all the parking requirements that such a use would generate.

Ms. Clarke then asked why the subject parcels could not stay Health Services. Mr. Neddo replied that the reason it could not remain was to accommodate applicants. Ms. Clarke countered that there were other prime properties in the City of Watertown. Mr. Coburn replied that the applicant could just as easily argue that Ms. Clarke could move too if she wished.

Mr. Leonelli then said 1108 Washington Street is a rental property and that Care Net Pregnancy Center of NNY has offices upstairs. He added that since Care Net is a nonprofit, owning the entire building and not having any tenants is not sustainable for them. Mr. Leonelli then said that the neighbors should consider his finance company was the lesser of two evils. He asked the assembled residents if they wanted a 24-hour residential tenant or a 9-to-5 business as their new neighbor.

Mr. Neddo then asked Staff to verify that the Health Services District does not allow the type of finance office that Mr. Leonelli sought to establish. Mr. Urda replied that it did not and said that the applicant would need a Use Variance to use the property as a finance office if the Health Services District remained.

Mr. Katzman then said that he wanted to keep the subject parcels as Health Services, and added that he was concerned about the McDonald's apocalypse scenario. Mr. Coburn said there were more steps than that stood between the proposed use and a McDonald's. Mr. Katzman then also acknowledged that whatever his personal feelings may be, that as a Planning Board member, he had to look at progress and what is best for the City and not just his own opinion.

Sara Bulger, of Realty USA, who represented Care Net Pregnancy Center of NNY, then said that she and her team have explored other options. She said that they had reached out to Samaritan Medical Center, and approached several other doctors as well as other health services businesses about the property, and that no one was interested. She then added that the only other option for Care Net was to rent the property to a residential tenant.

Ms. Bulger then said that the majority of area doctors are moving into Samaritan and up onto the Summit in the Town of Watertown. She added that the building at 1108 Washington Street would require many internal changes to convert it into a doctor's office, but that it already had a conference room and was perfect for a finance business.

Ms. Bulger then said that this property was a huge weight for Care Net, and they would have to rent it to a residential tenant if they could not sell it. She addressed the assembled neighboring residents, and said to them that they might end up with a tenant that would disrupt the neighborhood, or they could get Mr. Leonelli's business, which would be a good neighbor.

Mr. Neddo then asked if the Health Services District was still needed in the neighborhood. Mr. Leonelli said that not everything else on the block was presently operating as health services.

Mr. Neddo then moved to recommend that City Council approve the zone change request submitted by Michael J. Leonelli of Capital Assurance on behalf of Care Net Pregnancy Center of NNY and Steven Butler, to change the approved zoning classification of 1104 and 1108 Washington Street, Respective Parcel Numbers 14-12-107.000 and 14-12-108.000 from Health Services to Neighborhood Business.

Mr. Neddo, Mr. Coburn and Mr. Rowell voted in favor of the motion. Mr. Katzman voted against the motion. Planning Board adoption of any motion requires four votes in favor of that motion. Therefore, the motion was defeated.

7:30 p.m. – Public Hearing

November 16, 2016

To: The Honorable Mayor and City Council

From: Michael A. Lumbis, Planning and Community Development Director

Subject: Changing the Approved Zoning Classification of the Northeast Section of 620 Main Street West, Parcel Number 01-02-114, from Residence B to Neighborhood Business

City Council has scheduled a Public Hearing for the above subject request at 7:30 p.m. on Monday, November 21, 2016.

The Planning Board reviewed the request at its November 1, 2016 meeting and adopted a motion recommending that City Council approve the zone change request as submitted.

Attached is a copy of the zone change application, the Staff Report prepared for the Planning Board and an excerpt from the meeting minutes.

The ordinance prepared for City Council consideration approves the zone change as submitted. The Council must hold the public hearing and pass the SEQRA resolution that is also on today's agenda before voting on the ordinance.

ORDINANCE

Page 1 of 2

Changing the Approved Zoning Classification of the Northeast Section of 620 Main Street West, Parcel Number 1-02-114, from Residence B to Neighborhood Business

Council Member HORBACZ, Cody J.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Council Member WALCZYK, Mark C.
 Mayor BUTLER, Jr., Joseph M.

Total

YEA	NAY

Introduced by

Council Member Stephen A. Jennings

BE IT ORDAINED where Patrick J. Currier of Aubertine and Currier, on behalf of Ronnoco of Watertown, Inc., has made an application by petition filed with the City Clerk, pursuant to Section 83 of the New York General City Law to change the approved zoning classification of the Northeast section of 620 Main Street West, Parcel Number 1-02-114, from Residence B to Neighborhood Business, and

WHEREAS the Planning Board of the City of Watertown considered the zone change request at its November 1, 2016 meeting and adopted a motion recommending that City Council approve the zone change as requested, and

WHEREAS the Jefferson County Planning Board reviewed the application pursuant to General Municipal Law Section 239-m on October 25, 2016, and adopted a motion that the proposed project does not have any county-wide or intermunicipal issues and is of local concern only, and

WHEREAS a public hearing was held on the proposed zone change on November 21, 2016, after due public notice, and

WHEREAS the City Council has made a declaration of Negative Findings of the impacts of the proposed zone change according to the requirements of SEQRA, and

WHEREAS the City Council deems it in the best interest of the citizens of the City of Watertown to approve the requested zone change,

NOW THEREFORE BE IT ORDAINED that the approved zoning classification of the Northeast section of 620 Main Street West, Parcel Number 1-02-114, shall be changed from Residence B to Neighborhood Business to District, and

BE IT FURTHER ORDAINED that the Zoning Map of the City of Watertown shall be amended to reflect the zone change, and

ORDINANCE

Page 2 of 2

Changing the Approved Zoning Classification of the Northeast Section of 620 Main Street West, Parcel Number 1-02-114, from Residence B to Neighborhood Business

Council Member HORBACZ, Cody J.

Council Member JENNINGS, Stephen A.

Council Member MACALUSO, Teresa R.

Council Member WALCZYK, Mark C.

Mayor BUTLER, Jr., Joseph M.

Total

YEA	NAY

BE IT FURTHER ORDAINED this amendment to the Zoning Ordinance of the City of Watertown shall take effect as soon as it is published once in the official newspaper of the City of Watertown, or otherwise printed as the City Manager directs.

Seconded by Council Member Teresa R. Macaluso



MEMORANDUM

CITY OF WATERTOWN, NEW YORK
OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT
245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601
PHONE: 315-785-7740 – FAX: 315-785-7829

TO: Planning Board Members

FROM: Michael A. Lumbis, Planning and Community Development Director *ML*

SUBJECT: Zone Change – 620 Main Street West

DATE: October 27, 2016

Request: To change the approved zoning classification of the northeast section of 620 Main Street West, Parcel Number 1-02-114, from Residence B to Neighborhood Business.

Applicant: Patrick J. Currier of Aubertine and Currier

Owner: Ronnoco of Watertown, Inc.

SEQRA: Unlisted

County review: Yes

Comments: The applicant is requesting a zone change in order to create uniform zoning on a parcel that is presently split-zoned. The southwestern section of the parcel, fronting on Main Street West is already zoned Neighborhood Business. However, the northeastern, or rear section of the parcel is currently zoned Residence B. The subject parcel is bounded on the west and south by Neighborhood Business zoned parcels that front on Bradley Street and Main Street West. To the east, it is bounded by parcels zoned Residence B, fronting on Morrison Street.

The applicant is requesting the zone change in order to better fit the use and adjacent properties on Main Street West and Bradley Streets.

The parcel currently consists of an automobile sales and service business. A Special Use Permit was issued in 1999 and amended in 2004 to allow for the use. The business has a number of cars stored along Main Street West, with a garage for performing repairs, and storage buildings in the rear. Aubertine and Currier staff have indicated that once the zone change has been approved, that parcel will be subdivided and the rear portion will be purchased by Aubertine and Currier to add to their existing adjacent property that fronts Bradley Street. Their parcel is currently zoned Neighborhood Business, so a zone change of 620 Main Street West would make the zoning consistent if the subdivision were to take place.

SEQR: At this time, the only action proposed is a zone change. There is no construction, nor are there any physical alterations proposed in this application.

Land Use Plan: The City's adopted Land Use Plan designates the northeastern half of the parcel as medium density residential and the southwestern half as commercial. Therefore, the proposed zone change for the rear portion of the parcel would be partially consistent with the Land Use Plan. It is unclear why the parcel was split between medium density residential and commercial with an existing business, unless the parcel boundaries were different from what they are today, as the business pre-dates the 1987 Land Use Plan.

Please refer to the attached map, prepared by City Staff, for clarification on the overlap of the Land Use Plan with present day parcel boundaries and zoning.

cc: City Council Members
Justin Wood, Civil Engineer
Michael J. Bourcy, Senior Planner, Jefferson County Planning Department
Patrick Currier, Aubertine and Currier



Department of Planning
175 Arsenal Street
Watertown, NY 13601

(315) 785-3144

(315) 785-5092 (Fax)

October 26, 2016

City of Watertown
Attn: Michael Lumbis
245 Washington St.
Watertown, NY 13601



Re: Aubertine and Currier - Ronnoco of Watertown, Inc., Zoning Amendment for Main Auto Parts, JCDP File # C 10 - 16

Dear Michael,

On October 25, 2016, the Jefferson County Planning Board reviewed the above referenced project, referred pursuant to General Municipal Law, Section 239m.

The Board adopted a motion that the project does not have any significant County-wide or intermunicipal issues and is of local concern only.

During the review the County Planning Board noted that New York State General City Law requires zoning amendments to be made in accordance with a community's Comprehensive Plan. The City Land Use Plan map dated October 2015 indicates commercial land use along the frontage of West Main Street and medium density residential along the rear 2/3rd of the parcel. The local board should ensure that this amendment is consistent with any current plan and the vision for this portion of the City.

Furthermore, the County Planning Board has the following local advisory comments:

Currently, Main Auto Parts occupies the entire parcel, which is used to store and salvage automobile parts. However, the local board should consider the potential impact of the new uses that would be allowed by rezoning to Neighborhood Business, in comparison to those currently permitted in the Residence B District.

Main Auto Parts occupies the entire parcel which is used to store and salvage automobile parts. The local board should consider the potential impact of the new uses that could be allowed by rezoning to Neighborhood Business, in comparison to those currently permitted in the Residence B District.

Please note that the advisory comments are not a condition of the County Planning Board's action. They are listed to assist the local board in its review of the project. The local board is free to make its final decision.

General Municipal Law, Section 239m requires the local board to notify the County of its action on this matter within thirty (30) days after taking a final action.

Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Andy R. Nevin".

Andy R. Nevin, AICP
Senior Planner

October 13, 2016

City of Watertown Engineering
Mr. Justin Wood, City Engineer
245 Washington St
Watertown, NY 13601

RE: 620 Main St West

Dear Justin,

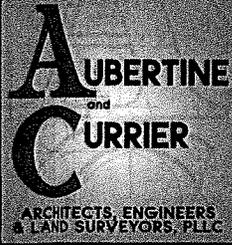
Aubertine and Currier has been retained by Ronnoco of Watertown Inc. to request a zone change of their existing parcel #01-02-114 located at 620 Main St. West. The existing property borders Main St. West and Bradley St. The parcel is currently zoned residence B. Aubertine and Currier, on behalf of, Ronnoco Inc. is requesting that the parcel be changed to neighborhood business to better fit the use and adjacent properties on Main St. West and Bradley St.

Sincerely,
Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC



Patrick J. Currier
Partner
Certified NYS Code Enforcement Official

Attachments: Short EAF Form
Property Survey (Patsy Storino dated 1/6/16)
Tax Map
Zoning Map
Applicant Authorization



**AUBERTINE
and
CURRIER**
ARCHITECTS, ENGINEERS
& LAND SURVEYORS, PLLC

NYS WBE/DBE Certified
SBA Woman Owned
Small Business (WOSB)

aubertinecurrier.com

522 Bradley Street
Watertown, New York 13601

Phone: 315.782.2005
Fax: 315.782.1472

Managing Partner
Annette M. Mason, P.E.
Structural Engineer

Partners
Michael L. Aubertine, R.A.
Architect

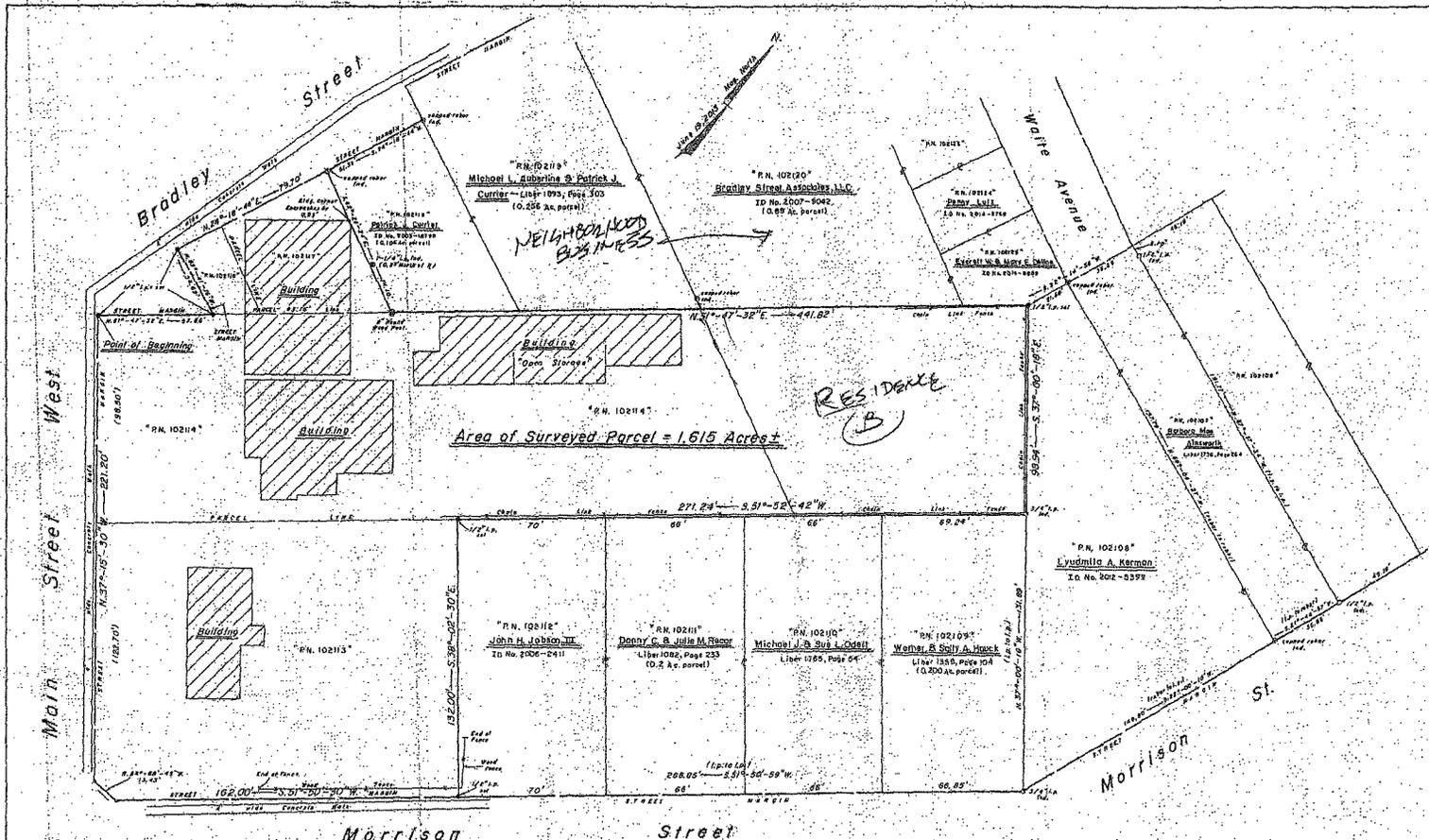
Patrick J. Currier, R.A.
Architect

Brian A. Jones, AIA.,
LEED AP BD+C
Architect

Matthew R. Morgia, P.E.
Civil Engineer

Jayson J. Jones, P.L.S.
Land Surveyor





DEED REFERENCES

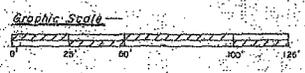
Parcel No. 102113 — 0.530 acre parcel conveyed by Harold I. Davis, Esther Davis & Barbara Warner to Rannoco of Watertown, Inc., deed date — April 11, 1996, date rec'd — April 11, 1996, Liber 1504, Page 133.

Parcel No. 102114 — 1 acre parcel conveyed by Esther Davis, Beatrice Wahlfarth & Irving N. Wallins to Rannoco of Watertown, Inc., deed date — April 11, 1996, date rec'd — April 11, 1996, Liber 1504, Page 137.

Parcel No. 102115 & 102117 — Esther Davis, Beatrice Wahlfarth & Irving N. Wallins to Rannoco of Watertown, Inc., deed date — April 11, 1996, date rec'd — April 11, 1996, Liber 1504, Page 145.

LEGEND & NOTES

"I" Denotes property line.
 I.P. Iron pipe.
 Abstract Reference — None provided.



Manufactured structures or sections for a survey map bounding a localized land survey, used in a violation of section 2509, subdivision 2, of the New York State Education Law. Copies from the original of this survey map, not marked with an original of the land surveyor's inked seal or his embossed seal, shall not be considered to be a valid true copy.

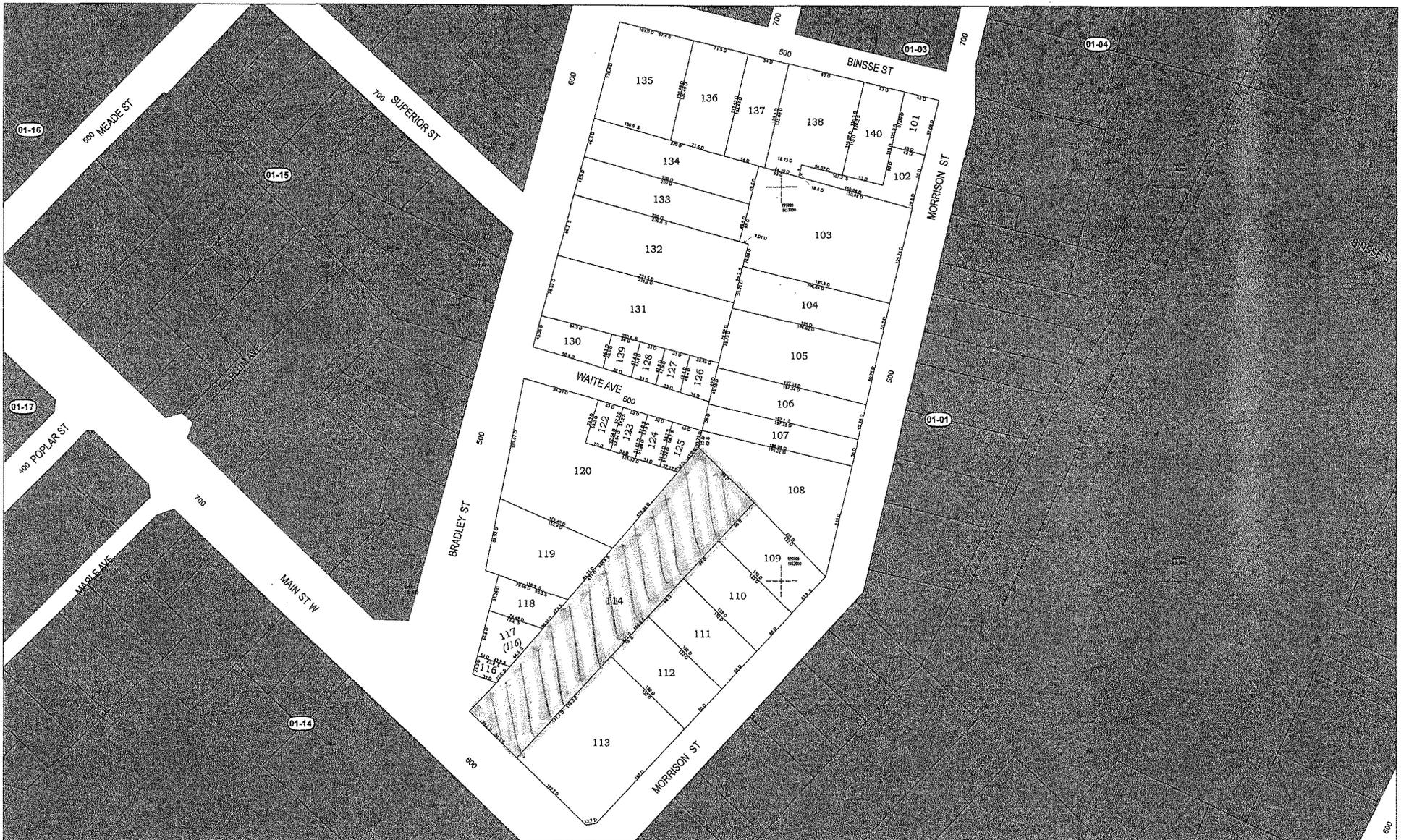
Survey Plat of a Parcel of Land Owned by Rannoco of Watertown, Inc.

604 — 620 Main Street West
 City of Watertown — County of Jefferson — State of New York

	Date: Jan. 6, 2018	Checked by: S. Kalb	Drawn by: Na
	Scale: 1" = 30'	File No.: 15-047-Wah/ICJ	
Drawn by: P. Storino Survey Date: 2/10 & 22, 2018		PATSY A. STORINO PROFESSIONAL LAND SURVEYOR	
Patsy A. Storino, P.L.S., No. 15047		ADAMS WATERTOWN	



Copyright dated — Jan. 6, 2018



Prepared by
City of Watertown GIS
 For
City of Watertown
 Assessment Department

For Tax Purposes Only
 Not to be Used for Conveyance

No Map Changes

	Property Line		Coordinate Grid
	Historic Property Line		Parcel ID
	Building Outline		Assessment ID
	Railroad		Lottery
	City Boundary		Lottery (shaded parcels)
	School District Boundary		

1 Inch = 50 Feet *

0 50 100 200 Feet



Tax Map **Section 01 Block 02**
City of Watertown
 Jefferson County, NY
 Printed Date: 2/9/2018



1 inch = 60 feet

APPLICANT AUTHORIZATION

TO: City of Watertown, Engineering Department

I hereby authorize Aubertine and Currier, PLLC

to act as applicant and sign all required applications and supporting documents for the zone change request for tax parcel #01-02-114 located at 620 Main St West.

Also, I further agree to comply with all conditions called for in said application and to abide by all other applicable codes, ordinances, and regulations.

Oct 7 2016

Date

Aka

Signature of Property Owner

Ronneco Inc



ZONE CHANGE
NORTHEAST SECTION OF 620 MAIN STREET WEST – PARCEL # 14-02-101.120
RESIDENCE B to NEIGHBORHOOD BUSINESS

The Planning Board then considered a request submitted by Patrick Currier of Aubertine and Currier, PLLC on behalf of Ronnoco of Watertown, Inc., to change the approved zoning classification of the northeast section of 620 Main Street West, Parcel Number 01-02-114.000 from Residence B to Neighborhood Business.

Michael Aubertine of Aubertine and Currier, PLLC was in attendance to represent the request.

Mr. Aubertine began by identifying the subject property on a Zoning Map. He then identified a neighboring parcel where Aubertine and Currier's offices were, and proceeded to clarify the section of the subject parcel that he was requesting to change.

Mr. Katzman then asked if the section proposed to be changed was currently being used for auto storage. Mr. Aubertine answered in the affirmative. Mr. Rowell then asked if that use went all the way to the back end of the parcel and if it was fenced twice. Mr. Aubertine replied that the auto storage area did presently extend all the way back and that it was fenced once. Mr. Katzman then asked if there were any sheds present, and Mr. Aubertine answered in the affirmative.

Mr. Katzman then asked what the proposed use was for the rear section of the parcel if the zone change were granted. Mr. Aubertine replied that Aubertine and Currier was proposing to purchase the rear section of the subject parcel and use it for snow storage because there was not enough space in their own parking lot during the winter.

Mr. Coburn then asked about the comment in Staff's memorandum that said the proposed zone change was only partially consistent with the City's adopted Land Use Plan. Mr. Lumbis replied that the Land Use Plan designated the front half of the parcel for Neighborhood Business. Ms. Voss then said that the rear half was planned for Medium Density Residential. Mr. Lumbis said for some unknown reason, the Land Use Plan did not follow the parcel boundaries in this area.

Mr. Coburn then asked if any of the Planning Board members had any additional questions. Mr. Neddo asked why the applicant needed to seek a zone change. Ms. Voss replied that the change would create consistent zoning and fill in what is presently a split-zoned parcel. Mr. Katzman then asked what effects the zone change, if approved, would have on Morrison Street. Ms. Voss replied that there would likely be no impact on Morrison Street.

Mr. Lumbis then said that because of the Neighborhood Business District abutting a residential district, there would be buffering requirements along the district boundary in the event of any future construction or paving that required site plan approval. Mr. Lumbis added that parking is not a permitted use in residential districts, but because of the boundary, the required buffers are still in play.

Mr. Neddo then asked for clarification over how the present split zoning impacted Aubertine and Currier's plans. Mr. Aubertine replied that Aubertine and Currier already owned three adjacent parcels, all of which fronted on Bradley Street, and explained that expanding their current parking lot onto the land that they wanted to acquire would necessitate the zone change.

Mr. Neddo then moved to recommend that City Council approve the zone change request submitted by Patrick Currier of Aubertine and Currier, PLLC on behalf of Ronnoco of Watertown, Inc., to change the approved zoning classification of the northeast section of 620 Main Street West, Parcel Number 01-02-114.000 from Residence B to Neighborhood Business.

Mr. Katzman seconded the motion and all voted in favor.

Tabled

November 15, 2016

To: The Honorable Mayor and City Council
From: Sharon Addison, City Manager
Subject: Change Order for Watertown Municipal Arena Renovation,
Bette & Cring

The attached resolution was Tabled at the October 3, 2016 City Council Meeting and remained on the Table at the October 17 and November 7, 2016 meetings.

As a portion of this Change Order was approved at the November 7, 2016 City Council Meeting in the amount of \$465.44 for refinishing walls in the pool house, Staff is recommending that this resolution be removed from the Table and defeated as it is no longer applicable.

RESOLUTION

Page 1 of 3

Approving Change Order No. 11 for Watertown Municipal Arena Renovation, General Contractor, Bette & Cring

- Council Member HORBACZ, Cody J.
- Council Member JENNINGS, Stephen A.
- Council Member MACALUSO, Teresa R.
- Council Member WALCZYK, Mark C.
- Mayor BUTLER, Jr., Joseph M.

Total

YEA	NAY

Introduced by

Council Member Stephen A. Jennings

WHEREAS on March 30, 2015, City Council of the City of Watertown approved the bid submitted by Bette & Cring in the amount of \$6,268,000 as the General Contractor for the Watertown Municipal Arena Renovation, and

WHEREAS on June 15, 2015, City Council approved Change Order No. 1 in the decreased amount of \$31,260 for changing to a hydraulic elevator, and

WHEREAS also on June 15, 2015, City Council approved Change Order No. 2 in the increased amount of \$20,543 for storm and sanitary separation, as well as removal of high hat channel, and

WHEREAS on July 20, 2015, City Council approved Change Order No. 3 in the amount of \$20,790.42 to cover the cost of steel support beams on the second floor and removing structural steel in the northeast corner of the building addition, and

WHEREAS on September 21, 2015, City Council approved Change Order No. 4 in the amount of \$21,236.92 to cover the cost of removal of lead paint, modify existing concrete footer, relocate a column, install storm sewer pipe, relocate existing roof drains and a credit for fiber mesh, and

WHEREAS on November 16, 2015, City Council approved Change Order No. 5 in the amount of \$34,346.03 to cover the cost of changing the toilet partitions, shoring of roof plank in the Pool House, provide painted galvaneal metal wall panel, provide angle supports of West Gable end wall, modify structural steel to northeast addition, install structural header for an overhead door to the mechanical room, provide heavier duty hinges on doors, credit to reduce footer depth at west addition, and credit to delete benches and angle iron along the 18" ledge on the second floor, and

RESOLUTION

Page 2 of 3

Approving Change Order No. 11 for Watertown Municipal Arena Renovation, General Contractor, Bette & Cring

- Council Member HORBACZ, Cody J.
- Council Member JENNINGS, Stephen A.
- Council Member MACALUSO, Teresa R.
- Council Member WALCZYK, Mark C.
- Mayor BUTLER, Jr., Joseph M.

Total

YEA	NAY

WHEREAS on December 21, 2015, City Council approved Change Order No. 6 in the amount of \$48,816.05 to cover the cost of replacing main entrance doors in the pool area, additional support to counteract movement of the second floor balcony in the West Addition, replace deteriorated sidewalks adjacent to the entrance of the Pool House, provide thickset for tile floors in the Bathhouse, change stairs from cast-in-place concrete to steel, provide door and hardware off the door schedule from the elevator pit to the sprinkler room, increase the locker room bench size, provide weatherproof access panel on the West Addition roof and a credit to delete the steel condenser platform, and

WHEREAS on December 21, 2015, City Council approved Change Order No. 7 in the amount of \$28,038.05 to provide additional asphalt paving at the east entrance to the arena and to cover the floor finish revisions requested, and

WHEREAS on January 19, 2016, City Council approved Change Order No. 8 for a no cost time extension for building occupancy to March 7, 2016, and

WHEREAS on February 16, 2016, City Council approved Change Order No. 9 in the amount of \$49,698.90 for a credit to change metal stud type, to box out and sheet rock over steel trusses, to add kickers to the parapet wall on the West Addition, to add remobilization cost to complete concrete plank topping, to grind down existing concrete floor in the Vendor Room, to install pier caps at the West Addition entrance columns, to provide additional column to support the upper level mezzanine, and to replace broken and mold stained tile on the walls of the Pool House Locker Room Showers, and

WHEREAS on April 19, 2016, City Council approved Change Order No. 10 in the amount of \$58,728.02 for enclosing beams and installing soffits, repair an existing steel column discovered to have severe corrosion and several other items as documented in their change order, and

RESOLUTION

Page 3 of 3

Approving Change Order No. 11 for Watertown Municipal Arena Renovation, General Contractor, Bette & Cring

- Council Member HORBACZ, Cody J.
- Council Member JENNINGS, Stephen A.
- Council Member MACALUSO, Teresa R.
- Council Member WALCZYK, Mark C.
- Mayor BUTLER, Jr., Joseph M.

Total

YEA	NAY

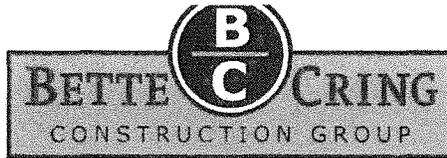
WHEREAS Bette & Cring has now submitted Change Order No. 11 in the amount of \$88,077.44 for installing a snow guard system on the roof and refinishing walls in the pool house,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown approves Change Order No. 11, a copy of which is attached and made part of this Resolution, to the contract with Bette & Cring in the amount of \$88,077.44 as described above bringing the total contract amount to \$6,607,014.83 for the Watertown Municipal Arena Renovation Project, and

BE IT FURTHER RESOLVED that the approval of this Resolution is contingent upon the City Council approving a Bond Ordinance Amendment to cover the expenses associated with this project, and

BE IT FURTHER RESOLVED that the City Manager Sharon Addison is hereby authorized and directed to sign the Change Order on behalf of the City of Watertown.

Seconded by Council Member Teresa R. Macaluso



Thursday, September 22, 2016

Mr. Justin Wood
City of Watertown
245 Washington Street
Watertown, NY 13601

RE: Potential Change Order # 100
Watertown Ice Arena- 1523

Dear Mr. Wood,

This letter is to provide official notification of a potential project change as follows:

PCO Number: 100
Date: 22-Sep-16
Description: Snow Guards Per ASI-034
Proposed Amt: \$87,612.00
Notes:

This PCO is comprised of the following items:

Item Number	Description	Proposed Amt	Contractor
001	Snow Guards Per ASI-034	\$87,612.00	

Total:\$87,612.00

QUALIFICATIONS:

- Includes all work shown in roof guard detail, section A
- Snow guards to be located as shown
- Includes re-inspection and continued roof warranty
- Excludes stack reinforcing detail, section B
- Excludes repairing any damage that may be caused to the acoustical spray insulation at underside of roof deck.
- Excludes clean-up of any acoustical spray insulation that may be disturbed

Please review and advise if this proposal is acceptable. If so, forward a change order for the proposed amount at your earliest convenience. If you have any questions, please contact me as soon as possible.

Respectfully,
BETTE & CRING, LLC.

Nick Matott
Project Manager

.....

27840 County Route 193
Theresa, NY 13691
Phone: 315-628-4150
Fax: 315-628-4151

PTL Contracting Corp.

September 22, 2016

Bette & Cring
18438 US Route 11
Watertown, NY 13601
Attn: Mr. Nick Matott

RE: Watertown Arena Snow Guard Installation

Dear Sir or Madam:

We are pleased to offer you our proposal for labor and materials to install Alpine Snow Guards per Section A Detail. Upon completion of the work the Roofing Manufacturer will do a re-inspection of the roof to maintain the existing warranty.

FOR A TOTAL COST OF:.....\$83,440.00

Our proposal does not include sales tax, snow removal, dumpsters, shop drawings, bonds, as built, decking, wood blocking, demolition, roof protection, and curbs and flashings not indicated above.

Our proposal is good for 30 days after which time may be subject to change. Thank you for the opportunity to quote you on this project.

Sincerely,

Trisha E. Amato
President

83,440
4,172 5%
\$ 87,612

*PTL Contracting Corp.
NYS WBE Certified*

.....



Stantec Consulting Services Inc.
 111 Grant Avenue Suite 201
 Endicott NY 13760
 Tel: (607) 321-6100
 Fax: (607) 321-6160

ARCHITECTURAL DIRECTIVE

Request for Proposal (RFP) Please submit an itemized Request for Proposal for adjustments to the Contract Sum and Contract time associated with the proposed modifications to the Work Identified on this form and in any referenced supporting documents. The Request for Proposal must be submitted within seven (7) days of the receipt of this request. The Constructor is NOT AUTHORIZED TO PROCEED with this change to the Work until the Request for Proposal has been submitted and approved by the Owner/ Architect.

Architect's Supplemental Instructions (ASI): This form and supporting documents, if referenced, provide additional information, clarification or instructions regarding the Work already documented in the Contract Documents. This work shall be carried out WITHOUT CHANGE to Contract Sum or Contract Time. The Constructor is AUTHORIZED TO PROCEED immediately upon receipt of this document. Proceeding with the work described in the attached documents indicates that the Constructor acknowledges and accepts that there will be no modifications to the Contract Sum or Contract Time associated with this work.

Construction Change Directive (CCD): The Constructor is directed to proceed with the changes to the scope of work identified in the Contract Documents as outlined in this form and any referenced supporting documents. The Constructor must submit and itemized Change Proposal within ten (10) days of the receipt of this directive for these modifications to the Work. This document constitutes an immediate AUTHORIZATION TO PROCEED with the changes to the Work when signed below by both the Owner and the Architect.

<i>RAY Kesel</i>	03/01/2016		
Architect	Date	Owner	Date

AD NO: 034

DATE: 03/01/2016

TO: Nick Matott
Bette & Cring, LLC

FROM: Stantec

CC: Larry Coburn
The BC Group

PROJECT: Watertown Municipal Arena

STANTEC PROJECT NO: 191060204

VIA: E-Mail

RE: Snow Guard and stack supports

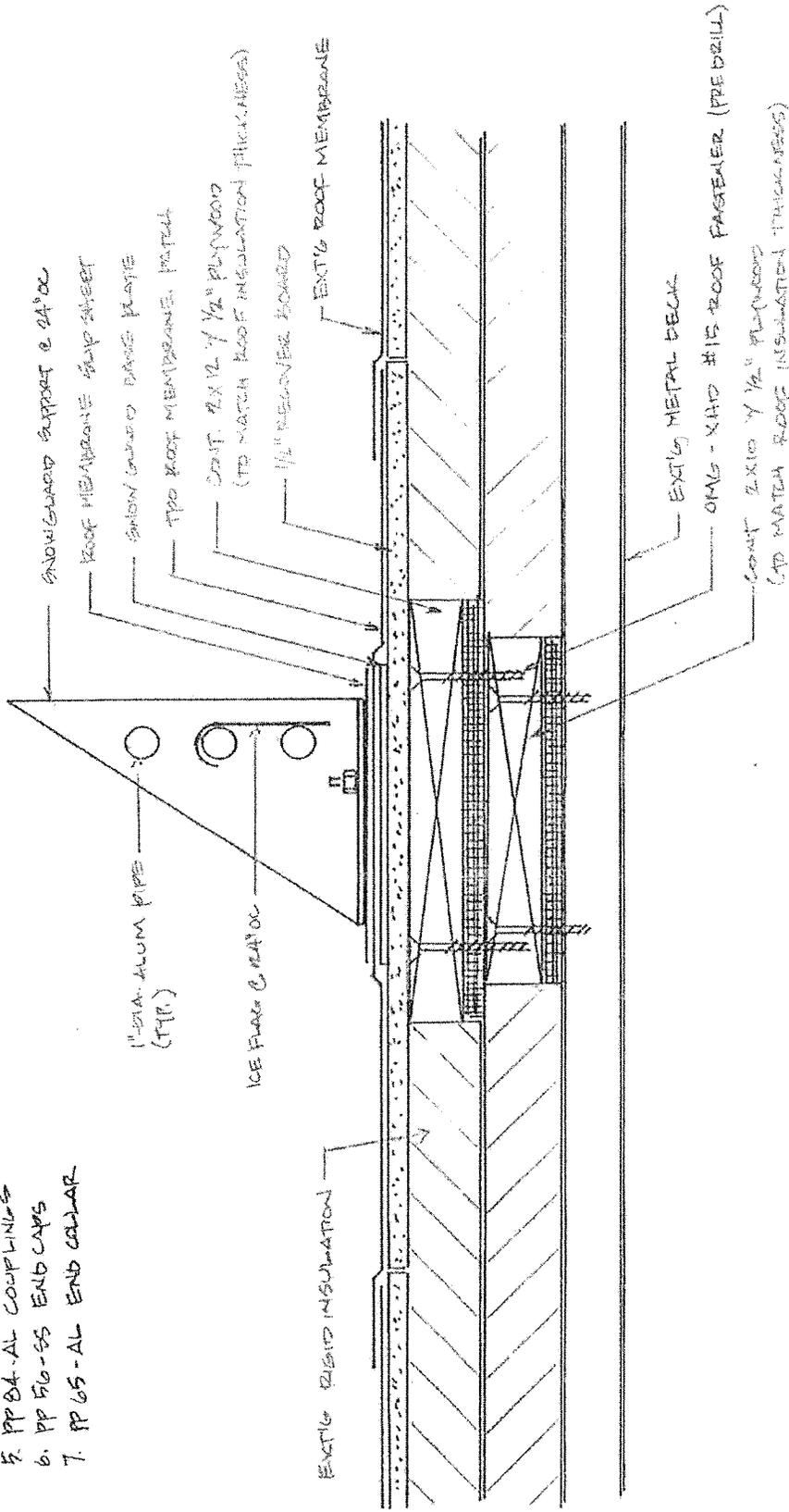
MODIFY THE FOLLOWING DOCUMENTS PER THE COMMENTS BELOW.

Date:	Description:
03/01/2016	Provide and install snow guards and stack reinforcing per the attached sketches and recommendations from the snow guard and roofing manuf. Provide roof warranty and inspection of penetrations are sealed/flashed weather tight and per the manuf. and warranty recommendations.

COMMENTS:

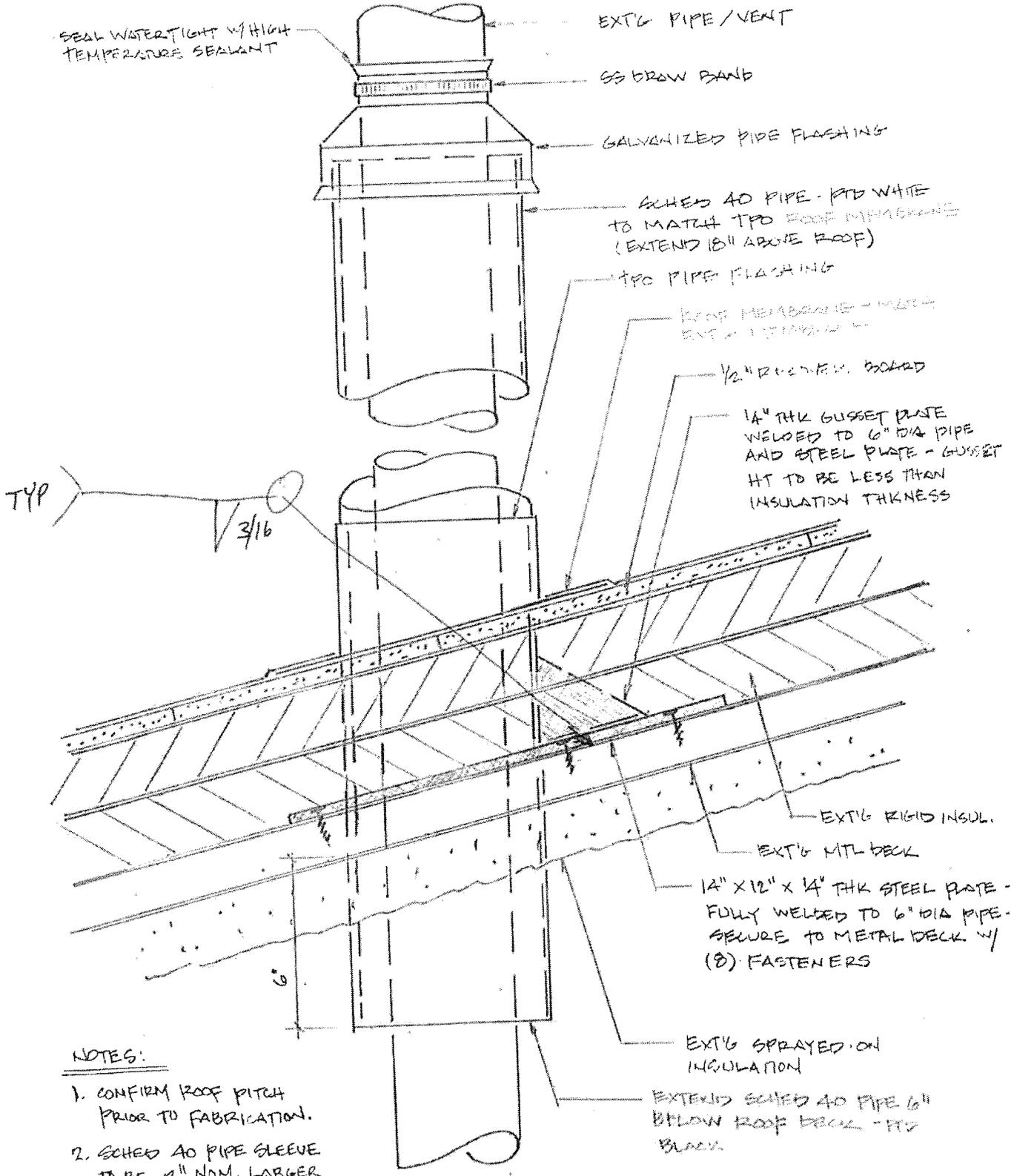
BASIS OF DESIGN

1. ALPINE SNOW GUARDS (2005, 706, 427)
2. PP115-413 SUPPORT
3. 115.3 PP AL 6x8 BP-SS BASE PLATE
4. PP75-AL-08 RAILS
5. PP84-AL COUPLINGS
6. PP56-SS END CAPS
7. PP65-AL END COLLAR



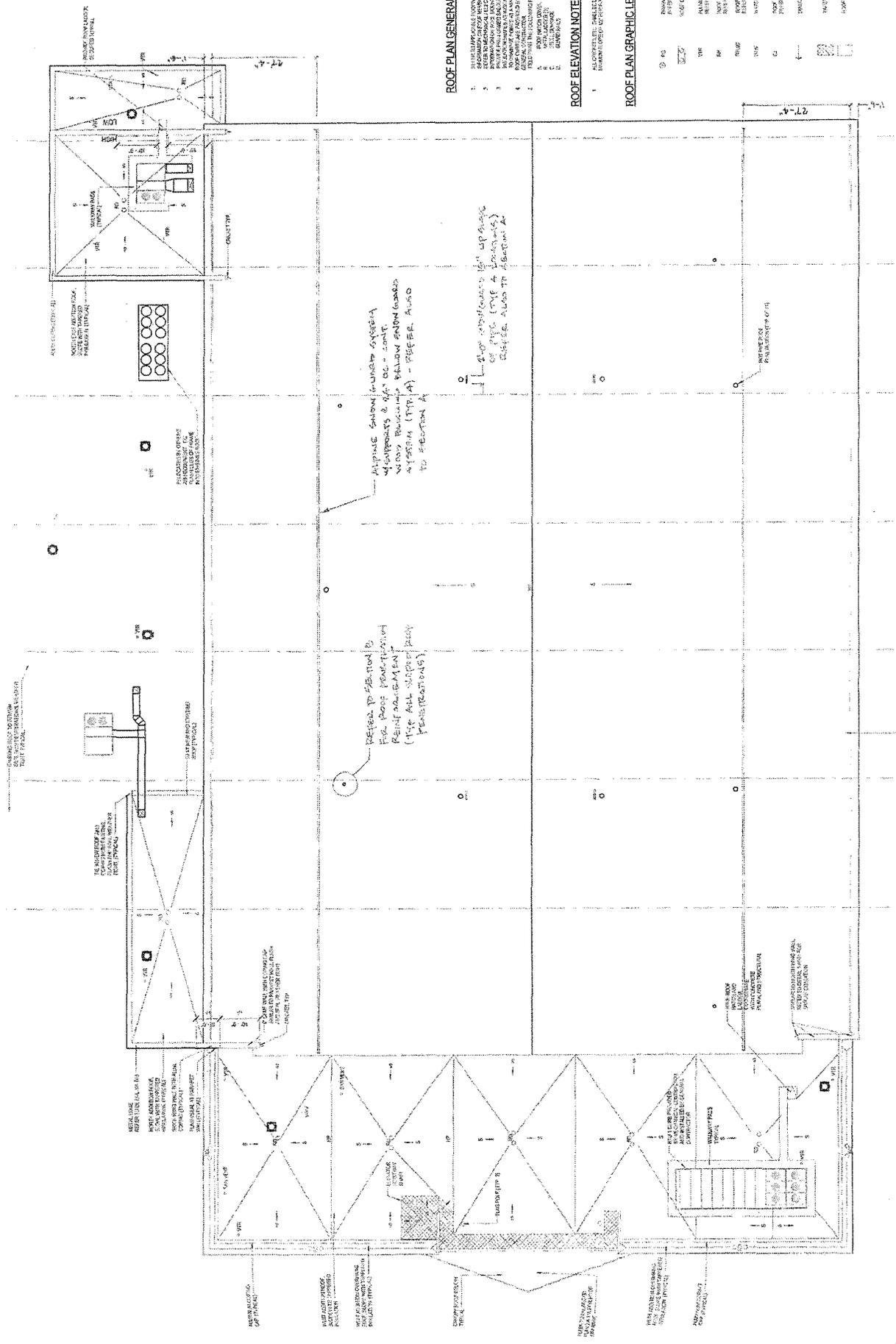
SECTION A

NOT INCLUDED IN PROPOSAL



- NOTES:
1. CONFIRM ROOF PITCH PRIOR TO FABRICATION.
 2. SCHED 40 PIPE SLEEVE TO BE 2" NOM. LARGER THAN EXT'G PIPE PENETRATING ROOF

SECTION B



ROOF PLAN GENERAL NOTES

1. SEE EXISTING ROOF PLAN FOR ALL EXISTING ROOF STRUCTURE AND FINISHES.
2. REFER TO ARCHITECTURAL ELEVATIONS FOR ALL EXISTING ROOF FINISHES.
3. REFER TO ARCHITECTURAL ELEVATIONS FOR ALL EXISTING ROOF STRUCTURE.
4. REFER TO ARCHITECTURAL ELEVATIONS FOR ALL EXISTING ROOF FINISHES.
5. REFER TO ARCHITECTURAL ELEVATIONS FOR ALL EXISTING ROOF STRUCTURE.

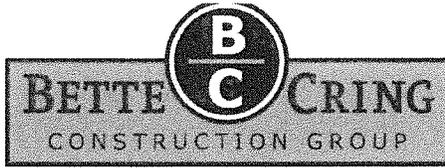
ROOF ELEVATION NOTES (AT LOW SCOPE)

1. ALL ROOF ELEVATIONS SHALL BE GIVEN AS FINISH GRADE UNLESS OTHERWISE NOTED.

ROOF PLAN GRAPHIC LEGEND

Symbol	Description
○	ROOF FINISH
○	ROOF STRUCTURE
○	ROOF FINISH
○	ROOF STRUCTURE
○	ROOF FINISH
○	ROOF STRUCTURE
○	ROOF FINISH
○	ROOF STRUCTURE
○	ROOF FINISH
○	ROOF STRUCTURE

PLEASE REFER TO THE ARCHITECTURAL ELEVATIONS FOR ALL EXISTING ROOF FINISHES AND STRUCTURE.



Tuesday, September 27, 2016

Mr. Justin Wood
City of Watertown
245 Washington Street
Watertown, NY 13601

RE: Potential Change Order # 101
Watertown Ice Arena- 1523

Dear Mr. Wood,

This letter is to provide official notification of a potential project change as follows:

PCO Number: 101
Date: 27-Sep-16
Description: Prep Pool Walls
Proposed Amt: \$465.44
Notes:

This PCO is comprised of the following items:

Item Number	Description	Proposed Amt	Contractor
001	Prep Pool Walls	\$465.44	

Total:\$465.44

Please review and advise if this proposal is acceptable. If so, forward a change order for the proposed amount at your earliest convenience. If you have any questions, please contact me as soon as possible.

Respectfully,
BETTE & CRING, LLC

A handwritten signature in black ink, appearing to read 'Nick Matott', is written over the printed name.

Nick Matott
Project Manager

Watertown Ice Arena				
PROPOSAL: PCO-101 Prep Pool Walls				
Description	Qty	Units	Rate	Total
Leone Painting				
Painter	8	Hrs	\$ 55.41	\$ 443.28
B&C's 5% OH&P	5%	OH&P	\$ 443.28	\$ 22.16
TOTAL				\$ 465.44

Contractor Name: THE LEONE CUMMINGS Date: 5/15/15
 Address: 105 SOUTT LN County: JEFFERSON
WATERLOO NY 13088
 Telephone No.: 315 952 2868 Trade: PAINTING

REGULAR BASE RATE: 23.26 PREMIUM TIME BASE RATE: 34.89

BENEFITS	% per hour	\$ per hour
Vacation & Holiday		
Health & Welfare		
Pension		
Annuity		
Education / Apprentices Training		
Supplemental Unemployment		
Security Fund		
Taxes on Benefits		

B. TOTAL BENEFITS PER HOUR \$ 18.12

PAYROLL TAXES AND INSURANCE

	%	\$
F.I.C.A. / Social Security		<u>7.65</u>
Medicare		<u>0.96</u>
Federal Unemployment		<u>4.10</u>
State Unemployment		<u>13.16</u>
Workman's Compensation		<u>1.50</u>
Disability		<u>29.96</u>
Bodyly Injury-Property Damaged/Liability Insurance		

C. TOTAL TAXES AND INSURANCE PER HOUR

All benefits are paid directly to Employee.
 Only benefits identified by * above are paid directly to Employee.

D. TOTAL LABOR RATE (A + B + C) = 18.41

E. CONTRACTOR'S CERTIFICATION 71.42



PPG Architectural Coatings

Because Every Job Matters

SOLD TO: 310719250000
 LEONE PAINTING COMPANY LLC CUST PO#: mike
 105 SCOTT LN
 LIVERPOOL, NY 13088-5433 CUST JOB: Watertown Ice
 (315)952-2868 Rink

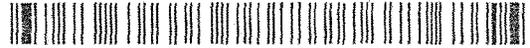
SHIP TO:
 LEONE PAINTING, MIKE LEONE
 105 SCOTT LANE
 LIVERPOOL, NY 13088

(315)952-2868

STORE# 8297
 8297-SYRACUSE 72 ERIE BLVD E
 2516 ERIE BOULEVARD EAST
 SYRACUSE, NY 13224
 PH: (315)446-7890 FX: (315)446-2701
 HOURS: SUN 12:00 AM-12:00 AM
 MON-FRI 7:00 AM-5:00 PM
 SAT 8:00 AM-12:00 PM

PAF8297@PPG.COM

INVOICE
 #829703027287



829703092116027287

DATE: 09/21/2016 TIME: 2:54 PM
 STORE REP: LORIE S
 SALES REP: JOSEPH D
 PAGE 1 OF 1

QTY	ITEM#	DESCRIPTION	PRICE	AMOUNT
5	V70-610/01	PZ BREAK I/E 250 GL WHPB V70-610 B100 _829703000003126_Ice Cube SW6252	\$42.00	\$210.00
1	WMZ03550/EA	03550 5GL COVER STAIN PRMR WHT B500	\$88.00	\$88.00

NO CHARGE

TERMS:

Freight will be charged on orders, blinds, and wall covering books. Special merchandise in good condition is eligible for 75% refund w/ original invoice within 60 days. Tinted merchandise cannot be returned. Non-tinted merchandise in good condition may be returned w/ original invoice w/in 60 days. Qualifying returns will be made in the same form of payment as original purchase. PPG reserves the right to make large cash returns by check w/in 10 business days. A service fee will be charged on returned checks. See the store manager for details. PPG understands, and Buyer represents that the products sold will be used for commercial or home painting, and will not be used for Nuclear, Chemical or Biological weapons facilities or activities including painting any such items or facilities. Buyer agrees to notify PPG immediately if Buyer becomes aware of any change in the end use of the products. Browse global employment opportunities at www.ppgpro.com/careers. Let us know how we're doing - visit www.ppgpro.com/survey/stores to give your feedback!

TERMS: NET 15TH PROX

I agree to pay \$298.00 in accordance with my PPG Credit Agreement (310719250000).

REMIT TO:

PPG ARCHITECTURAL FINISHES
 P O BOX 536864
 ATLANTA, GA 30353-6864

SUBTOTAL:	\$298.00
LABOR:	\$0.00
FREIGHT:	\$0.00
ECO FEE:	\$0.00
SALES TAX:	\$0.00
INVOICE TOTAL:	\$298.00
HOUSECHARGE-AR:	\$298.00
TOTAL TENDERED:	\$298.00
BALANCE DUE:	\$0.00
DUE TO CUSTOMER:	\$0.00

THANK YOU FOR SHOPPING AT
 PPG...BECAUSE EVERY JOB
 MATTERS!

SIEMENS

Siemens Industry, Inc. Building Automation

Address : 26 Market St

City State Zip : Potsdam NY 13676

FAX Number :

Contact : Brian Martin

Contact Phone : 315-430-2446

Email : brian.martin@siemens.com

Quotation
Page 1 of 2

Lawman Heating and Cooling Attention: Kyle Lawler Quote ID:031516-08494-0081	Date	03-15-2016
	Payment Terms	Net 30
	Base Job Name	Watertown Arena
	Base Job Number	44OP-173035

SIEMENS

Statement of work

Siemens proposes to provide labor and materials for the monitoring and control of the existing HW boiler.

This proposal includes:

- Provide and install new relay for boiler enable/disable.
- Provide and install new relay to monitor boiler status.
- Provide and install new relay to monitor boiler general alarm.
- Provide wire and conduit between boiler and existing DDC panel.
- Modify programming, point database.
- Point database, commissioning, graphics.
- As-builts.
- 1 year warranty

This proposal excludes:

- .
- Any power wiring.
-

Total Quote Price : \$2,980

Applicable sales taxes are not included in this proposal. Sales tax will be billed at the time of invoicing as required by state law.

Siemens standard Terms & Conditions are applicable to this proposal. If this proposal addresses a Change Order to an existing project, the Terms & Conditions in effect for the existing Contract & Project (referenced above) are applicable to work covered by this proposal. Any modifications to either Terms & Conditions format, or project related circumstances effecting Siemens ability to efficiently execute this work as planned, that become evident after the date of this proposal, will cause us to re-evaluate our costs of implementation. If that exercise indicates a cost change to Siemens, we reserve the right to re-quote this work to reflect the impact of those altered job conditions.

CUSTOMER REPRESENTATIVE

ACCEPTED:

Siemens Industry, Inc.

By: _____
Name: _____
Title: _____
Date: _____

By: _____
Name: _____
Title: _____
Date: _____



**CITY OF WATERTOWN, NEW YORK
PARKS & RECREATION DEPARTMENT**

Watertown Municipal Arena
600 William T. Field Drive
Watertown, New York 13601
parksrec@watertown-ny.gov
Phone (315) 785-7775 • Fax (315) 785-7776



ERIN E. GARDNER
Superintendent

November 16th, 2017

To: Sharon Addison, City Manager

From: Erin E. Gardner, Superintendent of Parks and Recreation

Subject: Public skating admission waiver for special events at the Municipal Arena

The Parks and Recreation Department is requesting to waive the skate rental fee and the admission fee to those people that bring a toy for "Toys for Tots" during our Skate with Santa event on December 17th, 2016. We are also requesting to waive the skate rental fee and the admission fee to those people that bring canned goods and/or school supplies to be donated to Urban Mission and the Watertown Back Pack Program during two of our Snowtown USA 2017 public skate sessions in February 2017. We feel that this would be an excellent way for the City to support community events.

November 15, 2016

To: The Honorable Mayor and City Council
From: James E. Mills, City Comptroller
Subject: Bike Auction Results

On November 14th the City held an auction of bicycles and miscellaneous items at the Public Safety Building garage. The results of this year's auction as well as previous years' auctions are as follows:

	2016	2015	2014	2012	2011
Number of bicycles	50	40	98	51	60
Bicycle Sales	\$105	\$220	\$ 1,515	\$ 165	\$ 265
Number of Miscellaneous Items	4	6	13	13	18
Miscellaneous Item Sales	\$ 35	\$105	\$500	\$38	\$357
Total Sales	\$140	\$325	\$2,015	\$203	\$612
Number of Auction Participants	4	8	43	9	19
Direct cost of auction excluding staff overtime (one advertisement in Watertown Daily Times)	\$136	\$142	\$140	\$144	\$144

All bicycles and most miscellaneous items included in the auction were sold.

November 15, 2016

To: The Honorable Mayor and City Council

From: Michael A. Lumbis, Planning and Community Development Director

Subject: Watertown Local Development Corporation Board Member Designee

The City Council appointed me to the Board of the Watertown Local Development Corporation (WLDC) on July 5, 2016. The WLDC By-Laws call for the naming of a “designee” to attend Board Meetings if I am unable to. Unless the City Council objects, I will be naming Jennifer L. Voss, Senior Planner, as my designee.

November 15, 2016

To: The Honorable Mayor and City Council
From: Sharon Addison, City Manager
Subject: Board and Commission Appointments

Below is a listing of vacancies on City Boards and Commissions for City Council review.

Staff is actively searching for candidates to recommend. Staff would also be happy to reach out to any new individual recommended by City Council.

Board or Commission	Appointed By	Term	Name of Member	Date of Appt.	Term Expires
Board of Assessment Review	Council	3 Years	William Parody - Resigned 4/1/16	10/1/12	9/30/17
Board of Ethics	Council	1 Year	Jean A. Bilow	1/19/16	12/31/16
Board of Ethics	Council	1 Year	Rande S. Richardson	1/19/16	12/31/16
Board of Ethics	Council	1 Year	James St. Croix	1/19/16	12/31/16
Board of Ethics	Council	1 Year	Yvonne F. Reff	1/19/16	12/31/16
Board of Ethics	Council	1 Year	Arthur C. Stever III	1/19/16	12/31/16
City Constable	Council	1 Year	Patricia J. Hennegan	11/16/15	12/31/16
Deputy City Constable	Council	1 Year	Michael J. Hennegan	11/16/15	12/31/16
Flower Memorial Library	Mayor w/Council	11 Years	Carolyn D. Weldon	10/18/10	12/31/16

November 15, 2016

To: The Honorable Mayor and City Council
From: James E. Mills, City Comptroller
Subject: Sales Tax Revenue – October 2016

The City has received the monthly sales tax revenue amount from Jefferson County. In comparison to last October, sales tax revenue on an actual to actual basis was down \$44,566 or 3.33%. In comparison to the original budget projection for the month of October, sales tax was down \$120,060 or 8.48%.

The year-to-date actual receipts are up \$222,493 or 3.69% while the year-to-date receipts on a budget basis are down \$117,152 or 1.84%. Year-to-date sales tax revenue is at \$6,249,823.

The attached spreadsheet shows the detail collections for this year and last year along with the budgeted amounts. Collections for the Fiscal Years' 2012-13, 2013-14, 2014-15 and 2015-16 have been included for historical perspective.

	<u>Actual 2012-13</u>	<u>Actual 2013-14</u>	<u>Actual 2014-15</u>	<u>Actual 2015-16</u>	<u>Actual 2016-17</u>	<u>Variance</u>	<u>% Inc/(Dec)to Prior Year</u>	<u>Quarterly Variance</u>	<u>% Inc/(Dec) to Prior Quarter</u>
July	\$ 1,361,364	\$ 1,492,579	\$ 1,412,829	\$ 1,509,325	\$ 1,536,214	\$ 26,889	1.78%		
August	\$ 1,357,130	\$ 1,463,877	\$ 1,247,954	\$ 1,494,788	\$ 1,435,666	\$ (59,121)	-3.96%		
September	\$ 2,071,785	\$ 1,760,254	\$ 2,206,655	\$ 1,683,486	\$ 1,982,777	\$ 299,291	17.78%	267,059	5.70%
October	\$ 1,301,624	\$ 1,584,174	\$ 1,405,774	\$ 1,339,731	\$ 1,295,166	\$ (44,566)	-3.33%		
November	\$ 1,274,589	\$ 1,116,784	\$ 1,398,402	\$ 1,375,619	\$ -		0.00%		
December	\$ 1,714,672	\$ 1,543,425	\$ 1,540,727	\$ 1,351,562	\$ -		0.00%	(44,566)	-1.10%
January	\$ 1,276,483	\$ 1,238,468	\$ 1,261,235	\$ 1,332,286	\$ -		0.00%		
February	\$ 1,160,663	\$ 1,076,005	\$ 1,059,321	\$ 1,084,467	\$ -		0.00%		
March	\$ 1,453,454	\$ 1,471,964	\$ 1,295,074	\$ 1,426,339	\$ -		0.00%	-	0.00%
April	\$ 1,293,493	\$ 1,271,765	\$ 1,286,204	\$ 1,333,096	\$ -		0.00%		
May	\$ 1,373,513	\$ 1,298,653	\$ 1,288,547	\$ 1,348,173	\$ -		0.00%		
June	\$ 1,609,032	\$ 1,699,052	\$ 1,726,963	\$ 1,789,321	\$ -		0.00%	-	0.00%
YTD	<u>\$ 17,247,801</u>	<u>\$ 17,017,001</u>	<u>\$ 17,129,685</u>	<u>\$ 17,068,193</u>	<u>\$ 6,249,823</u>	<u>\$ 222,493</u>	<u>3.69%</u>		

	<u>Original Budget</u>		<u>Variance</u>	<u>%</u>	<u>Quarterly Variance</u>	<u>% Inc/(Dec) to Prior Quarter</u>
	<u>2016-17</u>	<u>Actual 2016-17</u>				
July	\$ 1,594,377	\$ 1,536,214	\$ (58,163)	-3.65%		
August	\$ 1,579,020	\$ 1,435,666	\$ (143,354)	-9.08%		
September	\$ 1,778,352	\$ 1,982,777	\$ 204,425	11.50%	2,908	0.06%
October	\$ 1,415,226	\$ 1,295,166	\$ (120,060)	-8.48%		
November	\$ 1,453,136	\$ -		0.00%		
December	\$ 1,427,724	\$ -		0.00%	(120,060)	-2.79%
January	\$ 1,407,362	\$ -		0.00%		
February	\$ 1,145,578	\$ -		0.00%		
March	\$ 1,506,715	\$ -		0.00%	-	0.00%
April	\$ 1,408,217	\$ -		0.00%		
May	\$ 1,424,143	\$ -		0.00%		
June	\$ 1,890,151	\$ -		0.00%	-	0.00%
YTD	<u>\$ 18,030,000</u>	<u>\$ 6,249,823</u>	<u>\$ (117,152)</u>	<u>-1.84%</u>		

November 15, 2016

To: The Honorable Mayor and City Council
From: James E. Mills, City Comptroller
Subject: Sale of Surplus Hydro-electricity – October 2016

The City has received the monthly hydro-electricity production and consumption data from National Grid. In comparison to last October, the sale of surplus hydro-electric power on an actual to actual basis was down \$52,218 or 20.02%. In comparison to the original budget projection for the month of October, revenue was down \$137,464 or 39.72%.

The year-to-date actual revenue is down \$25,875 or 4.25% while the year-to-date revenue on a budget basis is down \$272,611 or 31.86%. Year-to-date revenue finished at \$583,130.

The attached spreadsheet shows the monthly revenues for this year and last year along with the budgeted amounts. Revenues for the Fiscal Years' 2011-12, 2012-13, 2013-14, 2014-15 and 2015-16 have been included for historical perspective.

	<u>Actual 2011-12</u>	<u>Actual 2012-13</u>	<u>Actual 2013-14</u>	<u>Actual 2014-15</u>	<u>Actual 2015-16</u>	<u>Actual 2016-17</u>	<u>Variance</u>	<u>% Inc/(Dec)to Prior Year</u>
July	\$ 58,161	\$ 821	\$ 382,759	\$ 286,952	\$ 321,539	\$ 73,815	\$ (247,724)	-77.04%
August	\$ 60,957	\$ 2,060	\$ 115,769	\$ 293,338	\$ 11,805	\$ 278,611	\$ 266,806	2260.14%
September	\$ 269,071	\$ 17,605	\$ 48,478	\$ 38,778	\$ 14,857	\$ 22,118	\$ 7,262	48.88%
October	\$ 271,426	\$ 261,082	\$ 237,797	\$ 296,432	\$ 260,804	\$ 208,586	\$ (52,218)	-20.02%
November	\$ 248,928	\$ 105,694	\$ 473,459	\$ 331,977	\$ 393,589	\$ -	\$ -	0.00%
December	\$ 446,292	\$ 356,383	\$ 323,081	\$ 502,018	\$ 542,231	\$ -	\$ -	0.00%
January	\$ 145,673	\$ 179,469	\$ 240,183	\$ 246,137	\$ 380,018	\$ -	\$ -	0.00%
February	\$ 95,930	\$ 160,026	\$ 225,629	\$ 158,920	\$ 440,304	\$ -	\$ -	0.00%
March	\$ 342,560	\$ 338,154	\$ 232,743	\$ 154,182	\$ 634,598	\$ -	\$ -	0.00%
April	\$ 294,811	\$ 551,360	\$ 468,075	\$ 577,742	\$ 555,833	\$ -	\$ -	0.00%
May	\$ 417,317	\$ 324,167	\$ 660,449	\$ 192,410	\$ 281,274	\$ -	\$ -	0.00%
June	\$ 114,976	\$ 474,813	\$ 421,856	\$ 638,045	\$ 162,659	\$ -	\$ -	0.00%
YTD	<u>\$ 2,766,103</u>	<u>\$ 2,771,633</u>	<u>\$ 3,830,277</u>	<u>\$ 3,716,931</u>	<u>\$ 3,999,511</u>	<u>\$ 583,130</u>	<u>\$ (25,875)</u>	<u>-4.25%</u>

Original Budget

	<u>2016-17</u>	<u>Actual 2016-17</u>	<u>Variance</u>	<u>%</u>
July	\$ 234,630	\$ 73,815	\$ (160,815)	-68.54%
August	\$ 143,986	\$ 278,611	\$ 134,625	93.50%
September	\$ 131,075	\$ 22,118	\$ (108,957)	-83.13%
October	\$ 346,050	\$ 208,586	\$ (137,464)	-39.72%
November	\$ 423,485	\$ -	\$ -	0.00%
December	\$ 371,356	\$ -	\$ -	0.00%
January	\$ 296,766	\$ -	\$ -	0.00%
February	\$ 202,888	\$ -	\$ -	0.00%
March	\$ 369,204	\$ -	\$ -	0.00%
April	\$ 585,166	\$ -	\$ -	0.00%
May	\$ 479,886	\$ -	\$ -	0.00%
June	\$ 375,508	\$ -	\$ -	0.00%
YTD	<u>\$ 3,960,000</u>	<u>\$ 583,130</u>	<u>\$ (272,611)</u>	<u>-31.86%</u>

Total Budget \$ 3,960,000