



STORINO GEOMATICS
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THOMAS M. STORINO, PLS

April 20, 2010

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

File No. : 10-003-COW, 10-003.001-COW, 10-004-COW

RE: Application for Subdivision of P.N. 6-04-225.000 and subsequent Assemblage of P.N. 6-04-222.000, P.N. 6-04-223.000, P.N. 6-04-224.000, P.N. 6-04-206.000 and a small approved portion of P.N. 6-04-225.000

Honorable Chairperson and Members of the Planning Board,

STORINO GEOMATICS is representing Mr. George D. Colesante Jr. (Colesante's Restaurant) and Mr. Anthony G. Mesires (Watertown Appliance & T.V. Center, Inc.). On their behalf, we are submitting for approval of the subdivision of P.N. 6-04-225.000 and subsequent assemblage of P.N. 6-04-224.000, with other parcels as referenced above.

Presently, a portion of the existing masonry building located at 470-474 Factory Street (P.N. 6-04-224.000, owned by Watertown Appliance & T.V. Center, Inc., and currently occupied by "The Party Store"), encroaches (0.28 feet at the front building corner, and 2.55 feet at the back building corner), onto the adjoining parcel occupied by Colesante's Restaurant (P.N. 6-04-225.000, owned by George D. Colesante Jr.).

Both parties (Colesante and Mesires), have expressed a mutual desire to alleviate this existing encroachment through ownership transfer of an approved subdivided small portion of P.N. 6-04-225.000 (Colesante), which would then be added to the subsequent approved assemblage of the following contiguous parcels: P.N. 6-04-222.000, P.N. 6-04-223.000, P.N. 6-04-224.000, and P.N. 6-04-206.000.

In addition, both parties are in the execution stage of completing a mutually agreed upon Perpetual Maintenance Agreement.

All parcels involved are presently zoned Light Industry. The proposed subdivision and subsequent assemblage will continue to meet all requirements of the present zoning classification, including existing setback conditions. Usage of all affected parcels will remain as is and unchanged.

Subdivison Applicant: Mr. George D. Colesante, Jr.
DBA Colesante's Restaurant
672 Bronson Street
Watertown, New York 13601
(315) 788 - 8346

Assemblage Applicant: Mr. Anthony G. Mesires
DBA Watertown Appliance & T.V. Center, Inc.
316 Factory Street
Watertown, New York 13601
(315) 782 - 0333

Attached please find the following supporting documents:

- (10) Tax Map with highlighted parcels. Lands of Watertown Appliance & T.V. Center, Inc. are highlighted in blue and lands of George D. Colesante, Jr. are highlighted in green.
- (10) S1 - Preliminary Subdivision Plat.
- (10) A1 – Assemblage of Parcels.
- (10) 1 – Survey Plat.
- (10) Suggested Legal Descriptions for Subdivision.
- (10) Suggested Legal Descriptions for Assemblage.
- (10) Suggested Legal Descriptions for File No. 10-003-COW.
- (10) Short form SEQR.
- (1) Draft copy of Perpetual Maintenance Agreement.
- (1) Electronic data CD with pdf's of all of the above documents.
- Check # 1002 in the amount of \$150.00.

Should you require any further information or wish to discuss any of the included information, please don't hesitate to contact me at your earliest convenience.

Respectfully submitted,



Thomas M. Storino L.L.S. No. 50035
Licensed Land Surveyor

ENC.

CC: Mr. Anthony G. Mesires, Watertown Appliance & T.V. Center, INC.
Mr. George D. Colesante, Colesante's Restaurant