

**CITY OF WATERTOWN, NEW YORK**  
**AGENDA**  
**Monday, August 1, 2022**  
**7:00 p.m.**

This shall serve as notice that the next regularly scheduled meeting of the City Council will be held on Monday, August 1, 2022, 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 - Readopting Fiscal Year 2022-23 General Fund Budget – Emerald Ash Borer Treatment
- Resolution No. 2 - Naming Main Football Field at Fairgrounds “George Ashcraft Field”
- Resolution No. 3 – Authorizing Abate of Code Enforcement Surcharge Relieved on Tax Bill for 10 Seymour Street
- Resolution No. 4 – Authorizing Intent to Apply to Restore NY – 75-79 Public Square and 146 Arsenal Street
- Resolution No. 5 - Approving the Proposal Letter for Additional Services for the Flynn Pool and Bathhouse Facility Assessment and Feasibility Study, C&S Companies
- Resolution No. 6 – Approving Amendment No.3 to the Professional Service Agreement for the Western Outfall Trunk Sewer Upgrade GHD Consulting Services, Inc.

Resolution No. 7 - Finding that Changing the Approved Zoning Classification of 1008 Glen Street, Parcel Number 09-12-102.100 From Residence B to Commercial Will Not Have a Significant Impact on the Environment

Resolution No 8 – Settling Proceeding to Review Real Property Assessment Challenge at 301 Arsenal St, Watertown, NY 13601 Parcel No. 10-03-121.000

## **ORDINANCES**

Ordinance No. 1 - An Ordinance Authorizing the Issuance Of \$600,000 Bonds Of the City of Watertown, Jefferson County, New York, to Pay the Cost Of the Replacement of the Roofs at the City’s Water Treatment Plant, in and for Said City

## **LOCAL LAW**

## **PUBLIC HEARING**

7:15 p.m. An Ordinance Changing the Approved Zoning Classification of 1008 Glenn Street, Parcel number 09-12-102.100 from Residence B to Commercial

## **OLD BUSINESS**

## **STAFF REPORTS**

## **NEW BUSINESS**

## **EXECUTIVE SESSION**

To discuss collective bargaining.

## **WORK SESSION**

Next Work Session is scheduled for Monday, August 8, 2022, at 7:00 p.m.

## **ADJOURNMENT**

**NEXT REGULARLY SCHEDULED CITY COUNCIL MEETING IS MONDAY, AUGUST 15, 2022**

July 26, 2022

Res. No 1

To: The Honorable Mayor and City Council

From: Kenneth Mix, City Manager

Subject: Readopting Fiscal Year 2022-23 General Fund Budget – Emerald Ash Borer Treatment

On July 18<sup>th</sup> City Council was provided with an estimate of \$25,400 to treat the City's remaining treatable ash trees to protect them from the Emerald Ash Borer and a budget readoption resolution was requested so that the treatment can proceed.

Currently, there are 196 known treatable ash trees (based on our 2017 tree inventory) that vary in size from 7"-17" in diameter. The total diameter inches of all of the trees is 2,207 inches. The cost to treat the trees is approximately \$11.50 per diameter inch, meaning the total cost to treat all the ash trees would be approximately \$25,400. Treatment will protect the trees for two years.

The total cost could vary based on the actual prices received during a formal bidding/quotation process. Prior to treatment, all the trees will have to be inspected to determine whether they are still good candidates for treatment. The EAB can attack trees quickly and their condition can significantly change year to year. Since the EAB infestation is rapidly increasing in the City it is likely that many of the 196 trees will not be good candidates for treatment. The actual number of trees to be treated and overall cost will likely be less.

The appropriate time for treatment is Spring. The trees that are potential candidates for treatment will be evaluated just prior to getting quotes.

A resolution readopting the Fiscal Year 2022-23 General Fund Budget is attached for City Council consideration. Funding will come from Fund Balance.

**RESOLUTION**

Page 1 of 1

Readopting Fiscal Year 2022-23  
General Fund Budget – Emerald  
Ash Borer Treatment

Council Member HICKEY, Patrick J.

Council Member OLNEY III, Clifford G.

Council Member PIERCE, Sarah V.C.

Council Member RUGGIERO, Lisa A.

Mayor SMITH, Jeffrey M.

Total .....

YEA	NAY

***Introduced by***

WHEREAS on June 6, 2022 the City Council passed a resolution adopting the Budget for Fiscal Year 2022-23, of which \$57,731,644 was appropriated for the General Fund, and

WHEREAS on July 18, 2022 City Council discussed providing funding to treat all of the City's remaining treatable ash trees to protect them from the Emerald Ash Borer, and

NOW BE IT RESOLVED that the City Council of the City of Watertown hereby re-adopts the General Fund Budget for Fiscal Year 2022-23 and makes the following adjustments in the re-adopted General Fund Budget:

**GENERAL FUND**

Appropriated Fund Balance:

A.0000.0909	Fund Balance	<u>\$ 25,400</u>
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Expenditures:

A.5010.0430	Municipal Maintenance - Contracted Services	<u>\$ 25,400</u>
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***Seconded by***



Res No. 2

July 25, 2022

To: The Honorable Mayor and City Council  
From: Kenneth A. Mix, City Manager  
Subject: Naming Main Football Field at Fairgrounds “George Ashcraft Field”

The Parks and Recreation Department received the attached request to name the main football field at Alex T. Duffy Fairgrounds in honor of George Ashcraft.

The resolution attached for City Council consideration names the field “George Ashcraft Field”.

# RESOLUTION

Page 1 of 1

Naming Main Football Field at Fairgrounds  
“George Ashcraft Field”

Council Member HICKEY, Patrick J.

Council Member OLNEY III, Clifford G.

Council Member PIERCE, Sarah V.C.

Council Member RUGGIERO, Lisa A.

Mayor SMITH, Jeffrey M.

Total .....

YEA	NAY

## *Introduced by*

WHEREAS the City of Watertown maintains the main football field at Alex T. Duffy Fairgrounds where Watertown Red & Black plays, and

WHEREAS the Parks and Recreation Department received a request to formally name the main football field in honor of George Ashcraft, and

WHEREAS Mr. Ashcraft has dedicated four decades of his life to the Red & Black as a fan, player, coach, and owner,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown hereby names the main football field at Alex T. Duffy Fairgrounds “George Ashcraft Field”.

## *Seconded by*

Scott Weller  
Watertown Department of Parks & Recreation  
William T. Field Drive  
Watertown, NY 13601

My name is Michael Briggs Sr., and I would like to formally propose that the football field that the Watertown Red & Black currently play their home games on hereby be recognized as "George Ashcraft Field at Alex T. Duffy Fairgrounds" to honor the legacy of Coach Ashcraft for over four decades of unparalleled dedication to the Team, and the City, as a fan, player, coach, and owner.

As a city that is known to honor their own, the symbolic gesture of bestowing this much deserved honor on Coach Ashcraft would be the centerpiece of the many acknowledgments he has had during his long tenure, such as winning multiple championships, being recognized nationally, as well as his enshrinement into the American Football Association Hall of Fame, and would further ensure that his legacy lives on in perpetuity.

Very few have given more to this organization that it is impossible to mention The Watertown Red & Black, and NOT think of Coach Ashcraft, and vice versa. From the many years he has dedicated, to the personal sacrifices such as missed family time and other important occasions, through the halcyon days of five thousand fans strong at Watertown High School, to the lean years of rebuilding, Coach Ashcraft has been determined to make sure "The Tradition Continues". Anyone who meets Coach for one second, will literally feel the amount of love and pride he has for this organization, and this City as well. If ever there was a person who deserves such an honor, I can think of no other than Coach Ashcraft.

If I may be of any further assistance, or any other requirements are needed to bring this to fruition are needed in the way of public support or petitions, I am gladly at your service.

Respectfully,

Michael Briggs, Sr.

Res No. 3

July 27, 2022

To: The Honorable Mayor and City Council

From: Kenneth A. Mix, City Manager

Subject: Authorizing Abate of Code Enforcement Surcharge Re-levied on Tax Bill for 10 Seymour Street

Patricia Fay purchased the tax sale certificate for the vacant lot at 10 Seymour Street. Unbeknownst to her the owner had not been mowing the grass or clearing snow from the sidewalk. The owner did not respond to Code Enforcement citations so the City mowed the grass and cleared the snow. When the owner did not pay the bills for the services they were re-levied on the tax bills.

As a Certificate Holder, Ms. Fay received two tax bills with the re-levies. The first had a Code Enforcement re-levy of \$766.80 and the second was for \$324.00. She paid the first one but is requesting that the second one be abated.

I am recommending that the Code Enforcement Surcharge portion, which is \$270, be abated. The remaining \$54 is what we paid our contractor to mow the grass.

The property owner is responsible for maintaining the property. However, if they don't and the City steps in, the Certificate Holder ends up paying the charges if they acquire the property. On the other hand, if the property owner redeems the certificate, they end up paying the charges and therefore benefit from any abatement.

A resolution abating the Code Enforcement Surcharge of \$270 re-levied on the tax bill for 10 Seymour Street is attached for City Council consideration.

**RESOLUTION**

Page 1 of 1

Authorizing Abate of Code Enforcement  
Surcharge Re-levied on Tax Bill for 10  
Seymour Street

Council Member HICKEY, Patrick J.

Council Member OLNEY III, Clifford G.

Council Member PIERCE, Sarah V.C.

Council Member RUGGIERO, Lisa A.

Mayor SMITH, Jeffrey M.

Total .....

YEA	NAY

***Introduced by***


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WHEREAS the City of Watertown caused the grass to be mowed and snow to be cleared from the sidewalk at 10 Seymour Street after the owner of the property failed to comply with orders from the Code Enforcement Bureau, and

WHEREAS Patricia Fay purchased the Tax Sale Certificate for the property in June of 2021, and

WHEREAS unbeknownst to the Certificate Holder the charges for cutting the grass and clearing were re-levied on two tax bills, and

WHEREAS the Certificate Holder paid the first tax bill in full, and

WHEREAS the Certificate Holder has requested that the re-levied charges be waived on the second tax bill,

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Watertown that 2022-2023 City property tax amount due for 10 Seymour Street, Parcel No. 3-09-309.000, be reduced by \$270 for the re-levied Code Enforcement Surcharge, and

BE IT FURTHER RESOLVED by the City Council of the City of Watertown that the above amount is hereby abated and the City Comptroller is hereby authorized to mark his books and records accordingly.

***Seconded by***

Res No. 4

July 25, 2022

To: The Honorable Mayor and City Council

From: Kenneth A. Mix, City Manager

Subject: Authorizing Intent to Apply to Restore NY – 75-79 Public Square and 146 Arsenal Street

Staff has been approached by two groups interested in applying for the next round of Restore NY grants. The City must be the applicant but is just a pass-through for the funds. Intent to Apply forms are due by August 11 and applications will be due by October 11. Applications cannot be submitted unless the Intent to Apply is submitted for a project. We may submit two Intent to Apply forms, but only one application. There will be another round opened immediately after the applications are due for this round.

The YMCA would like to apply for their aquatics facility at 146 Arsenal Street and 624 Camp Avenue LLC (Kenneth Bodah and Michael Pierce) would also like to apply for 75-79 Public Square. Both groups are prepared to write their respective applications.

If Empire State Development decides that both projects are eligible, then the City Council will have to decide which one to apply for in this round.

A resolution authorizing Intent to Apply for both projects is attached for City Council consideration.

# RESOLUTION

Page 1 of 1

Authorizing Intent to Apply to Restore NY –  
75-79 Public Square and 146 Arsenal Street

Council Member HICKEY, Patrick J.

Council Member OLNEY III, Clifford G.

Council Member PIERCE, Sarah V.C.

Council Member RUGGIERO, Lisa A.

Mayor SMITH, Jeffrey M.

Total .....

YEA	NAY

## *Introduced by*

WHEREAS the City of Watertown is eligible for grant funding under Round 6 of the Restore NY Community Initiative Grant Program, and

WHEREAS the Empire State Development Corporation (ESDC) must be notified of the City's Intent to Apply by August 11, 2022, and

WHEREAS two Intents to Apply may be submitted for this round of funding, and

WHEREAS the sponsors of two projects have indicated an interest in applying for Restore NY funds including: 624 Camp Avenue LLC for 75-79 Public Square and YMCA for 146 Arsenal Street,

NOW THEREFORE BE IT RESOLVED that the City Manager is authorized to submit Intent to Apply forms for Round 6 of the Restore NY Community Initiative Grant Program for 75-79 Public Square and 146 Arsenal Street.

## *Seconded by*

To: The Honorable Mayor and City Council

From: Kenneth A. Mix, City Manager

Subject: Approving the Proposal Letter for Additional Services for the Flynn Pool and Bathhouse Facility Assessment and Feasibility Study, C&S Companies

On January 18, 2022, the City Council amended the Budget to include \$750,000 for the rehabilitation of the Flynn Pool. It was also decided at that meeting to start with a preliminary engineering assessment that would look at two alternatives: a rehabilitation that meets regulations and gives an additional lifespan of at least 10 years, and a complete rebuild of the facility.

A proposal was requested and received from C&S Companies regarding the evaluation and feasibility study. The City Council approved the Agreement for Professional Services for C&S to complete their assessment and report on the Flynn Pool and Bathhouse. C&S Companies submitted their report for the Flynn Pool and Bathhouse Assessment and Feasibility Study, along with cost estimates for the two alternatives, and presented it to the City Council at the City Council Work Session on July 11, 2022.

The City Council requested at the work session that C&S Companies continue their services regarding cost evaluation for the Flynn Pool and Bathhouse. C&S Companies has submitted a Proposal Letter for their extended services. The attached Proposal Letter outlines the scope of planned continued services, including the cost of two different pool shapes and cost of bathhouse construction. C&S Companies is proposing to complete these additional services for \$4,300.

A resolution approving this Agreement Letter has been prepared for City Council consideration.



# RESOLUTION

Page 1 of 1

Approving the Proposal Letter for  
Additional Services for the Flynn Pool  
and Bathhouse Facility Assessment  
and Feasibility Study,  
C&S Companies

Council Member HICKEY, Patrick J.

Council Member OLNEY III, Clifford G.

Council Member PIERCE, Sarah V.C.

Council Member RUGGIERO, Lisa A.

Mayor SMITH, Jeffrey M.

Total .....

YEA	NAY

## *Introduced by*

WHEREAS on February 1, 2022, the City of Watertown requested a proposal from C&S Companies regarding an evaluation and feasibility study on the Flynn Pool and Bathhouse, and

WHEREAS C&S would evaluate Flynn Pool and determine a probable cost opinion for the two alternatives the City of Watertown would consider for the Flynn Pool and Bathhouse, and

WHEREAS on February 22, 2022, the City Council of the City of Watertown approved the Professional Service Agreement from C&S Companies, and

WHEREAS C&S Companies completed their evaluation and submitted their report along with an outside estimator's calculations for the two alternatives, and presented it at the City Council Work Session on July 11, 2022, and,

WHEREAS the City Council requested additional services from C&S Companies to determine approximate costs for other pool shapes and bathhouse construction, and

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown hereby approves the Proposal Letter for Additional Services from C&S Companies in the amount of \$4,300, a copy of which is attached and made part of this Resolution, and

BE IT FURTHER RESOLVED that City Manager Kenneth A. Mix is hereby authorized and directed to execute the Proposal Letter on behalf of the City of Watertown.

## *Seconded by*



C&S Companies  
200 Washington St. Suite 402B  
Watertown, NY 13601  
p: (315) 455-2000  
www.cscos.com

July 27, 2022

Mr. Michael Delaney, P.E., City Engineer  
City of Watertown  
245 Washington Street  
Watertown, NY 13601

RE: Facility Assessment and Feasibility Study  
ADDITIONAL SERVICES  
William J. Flynn Municipal Swimming Pool

File: 129.MKT

Dear Michael,

C&S Engineers Inc. is pleased to present our proposal to clarify the proposed scope of the Flynn Pool and Bathhouse project as per suggestions from the City Council at their July 07, 2022 work session meeting.

- It is our understanding that the City Council would like us to key in on two options for a new pool. The first being a zero entry with same capacity and configuration as the Thompson Park Pool and the second being a zero entry smaller and rectangular pool. As part of this proposal we will evaluate the mechanical pool systems, associated site improvements and the cost of each.
- It is also our understanding that the City Council would like to key in on the prior Option B (from the report dated 7/5/22) for the restoration of the existing Flynn Bathhouse. This would include discussions with the City Council, City Engineering and Parks and Recreation to determine the specific scope of work.
- It is also our understanding that the City Council would like us to provide a separate line item cost to Add a basic splash pad with a rain umbrella and recessed deck water jets.
- As we understand the last item that the City Council would like to see (as a line item) in this proposed estimate would be the renovation of the concession room into two exterior accessible toilet rooms.

As part of our additional services we will provide a Rough Order of Magnitude (ROM) estimate for each option.

This proposal is based upon our Facility Assessment feasibility Report dated 7/5/2022 and recent conversations with the City Council, City Engineer and our experience with similar projects.

### Deliverables

1. Two City Council Meetings
2. One meeting with City Engineering and Department of Parks and Recreation.
3. Bulleted scope items and estimate of probable cost as a single line item for each of the above items.

### Schedule

8/1/22 Review proposal with the City Council.

9/28/22 Submit scope and estimate of probable cost to the City Engineer.

10/2/22 Attend City Council to answer any questions on the scope and estimate.

November 2022-March 2023 Construction documents

April 2023 Bidding

May 2023 Award Contracts and start the submittal process

May 26 2024 Project Completion

### Fees

We propose to offer these engineering services for the scope of work as outlined above for lump sum fees of **\$4,300**. These amounts may require modifications if the Scope of Services changes or additional work is requested. However, we will not bill you in excess of these amounts without prior authorization.

If this proposal, together with its governing terms and conditions, description of services to be rendered, and fees set forth herein meet with your approval, kindly acknowledge the same on the line indicated below and return one copy to the undersigned. Your signature below will serve as notice to proceed and constitute acceptance of this proposal.

City of Watertown- Flynn Pool

July 27, 2022

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If you have any questions regarding this proposal or require additional information, please do not hesitate to contact me.

Sincerely,

C&S ENGINEERS, INC.

A handwritten signature in blue ink, appearing to read "Patrick Currier".

Patrick Currier, RA  
Managing Architect

Cc: Ronald Jackson, P.E.

Accept this \_\_\_\_\_ day of \_\_\_\_\_, 2022

By: \_\_\_\_\_  
City of Watertown  
(Authorized Representative)

To: The Honorable Mayor and City Council

From: Kenneth A. Mix, City Manager

Subject: Approving Amendment No. 3 to the Professional Services Agreement for the Western Outfall Truck Sewer Upgrade, GHD Consulting Services, Inc.

On November 19, 2018, the City Council approved the Professional Services Agreement and Amendment No. 1 of that agreement with GHD Consulting Services, Inc. for design services to evaluate the Western Outfall Trunk Sewer (WOTS) for infiltration and inflow, selective pipe investigations, sewer manhole inspections, flow metering, sewer modeling and preliminary design concepts.

Amendment No. 2, approved on April 4, 2022, authorized GHD to prepare design plans and specifications for 63 manholes in need of repair and rehabilitation.

GHD has submitted a proposal for Amendment No. 3 to that agreement to assist with bid and construction contract administration services for the project for a cost of \$36,500.00

A total of \$285,000 was budgeted for this study. There is \$43,991.00 remaining, which is enough to cover this cost.

A resolution approving Amendment No. 3 to the Professional Services Agreement with GHD Consulting Services, Inc. has been prepared for City Council consideration.

# RESOLUTION

Page 1 of 1

Approving Amendment No.3 to the Professional Service Agreement for the Western Outfall Trunk Sewer Upgrade GHD Consulting Services, Inc.

Council Member HICKEY, Patrick J.

Council Member OLNEY III, Clifford G.

Council Member PIERCE, Sarah V.C.

Council Member RUGGIERO, Lisa A.

Mayor SMITH, Jeffrey M.

Total .....

YEA	NAY

**Introduced by** \_\_\_\_\_

WHEREAS on November 19, 2018, the City Council approved the Professional Services Agreement and Amendment No. 1 of that agreement with GHD Consulting Services, Inc., for a cost not to exceed \$75,000, for design services to evaluate the Western Outfall Trunk Sewer (WOTS) for infiltration and inflow, selective pipe investigations, sewer manhole inspections, flow metering, sewer modeling and preliminary design concepts, and

WHEREAS GHD Consulting identified 63 manholes on the WOTS that need repair and rehabilitation, and

WHEREAS on April 4, 2022, the City Council approved the Professional Services Agreement Amendment No. 2 with GHD Consulting Services, Inc. in the amount of \$16,500 to prepare design plans and specifications for the repair and rehabilitation of the 63 manholes identified, and

WHEREAS GHD has submitted a proposal for Amendment No. 3 of that agreement to assist with bid and construction contract administration services for the project for a cost of \$36,500,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown hereby approves Amendment No. 3 of the Professional Service Agreement with GHD Consulting Services, Inc. in the amount of \$36,500, a copy of which is attached and made part of this Resolution, and

BE IT FURTHER RESOLVED that City Manager Kenneth A. Mix is hereby authorized and directed to execute Professional Service Agreement on behalf of the City of Watertown.

**Seconded by** \_\_\_\_\_



## 12576371 Amendment No. 3

This Amendment/Change is effective this July 18, 2022, (the “Effective Date”) between GHD Consulting Services Inc. (hereinafter “GHD”) and the City of Watertown, NY (hereinafter “Client”). In consideration of the mutual promises set forth herein, GHD and Client agree to modify the project details for the Original Agreement between GHD and Client referenced herein.

### Project details

<b>Project name:</b>	WOTS Manhole Rehabilitation – Phase 1	<b>Project number:</b>	12576371
<b>Effective Date of Original Agreement:</b>	November 20, 2018	<b>Project Manager:</b>	Jon Putnam, PE

### Description of proposed change:

#### Amendment No.3- Bid And Construction Phase Engineering Services

Assist Owner with Bid and Construction Phase Engineering Services for the project.

##### Bid Phase Services

1. Prepare bid advertisement and submit to City for publishing and public notice.
2. Provide Owner an electronic version of the construction contract documents. Engineer will provide and coordinate distribution of contract documents to prospective bidders.
3. Respond to technical questions submitted by plan holders during bid period.
4. Issue construction contract addenda, as needed.
5. Review bid proposals, as received by Owner.
6. Canvass bid totals.
7. Prepare letter summarizing bid results and submit to Owner.
8. Assist Owner with issuing Notice of Award and Notice to Proceed of Construction Contract

##### Construction Contract Administration Services

1. Attend pre-construction meeting with Owner and Contractor to discuss lines of communications, scope of work, construction schedule and budget.
2. Review shop drawing submissions from Contractor for the proposed materials to be used to construct work, and associated construction works plans.
3. Conduct monthly construction progress meetings with Owner and Contractor. Engineer anticipates two (2) construction progress meetings during the construction period.
4. Respond to any RFI's submitted by the contractor.
5. Review Contractor's Application for Payment on a monthly basis during duration of construction. Make recommendation of payment to the Owner based on work installed and accepted.
6. Perform walk-through inspection of work upon Contractor's request for Substantial Completion. Develop list of items to be completed by Contractor after inspection. Issue Certificate of Substantial Completion to Contractor, including a List of Items to be completed (punch list) prior close-out of construction contract.

### **Resident Project Representative (RPR)**

Perform on-site part-time construction observations of the work to include the following tasks:

1. Periodically observe daily work performed by Contractor during construction of the project. This work includes underground rehabilitation construction work, installations, witness of testing, compaction, and site restoration. Intent is to perform construction observation during rehabilitation construction of buried infrastructure, including preparation of manholes to receive rehabilitation work, and to verify construction quantities of work installed (all unit price work).
2. Generate daily field/quantity reports, construction progress photos, and required testing forms to document work was constructed in substantial conformance with the approved plans and specifications.
3. Perform substantial and final completion reviews of the work.

A total of 180-hours has been budgeted for part-time RPR task.

### **Post Construction and Contract Closeout**

1. Review Contractor provided record document information, test reports, and final payment application and associated close out documents.
2. Provide Owner with digital copy of contract close-out documents.

### **Period of Service**

The above engineering services will follow the target dates below:

Task	Dates
Bid Phase	July 2022 through August 2022
Construction Contract Administration	September 2022 through May 2023
Resident Project Representative	October 2022 through May 2023
Post Construction/Contract Closeout	June 2023 through July 2023

Note:

- Above dates are based on authorization to proceed with engineering services the week of July 19, 2022.

### **Payment to Engineer**

The above scope of services will be completed for a total fee of \$36,500, based on the following breakdown of tasks.

Scope/Task No.	Fee Type	Fee
1. Bid Phase Services	Hourly	\$5,300
2. Construction Contract Administration	Hourly	\$8,600
3. Resident Project Representative (RPR)	Hourly	\$21,400
4. Post Construction / Contract Close-out	Hourly	\$1,200
<b>Total</b>		<b>\$36,500</b>

Notes:

- Above fees include all labor, and associated expenses.
- Outside funding source coordination not anticipated.
- Appropriate adjustment of fees will be necessary if project delays occur due to supply chain issues.



**Current budgeted effort**      \$16,500

**Current completion date:**      June 3, 2022

**This change (variation)**      \$36,500

**Revised budgeted effort total**      \$53,000

**Revised completion date:**      July 2023

**In witness whereof**, GHD and Client have caused this Agreement to be executed by their duly authorized representatives as of the Effective Date.

**GHD**

GHD Consulting Services Inc.



-----  
Kevin Castro, PE  
Principal  
July 13, 2022

**Client**

City of Watertown

-----  
Kenneth Mix  
City Manager  
[date]

Res No. 7

July 26, 2022

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 1008 Glen Street, Parcel Number 09-12-102.100 from Residence B to Commercial Will Not Have a Significant Impact on the Environment

At its July 12, 2022 meeting, the City Planning Board defeated a motion to recommend that the City Council change the approved zoning classification of 1008 Glen Street, Parcel Number 09-12-102.100 from Residence B to Commercial. The City Council has scheduled a public hearing on the request for 7:15 p.m. on Monday, August 1, 2022.

The City Council must complete Part 2, and Part 3 if necessary, of the Short Environmental Assessment Form (EAF) 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 1008 Glen Street, Parcel Number 09-12-102.100 From Residence B to Commercial Will Not Have a Significant Impact on the Environment

Council Member HICKEY, Patrick J.

Council Member OLNEY III, Clifford G.

Council Member PIERCE, Sarah V.C.

Council Member RUGGIERO, Lisa A.

Mayor SMITH, Jeffrey M.

Total .....

YEA	NAY

***Introduced by***

WHEREAS the City Council of the City of Watertown, New York, has before it an Ordinance to change the approved zoning classification of 1008 Glen Street, Parcel Number 09-12-102.100 From Residence B to Commercial 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 constitutes 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 (al), and

WHEREAS there are no other involved agencies for SEQRA review as that term is defined in 6NYCRR Section 617.2 (t), 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 1 of a Short Environmental Assessment Form has been prepared by the applicant, a copy of which is attached and made part of this Resolution,

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.

# RESOLUTION

Page 2 of 2

Finding that Changing the Approved Zoning Classification of 1008 Glen Street, Parcel Number 09-12-102.100 From Residence B to Commercial Will Not Have a Significant Impact on the Environment

Council Member HICKEY, Patrick J.

Council Member OLNEY III, Clifford G.

Council Member PIERCE, Sarah V.C.

Council Member RUGGIERO, Lisa A.

Mayor SMITH, Jeffrey M.

Total .....

YEA	NAY

2. The Mayor of the City of Watertown is authorized to execute Part 3 of 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: <div style="text-align: center; font-family: cursive; font-size: 1.2em;">BELLANGER ZONE CHANGE</div>			
Project Location (describe, and attach a location map): <div style="text-align: center; font-family: cursive; font-size: 1.2em;">1008 GLEN STREET</div>			
Brief Description of Proposed Action: <div style="text-align: center; font-family: cursive; font-size: 1.1em;">OWNER WISHES TO HAVE P.N. 912102.100 (1008 GLEN STREET) REZONED FROM RESIDENCE B DISTRICT TO A COMMERCIAL DISTRICT. THIS PARCEL ADJUTS A PARCEL PREVIOUSLY APPROVED COMMERCIAL IN 2018. THE SUBJECT PARCEL IS CURRENTLY VACANT.</div>			
Name of Applicant or Sponsor: <div style="text-align: center; font-family: cursive; font-size: 1.1em;">JOHN BELLANGER</div>		Telephone: <div style="text-align: center; font-family: cursive; font-size: 1.1em;">315-778-4037</div> E-Mail: <div style="text-align: center; font-family: cursive; font-size: 1.1em;">BT20197@GMAIL.COM</div>	
Address: <div style="text-align: center; font-family: cursive; font-size: 1.1em;">20195 NYS ROUTE 3</div>			
City/PO: <div style="text-align: center; font-family: cursive; font-size: 1.1em;">WATERTOWN</div>		State: <div style="text-align: center; font-family: cursive; font-size: 1.1em;">N.Y.</div>	Zip Code: <div style="text-align: center; font-family: cursive; font-size: 1.1em;">13601</div>
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 checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<div style="text-align: center; font-family: cursive; font-size: 1.1em;">0.206</div> acres	
b. Total acreage to be physically disturbed?		<div style="text-align: center; font-family: cursive; font-size: 1.1em;">0.206</div> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<div style="text-align: center; font-family: cursive; font-size: 1.1em;">0.449</div> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input checked="" type="checkbox"/> Urban</div> <div style="width: 50%;"><input type="checkbox"/> Rural (non-agriculture)</div> <div style="width: 50%;"><input type="checkbox"/> Industrial</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Commercial</div> <div style="width: 50%;"><input type="checkbox"/> Residential (suburban)</div> <div style="width: 50%;"><input type="checkbox"/> Forest</div> <div style="width: 50%;"><input type="checkbox"/> Agriculture</div> <div style="width: 50%;"><input type="checkbox"/> Aquatic</div> <div style="width: 50%;"><input type="checkbox"/> Other(Specify):</div> <div style="width: 50%;"><input type="checkbox"/> Parkland</div> </div>			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action? <i>SCHOOL BUSING</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: <i>NA</i>	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: <i>NA</i>	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

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?”

	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
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: 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)

**PRINT FORM**



To: The Honorable Mayor and City Council

From: Brian Phelps, City Assessor

Subject: Settling Proceeding to Review Real Property Assessment Challenge at 301 Arsenal St., Watertown, NY 13601, Parcel No. 10-03-121.000

The proposed settlement seeks to settle four years of assessment challenges for the former Rite Aid property on the corner of Arsenal and Massey Streets from 2016 – 2019. In addition, the plaintiff agrees to discontinue their three years of challenges for the former Rite Aid property at 842 State St.

The settlement calls for reductions and subsequent refunds to the Arsenal St property for the 2016, 2017 & 2018 roll years. A total refund of City taxes of \$9,479.67 has been calculated and will be due following settlement.

This resolution is presented in an open meeting with prior public notice in order to allow for immediate action and to comply with newly enacted provisions of the Open Meetings Law. If there are questions or concerns in regard to negotiation or strategies used in arriving at this settlement, I respectfully ask that those conversations be held in executive session so as not to endanger our ability to negotiate this and future settlements.

**RESOLUTION**

Page 1 of 2

Settling Proceeding to Review  
Real Property Assessment Challenge at  
301 Arsenal St, Watertown, NY 13601  
Parcel No. 10-03-121.000

Council Member HICKEY, Patrick J.

Council Member OLNEY III, Clifford G.

Council Member PIERCE, Sarah V.C.

Council Member RUGGIERO, Lisa A.

Mayor SMITH, Jeffrey M.

YEA	NAY

***Introduced by:***

Total .....

WHEREAS, certain premises previously owned by 909 Ave T. LLC, in the City of Watertown at 301 Arsenal St, Parcel No.: 10-03-121.000 is assessed for the following years:

2016 – 2019 Parcel #: 10-03-121.000          \$2,234,000

and,

WHEREAS, proceedings were instituted in the Supreme Court to review the assessments for tax years 2016, 2017, 2018 & 2019, and

WHEREAS, the parties have agreed that the assessment for the following years shall be reduced and set as:

2016	Parcel #: 10-03-121.000	\$1,840,000
2017	Parcel #: 10-03-121.000	\$1,840,000
2018	Parcel #: 10-03-121.000	\$1,900,000
2019	Parcel #: 10-03-121.000	\$2,234,000

and,

WHEREAS, as part of the settlement the plaintiff also agrees to discontinue the assessment challenges for years 2016, 2017 & 2018 for property located at 842 State St, Parcel 12-06-326.000 and,

WHEREAS, a compromise and settlement of the aforesaid proceedings upon the above basis is deemed in the best interest of the City,

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Watertown, New York that the City attorneys of the City of Watertown be and are hereby authorized,

**RESOLUTION**

Page 2 of 2

Settling Proceeding to Review  
Real Property Assessment Challenge at  
301 Arsenal St, Watertown, NY 13601  
Parcel No. 10-03-121.000

Council Member HICKEY, Patrick J.

Council Member OLNEY III, Clifford G.

Council Member PIERCE, Sarah V.C.

Council Member RUGGIERO, Lisa A.

Mayor SMITH, Jeffrey M.

Total .....

YEA	NAY

empowered and directed to enter into a formal Stipulation & Order of the aforesaid proceedings with plaintiff's counsel on the following terms and conditions:

- The total assessment of the subject property shall be set for the following years as follows:
 

2016	\$1,840,000
2017	\$1,840,000
2018	\$1,900,000
2019	\$2,234,000
- That the above adjustment may result in rebates for taxes paid in excess of the amounts that would have been due based on the adjusted assessments.
- That an Order of the Supreme Court shall be made and entered settling the aforesaid proceeding to review said assessment without costs to either party as against the other and upon the terms and conditions set forth above, and

BE IT FURTHER RESOLVED, that the City Assessor and all other municipal officers, agents or employees be and they hereby are directed to do such acts and things as may be necessary to give full force and effect to the aforesaid settlement, and

BE IT FURTHER RESOLVED, this Resolution shall take effect immediately.

***Seconded by:***

Ord. No 1

July 20, 2022

To: The Honorable Mayor and City Council

From: James E. Mills, City Comptroller

Subject: Bond Ordinance – Water Treatment Plant Roof Replacements

Included in the Fiscal Year 2022-23 Capital Budget was the replacement of the pumphouse roof and the process complex building roof at a combined estimated cost of \$600,000. City staff is looking to commence work on these projects but before they may do so the funding source needs to be approved.

Accordingly, a bond ordinance in the amount of \$600,000 has been prepared for City Council consideration to finance the project.

**ORDINANCE**

Page 1 of 6

An Ordinance Authorizing the Issuance  
Of \$600,000 Bonds of the City of Watertown,  
Jefferson County, New York, to Pay the Cost  
Of the Replacement of the Roofs at the City's  
Water Treatment Plant, in and for Said City

Council Member HICKEY, Patrick J.

Council Member OLNEY III, Clifford G.

Council Member PIERCE, Sarah V.C.

Council Member RUGGIERO, Lisa A.

Mayor SMITH, Jeffrey 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 on August 1, 2022, 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 \_\_\_\_\_, who moved its adoption, seconded by \_\_\_\_\_, to wit:

BOND ORDINANCE DATED AUGUST 1, 2022.

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 (the "City"), as follows:

Section 1. For the class of objects or purposes of paying the cost of the replacement of the roofs at the City's Water Treatment Plant, including incidental expenses in connection therewith, there are hereby authorized to be issued \$600,000 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 class of objects or purposes is \$600,000 and that the plan for the financing thereof is by the

**ORDINANCE**

Page 2 of 6

An Ordinance Authorizing the Issuance  
Of \$600,000 Bonds of the City of Watertown,  
Jefferson County, New York, to Pay the Cost  
Of the Replacement of the Roofs at the City's  
Water Treatment Plant, in and for Said City

Council Member HICKEY, Patrick J.

Council Member OLNEY III, Clifford G.

Council Member PIERCE, Sarah V.C.

Council Member RUGGIERO, Lisa A.

Mayor SMITH, Jeffrey M.

Total .....

YEA	NAY

issuance of the \$600,000 bonds of said City authorized to be issued pursuant to this bond ordinance.

Section 3. It is hereby determined that the period of probable usefulness of the aforesaid class of objects or purposes is forty years, pursuant to subdivision one 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 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.

Section 6. Such bonds shall be in fully registered form and shall be signed in the name of the City 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 the City Comptroller 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, the City Comptroller 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.

**ORDINANCE**

Page 3 of 6

An Ordinance Authorizing the Issuance  
Of \$600,000 Bonds of the City of Watertown,  
Jefferson County, New York, to Pay the Cost  
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Water Treatment Plant, in and for Said City

Council Member HICKEY, Patrick J.

Council Member OLNEY III, Clifford G.

Council Member PIERCE, Sarah V.C.

Council Member RUGGIERO, Lisa A.

Mayor SMITH, Jeffrey M.

Total .....

YEA	NAY

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 the sole discretion of the City Comptroller, 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 class of objects or purposes 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. The authorization in this Section 9 shall also extend to any other bonds or notes authorized to finance improvements to the Water Treatment Plant, including the \$3,000,000 obligations authorized July 18, 2022 for this purpose.

Section 10. The intent of this ordinance 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 Council.

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 the 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

**ORDINANCE**

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An Ordinance Authorizing the Issuance  
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Jefferson County, New York, to Pay the Cost  
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Council Member HICKEY, Patrick J.

Council Member OLNEY III, Clifford G.

Council Member PIERCE, Sarah V.C.

Council Member RUGGIERO, Lisa A.

Mayor SMITH, Jeffrey M.

Total .....

YEA	NAY

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. This ordinance shall constitute a statement of official intent for purposes of Treasury Regulations Section 1.150-2. Other than as specified in this ordinance, 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.

Section 13. 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 ordinance 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 14. This ordinance, which takes effect immediately, shall be published in full in summary in the Watertown Daily Times, the official newspaper, together with a notice of the City Clerk in substantially the form provided in Section 81.00 of the Local Finance Law.

Unanimous consent moved by \_\_\_\_\_, seconded by \_\_\_\_\_, with all voting "AYE".

The question of the adoption of the foregoing ordinance was duly put to a vote on roll call, which resulted as follows:

_____	VOTING	_____
_____	VOTING	_____
_____	VOTING	_____
_____	VOTING	_____
_____	VOTING	_____



**ORDINANCE**

Page 5 of 6

An Ordinance Authorizing the Issuance  
Of \$600,000 Bonds of the City of Watertown,  
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Council Member HICKEY, Patrick J.

Council Member OLNEY III, Clifford G.

Council Member PIERCE, Sarah V.C.

Council Member RUGGIERO, Lisa A.

Mayor SMITH, Jeffrey M.

Total .....

YEA	NAY

The ordinance was thereupon declared duly adopted.

\* \* \* \* \*

**APPROVED BY THE MAYOR**

\_\_\_\_\_  
Mayor

August \_\_, 2022.

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

I, the undersigned Clerk of the City of Watertown, Jefferson County, New York, DO  
HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Council of  
said City, including the ordinance contained therein, held on August 1, 2022, with the original  
thereof on file in my office, and that the same is a true and correct transcript therefrom and of the  
whole of said original so far as the same relates to the subject matters therein referred to.

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

I FURTHER CERTIFY that [please check one below]

\_\_\_\_\_ (1) pursuant to Section 103 of the Public Officers Law (Open Meetings Law), said  
meeting was open to the general public, or

\_\_\_\_\_ (2) said meeting was held remotely by conference call, video conference, or other  
similar means in accordance with the requirements set forth in Chapter 417 of the Laws of 2021.

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:

**ORDINANCE**

Page 6 of 6

An Ordinance Authorizing the Issuance  
Of \$600,000 Bonds of the City of Watertown,  
Jefferson County, New York, to Pay the Cost  
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Council Member HICKEY, Patrick J.

Council Member OLNEY III, Clifford G.

Council Member PIERCE, Sarah V.C.

Council Member RUGGIERO, Lisa A.

Mayor SMITH, Jeffrey M.

Total .....

YEA	NAY

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 Notice 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 August \_\_\_\_, 2022.

\_\_\_\_\_  
City Clerk

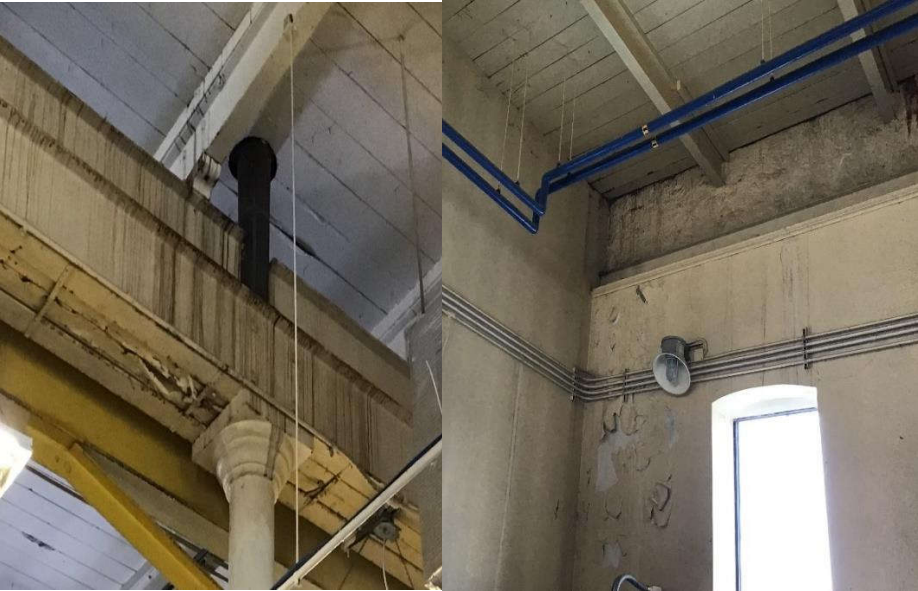
(CORPORATE SEAL)

*Seconded by* \_\_\_\_\_

FISCAL YEAR 2022-2023  
CAPITAL BUDGET  
FACILITY IMPROVEMENTS  
PURIFICATION

PROJECT DESCRIPTION	COST
<p>Process Complex Building Roof Replacement</p> <p>The flat sections that are cover with EDPM membrane roof. The current roof was installed in the early 2000's. The roof has developed some ponding and small leaks have developed. The flat sections are approximatly 13,200 sqft.</p>  <p>Funding to support this project will be from a 10-year serial bond with Fiscal Year 2023-24 debt service of \$51,000.</p>	<p>\$400,000</p>
<b>TOTAL</b>	<b>\$400,000</b>

FISCAL YEAR 2022-2023  
CAPITAL BUDGET  
FACILITY IMPROVEMENTS  
PURIFICATION

PROJECT DESCRIPTION	COST
<p><b>Pumphouse Roof Replacement</b></p> <p>The flat sections that are cover with EDPM membrane roof. The current roof was installed in the early 2000's and has developed leaks. The flat sections are approximatly 7200 sqft.</p>   <p>Funding to support this project will be a 10-year serial bond with Fiscal Year 2023-24 debt service of \$25,500.</p>	<p><b>\$200,000</b></p>
<b>TOTAL</b>	<b>\$200,000</b>

Public Hearing 7:15 p.m.

July 26, 2022

To: The Honorable Mayor and City Council

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

Subject: Changing the Approved Zoning Classification of 1008 Glen Street, Parcel Number 09-12-102.100 from Residence B to Commercial

John Bellanger has submitted a request to change the approved Zoning Classification of 1008 Glen Street, Parcel Number 09-12-102.100 from Residence B to Commercial.

The Planning Board reviewed the request at its July 12, 2022, meeting and defeated a motion to recommend that City Council change the approved zoning classification as requested. Attached is the complete zone change application, Staff's report to the Planning Board and the relevant excerpt from the Planning Board's meeting minutes.

In addition to the original application materials, Mr. Bellanger has submitted a letter and proposed site plan as supplemental information for the City Council's consideration. The site plan shows a preliminary layout for a new commercial building, parking area and a driveway for egress across the subject parcel.

The ordinance attached for City Council consideration changes the approved zoning classification of 1008 Glen Street. The City Council has scheduled a public hearing on the zone change request for 7:15 p.m. on Monday, August 1, 2022. After the public hearing, the City Council must approve the SEQRA resolution before voting on the attached ordinance.

**ORDINANCE**

Page 1 of 1

Changing the Approved Zoning  
Classification of 1008 Glen Street,  
Parcel Number 09-12-102.100 from  
Residence B to Commercial

Council Member HICKEY, Patrick J.

Council Member OLNEY III, Clifford G.

Council Member PIERCE, Sarah V.C.

Council Member RUGGIERO, Lisa A.

Mayor SMITH, Jeffrey M.

Total .....

YEA	NAY

***Introduced by***

BE IT ORDAINED where John Bellanger 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 1008 Glen Street, Parcel Number 09-12-102.100 from Residence B to Commercial and

WHEREAS the Planning Board of the City of Watertown considered the zone change request at its July 12, 2022, meeting and defeated a motion recommending that City Council change the approved zoning classification as requested, and

WHEREAS the Jefferson County Planning Board was scheduled to consider the zone change at its meeting held on July 26, 2022 pursuant to General Municipal Law Section 239-m, and

WHEREAS a public hearing was held on the proposed zone change on August 1, 2022, 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 1008 Glen Street, Parcel Number 09-12-102.100 shall be changed from Residence B to Commercial, 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***



# MEMORANDUM

CITY OF WATERTOWN, NEW YORK  
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
245 WASHINGTON STREET, ROOM 305, WATERTOWN, NY 13601  
PHONE: 315-785-7741 – FAX: 315-785-7829

TO: Planning Board Members

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

SUBJECT: Zone Change – 1008 Glen Street

DATE: July 7, 2022

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**Request:** To Change the Approved Zoning Classification of 1008 Glen Street, Parcel Number 09-12-102.100 from Residence B to Commercial

**Applicant:** John Bellanger

**Owner(s):** John Bellanger

**SEQRA:** Unlisted

**County review:** Yes

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**Comments:** The applicant seeks to rezone the subject parcel from Residence B to Commercial to provide egress from the rear of the parcel at 1015 Arsenal Street.

The applicant purchased the 1015 Arsenal Street parcel in 2018, with the intent to construct a new building and open a commercial business. Since purchasing the parcel, the applicant has not been able to move forward with construction because the Arsenal Street parcel does not have driveway access. The previous owners shared a driveway with 1019 Arsenal Street, however that agreement is no longer in place. The property at 1015 Arsenal Street is too narrow to provide a driveway that can provide both ingress and egress to the parcel.

In order to provide safe egress from 1015 Arsenal Street, the applicant purchased 1008 Glen Street with the plan to create a one-way driveway through his parcels, from 1015 Arsenal Street to 1008 Glen Street. However, the 1008 Glen Street parcel is currently zoned Residence B, and per Section 310-54 of the City's Zoning Ordinance "No driveway or other means of access for vehicles, other than a public street, shall be maintained or used in any Residence District for the servicing of any allowable use located in a Neighborhood Business, Limited Business, Commercial, Light Industrial, Heavy Industrial District or Planned Development District." In order to access the 1015 Arsenal Street parcel, which is zoned Commercial, the applicant must rezone the 1008 Glen Street parcel from Residence B to Commercial.



**Existing Conditions:** Presently, the parcels that front on Glen Street are all zoned Residence B, along with parcels at the rear of the block, along both Dorsey Street and Duffy Street. While changing the zoning of 1008 Glen Street will not be considered spot zoning, as it abuts with other commercial zoned parcels along Arsenal Street, it will be the only non-residentially zoned parcel on Glen Street.

**Future Plans:** As discussed above, the applicant currently owns the parcel to the rear of 1008 Glen Street, located at 1015 Arsenal Street. Because the Arsenal Street parcel does not have enough width to support a driveway that would allow both ingress and egress to the site, in order to develop the parcel, the applicant proposes to use 1008 Glen Street as an egress from 1015 Arsenal Street. While plans for development have not yet been finalized, the applicant proposes to construct a building at 1015 Arsenal Street for a commercial use.

**Zoning and the Comprehensive Plan:** The City's adopted Comprehensive Plan recommends the entire block as Commercial Corridor, which is described in the plan as follows:

*Commercial Corridor: "As opposed to Coffeen, Washington and State Streets, Arsenal Street from the western edge of downtown west toward Interstate 81 is primarily commercial and serves a much broader regional population. Arsenal Street is also a high volume arterial road, carrying 30,000 vehicles per day into the City from Interstate 81. As the regional retail center for the North Country, Arsenal Street provides a land area capable of higher density commercial and retail uses including modestly sized franchise companies. Parking is generally in front of these buildings and signage is prominent. While the desire is to maintain this land use, a higher standard of design to create a uniform/uncluttered look is anticipated. This can be accomplished with good site design and sign standards. Sidewalks, bike lanes, and transit stops should also be integrated in the design."*

While the new Zoning Ordinance has not yet been finalized and is still in draft form, the Zoning Re-Write committee realized that after taking a closer look at the neighborhoods on Dorsey Street, Glen Street and Duffy Street, that they were more residential in nature than commercial. Currently, the draft zoning map proposes to maintain the residential zoning that currently exists on these streets.

**Other:** As noted above, this project requires review by the Jefferson County Planning Board, pursuant to General Municipal Law, Section 239-m. The County Planning Board will review the application at its July 26, 2022, meeting.

**SEQR:** The applicant has submitted separate State Environmental Quality Review (SEQR) Short Environmental Assessment Forms (EAF) with the Zone Change. The City Council, as the lead agency, will need to complete a single Part 2 of an EAF and make a determination of significance.

cc: City Council Members

Michael Delaney, City Engineer

John Bellanger, 20195 State Route 3, Watertown, NY 13601





# CITY OF WATERTOWN, NEW YORK

## CITY PLANNING BOARD

ROOM 305, WATERTOWN CITY HALL  
245 WASHINGTON STREET  
WATERTOWN, NEW YORK 13601-3380  
(315) 785-7741

MEETING: July 12, 2022

**PRESENT:**

Larry Coburn, Planning Board Chair  
T.J. Babcock  
Linda Fields  
Neil Katzman  
Michael Pierce

**ALSO:**

Michael A. Lumbis, Planning and  
Community Development Director  
Jennifer Voss, Senior Planner  
Gertrude Karris, Secretary

**ABSENT:**

Michelle Capone

Planning Board Chair, Larry Coburn, called the July 12, 2022, Planning Board meeting to order at 3:00 p.m. Mr. Coburn then asked for a motion regarding the Minutes from the June 7, 2022, Planning Board Meeting.

Ms. Fields made a motion to approve the minutes as written. Mr. Pierce seconded the motion, and all voted in favor.

### **ZONE CHANGE – 1008 GLEN STREET, PARCEL NUMBER 09-12-102.100 RESIDENCE B TO COMMERCIAL**

The Planning Board then considered a request to change the approved zoning classification of 1008 Glen Street, Parcel Number 09-12-102.100, submitted by John Bellanger. The applicant seeks to rezone the subject parcel from Residence B to Commercial to provide egress from the rear of the adjoining parcel at 1015 Arsenal Street.

Chairperson Coburn asked Mr. Bellanger to address the board and explain his reasons for requesting this change in zoning.

Mr. Bellanger explained that he purchased the vacant lot at 1015 Arsenal Street, in 2018. The previous owner had shared a driveway with the neighboring property at 1019 Arsenal Street; this agreement is no longer in place. 1015 Arsenal Street is too narrow to allow for a driveway with both ingress and egress, according to the NYS DOT. Mr. Bellanger said he purchased 1008 Glen Street which adjoins the Arsenal Street property and is zoned Residence B. Mr. Bellanger said he is requesting that the Glen Street property be rezoned Commercial, so he can establish a one-way driveway, running from the Arsenal Street entrance to the Glen Street exit; this would allow him to build a commercial building with adequate ingress and egress.

Mr. Bellanger stated he would install signs indicating that the Glen Street driveway is not an entrance and that cars must turn left upon exit and use Dorsey St. to return to Arsenal Street.

The Planning Board reviewed the Planning Department memorandum. Chairperson Coburn asked the applicant how a building could be built on a lot only 54 feet wide, when 25 feet would be driveway. Mr. Bellanger stated "it would be set back in."

Board member Linda Fields expressed her concern that commercial business is encroaching on a residential neighborhood; the Zoning Rewrite Committee has discussed this neighborhood and intends to keep it zoned residential. Ms. Fields also noted additional commercial development would create a traffic problem.

Mr. Bellanger stated he plans to put in the deed that no commercial construction, other than the driveway, can happen on this parcel.

Mr. Coburn stated the board did not have enough information to recommend a zoning change. Mr. Bellanger stated he needed to know if he had ingress and egress before he could have professional plans drawn up.

Board Member Neil Katzman stated he would recommend the board have a complete set of plans before they consider the possibility of rezoning this parcel. Additionally, he is concerned about commercial encroachment that does not benefit the community.

Discussion ensued regarding the cost and need for professionally drawn plans. Planning Board member Michael Pierce also noted that Mr. Bellanger should describe the possible use for the property as well as the amount of traffic that would be generated.

Chairperson Coburn opened the floor to comments. Mr. Rejean Roux of 18183 Hickory Lane in the Town of Watertown stated that he sold the property to Mr. Bellanger, intending that the residential property would remain residential.

Chris Williams of 142 Dorsey Street, which is on the corner of Glen Street and Dorsey Street said he is concerned that the traffic will go over his lawn when they are turning the corner. He states Glen Street is only 12 feet wide and delivery trucks from The Mustard Seed currently make that turn and drive over his lawn.

Doris Olin, who is the owner of 1019 Arsenal Street, stated that she is totally against changing the zoning. Ms. Olin also stated that there are 6-7 lots off Glen Street, not two as Mr. Bellanger had reported earlier.

Ms. Fields disclosed to the board that she is a good friend of Ms. Olin.

Mr. Katzman also disclosed to the board that he was involved in a real estate transaction with Mr. Bellanger and Mr. Simao, several years ago.

The Board then discussed how to proceed and whether they should table the application or vote against it. Mr. Lumbis advised that if the Board wanted to vote against the zone change they should make a motion in the affirmative (to recommend approving the zone change) and then vote no.



**Department of Planning**

175 Arsenal Street  
Watertown, NY 13601

Michael J. Bourcy  
Director of Planning

(315) 785-3144  
(315) 785-5092 (Fax)

July 27, 2022

Jennifer Voss, Senior Planner  
City of Watertown  
245 Washington St.  
Watertown, NY 13601

Re: John Bellanger, Zoning Map Amendment, 1008 Glen Street, JCDP File # C 5 - 22

Dear Jen,

On July 26, 2022, 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 therefore is of local concern only.

During the review, the County Planning Board noted New York State City Law requires zoning amendments to be made in accordance with a Comprehensive Plan. While the current plan indicates a commercial designation for the entire block, a proposed zoning map update being discussed as part of the Zoning Law update calls for a residential zoning designation for this area. The City should determine which designation is most appropriate for this area.

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,

















Sara Freda  
Community Development Coordinator

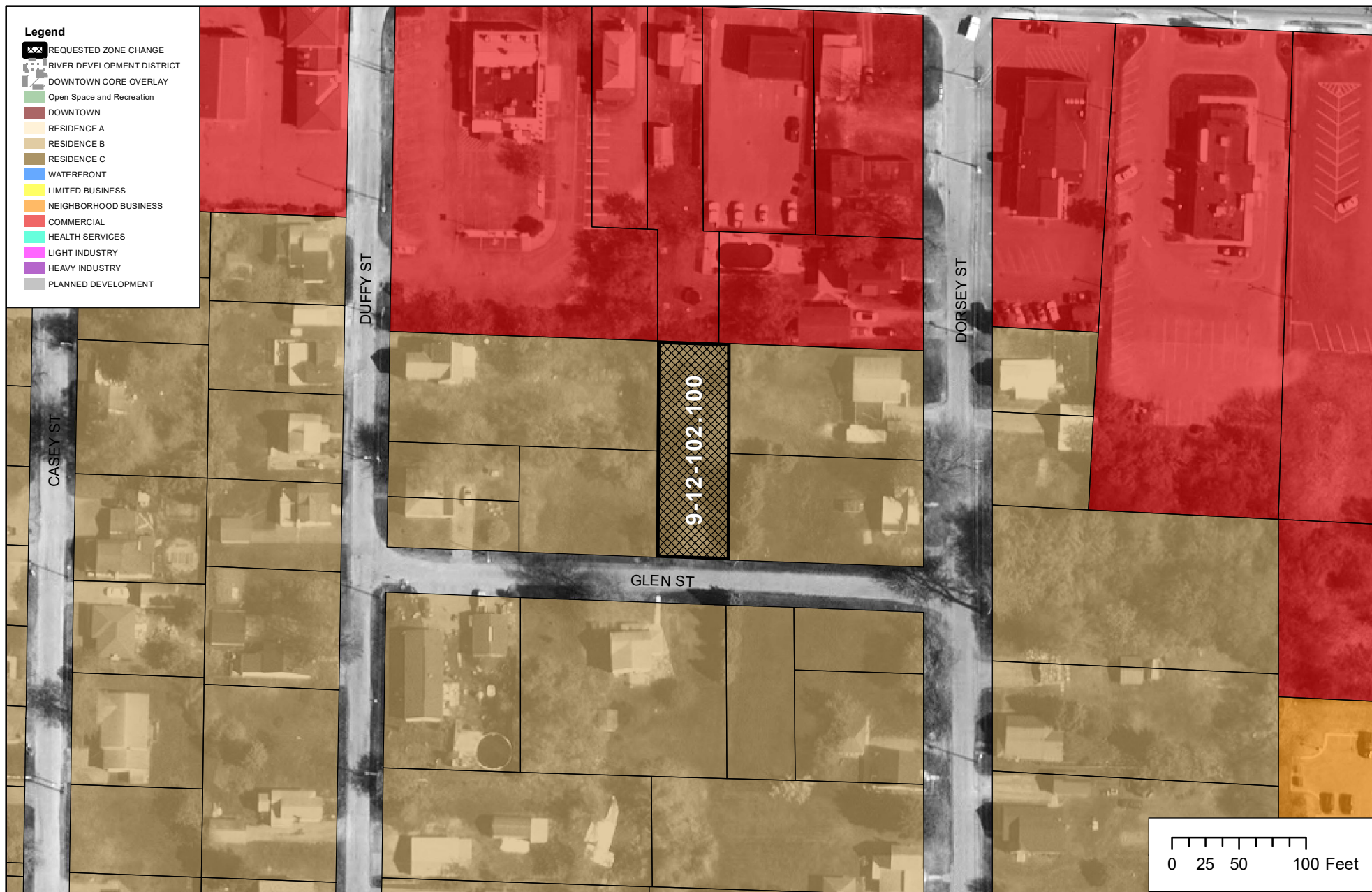
Ms. Fields then made a motion recommending that the City Council approve the zone change request submitted by John Bellanger, to change the approved zoning classification of 1008 Glen Street, Parcel Number 9-12-102.100 from Residence "B" to Commercial.

Neil Katzman seconded the motion and all members voted no. The motion did not pass.

At 3:26p.m., Ms. Fields moved to adjourn the Planning Board meeting. Mr. Katzman seconded the motion. All voted in favor.

# Legend

-  REQUESTED ZONE CHANGE
-  RIVER DEVELOPMENT DISTRICT
-  DOWNTOWN CORE OVERLAY
-  Open Space and Recreation
-  DOWNTOWN
-  RESIDENCE A
-  RESIDENCE B
-  RESIDENCE C
-  WATERFRONT
-  LIMITED BUSINESS
-  NEIGHBORHOOD BUSINESS
-  COMMERCIAL
-  HEALTH SERVICES
-  LIGHT INDUSTRY
-  HEAVY INDUSTRY
-  PLANNED DEVELOPMENT



## CITY OF WATERTOWN, NEW YORK GIS DEPARTMENT



ROOM 305B, MUNICIPAL BUILDING  
245 WASHINGTON STREET  
WATERTOWN, NEW YORK 13601

TEL: (315) 785-7793

Drawn By: G.Baxter

Date: 6/27/2022

Requested By: J.Voss

Date:

Scale: As Noted

Map Number:

Revision:

Description of Revision:

Date:

By:



Project:

**ZONE CHANGE MAP**  
(Residence B to Commercial)

Title:

**1008 Glen St**  
(9-12-102.100)



City of Watertown  
**ZONE CHANGE APPLICATION FORM**

City of Watertown, Planning and Community Development Dept.  
245 Washington Street, Room 305, Watertown, NY 13601  
Phone: 315-785-7741 Email: [planning@watertown-ny.gov](mailto:planning@watertown-ny.gov)

Received:

**PROPERTY INFORMATION:**

PROPERTY ADDRESS: 1008 GLEN STREET

TAX PARCEL NUMBER(S): 9-12-102.100

CURRENT ZONING DISTRICT: RESIDENTIAL VACANT LAND 311 PROPOSED ZONING DISTRICT: COMMERCIAL

**APPLICANT INFORMATION:**

APPLICANT NAME: JOHN BELLANGER

APPLICANT MAILING ADDRESS: 20195 STATE ROUTE 3

WATERTOWN, NEW YORK 13601

PHONE NUMBER: 315-778-4037 E-MAIL: ET20197@GMAIL.COM

**PROPERTY OWNER INFORMATION (if different from applicant):**

PROPERTY OWNER NAME:

PROPERTY OWNER MAILING ADDRESS (if different from subject parcel):

PHONE NUMBER: E-MAIL:

**CHECKLIST (please include all of the following in addition to this application form):**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Cover Letter*                 | <input checked="" type="checkbox"/> Tax Map with subject parcel highlighted*             |
| <input checked="" type="checkbox"/> Site Drawing (if applicable)* | <input type="checkbox"/> State Environmental Quality Review (SEQR) form*                 |
| <input checked="" type="checkbox"/> Metes and Bounds description  | <input type="checkbox"/> Written Support of Adjoining Property Owners (if applicable)    |
| <input checked="" type="checkbox"/> \$125 application fee*        | <input checked="" type="checkbox"/> Electronic Copy of Entire Submission (PDF Preferred) |

\*See appendices for further information

Applicant Signature: John Bellanger Date: 06/21/2022

Property Owner Signature (if different) \_\_\_\_\_ Date: \_\_\_\_\_

7/31/2020

John Bellanger  
20195 State Route 3  
Watertown, New York 13601  
June 21, 2022

TO; City of Watertown, New York  
RE: Cover Letter for Zoning Change of Parcel ID: 9-12-102.100  
ATTN: City Planning Department and the City Council

Dear Sirs and Madams:

I purchased a house located at 1015 Arsenal Street in 2018. The property is zoned Commercial. The house was in poor condition, and it contained asbestos. The house was razed in accordance with all applicable laws that same year with the intent of constructing a commercial building on the property. The new construction would, of course, provide temporary construction jobs and future jobs for workers who would become employees housed within that new building. However, my path of actually achieving that goal has been stymied several times.

I have owned that parcel of real property for more than four years now. That parcel of land shares a driveway with the adjacent property to the west, which is 1019 Arsenal Street. My parcel and that neighboring parcel have equally narrow road frontages of 41.25 feet; thus, the reason for the shared driveway. Arsenal Street is a State roadway, so New York State dictates and regulates what occurs along that roadway. Shortly after I purchased 1015 Arsenal Street, I contacted the owner of 1019 Arsenal Street, who does not reside at that property, and I asked permission to construct a new driveway which, understandably, is a requirement of NYS, and that driveway would butt up to and become a portion of the ingress/egress of a new parking lot. I also told the owner of 1019 Arsenal Street that I would bear the full expense of all of the construction of the new driveway, that we would work around her needs while the driveway was under construction, and that I would fully maintain it as well. The owner of that property refused to work with me at all regarding a new driveway, and to this day still does. Please see the enclosed text from her phone that she sent me when she refused to accept the new driveway. Some time later, I hired an attorney to speak with that owner about the situation and he told me that owner will never work with me regarding that issue. Please see enclosed, my attorney's emails to me regarding his findings. I have also offered to purchase 1019 Arsenal Street on two separate occasions and the owner has steadfastly refused to sell it to me.

In an attempt to proceed with the construction of my proposed building, I was able to purchase some adjacent property at the rear of my property. However, if I could purchase a parcel of real estate which would provide road frontage to a side street of Arsenal Street, then I could use that road frontage as an egress from my property. New York State has told me that they support that idea. However, I have not been able to purchase any such parcel. I have been in negotiations with one property owner, but the price to purchase that property has changed upwardly several times.

And that brings us to present day. The adjacent real property which I purchased at the rear of my Arsenal Street parcel has road frontage on Glen Street which is a road that runs in parallel with Arsenal Street, however that parcel of real estate is presently zoned residential vacant land, code 311. I ask you to approve a zone change for parcel 9-12-102.100 from residential vacant land to commercial. If you approve the zone change then I can put the engineers and architects to work and begin the process of the construction of a new building on Arsenal Street because that would give my property the egress which is required by New York State. The only commercial construction that I ask for on that parcel if you approve my request is for a driveway egress which would connect my 1015 Arsenal street parking lot to Glen Street. That driveway will only be a one-way egress. There will not be any 2-way traffic. The ingress to the Arsenal Street parking lot will front on Arsenal Street. Furthermore, I will erect two road signs facing Glen Street, one on each side of the driveway, which will read something like, "Not an Entrance, Exit Use Only." On the opposite side of each of those signs which would face the outgoing traffic on that driveway, the signs would read something like, "Left Turn Only," which would direct the outgoing traffic in one direction and to the closest side street, Dorsey, which would take that traffic to Arsenal Street by the shortest path. Only two residences front on Glen Street.

I do not believe that my proposed rezoning is consistent with the City of Watertown's adopted Comprehensive Plan, however, my proposed rezoning asks only that that rezoned parcel be allowed to be used as a driveway with possibly some parking spaces on the southern portion of the rezoned parcel, but no closer than one hundred feet from Glen Street. Nor should the rezoned parcel be used for any future commercial expansion.

Thank you for considering my proposed plan.

Sincerely,

John Bellanger

2 Encls





↑ 9-12-113  
COMMERCIAL PARCEL  
54.88 FEET ↑

PARCEL ID:  
9-12-102.100

DRIVEWAY

↑ TRAFFIC ↓

DRIVEWAY

↑ TRAFFIC ↓

164.86 FEET

BOUNDARY-  
SETBACK  
← 10 FEET →

← BOUNDARY-SETBACK  
10 FEET →

54.88 FEET

GLEN STREET

**PAT A. STORINO**  
PROFESSIONAL LAND SURVEYOR  
storinosurveying@twcny.rr.com

WATERTOWN, N.Y. 13601  
TELEPHONE (315) 408-6555

January 22, 2019

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

**SURVEY BILL---PARCELS C & B COMBINED**

**Job No. 18-052**

ALL THAT TRACT OR PARCEL OF LAND known as 1008 Glen Street and the rear of 122 Dorsey Street and situate in the City of Watertown, County of Jefferson, State of New York being known as Parcel No. 912102 and part of Parcel No. 912117 as designated on the City of Watertown Assessment Maps and being further described as follows:

BEGINNING at a  $\frac{1}{2}$  inch iron pipe set in the northerly street margin of Glen Street at the intersection of the southeast corner of a parcel of land that was conveyed to Rejean & Huguette Roux by deed dated September 10, 1986 (Liber 1038, Page 307) and the southwest corner of a parcel of land (128 Dorsey Street) that was conveyed with other land to Rejean W. Roux by deed dated September 25, 2017 (ID No. 2017-15615);

THENCE from said point of beginning, North 72 degrees 03 minutes 25 seconds West along the northerly street margin of Glen Street, a distance of 54.88 feet to a  $\frac{3}{4}$  inch iron pipe found (7 inches below grade) at the southeast corner of other land that was also conveyed to Rejean & Huguette Roux but by deed dated December 28, 1995 (Liber 1490, Page 33);

THENCE North 15 degrees 37 minutes 31 seconds East along the east line of Roux (Liber 1490, Page 33), and the east line of land that was conveyed to Zhao Hairong & Guanghei Shi by deed dated August 14, 2014 (ID No. 2014-11443), a total distance of 164.78 feet to a  $\frac{3}{4}$  inch iron pipe found at the intersection of the northeast corner of the Hairong/Shi parcel of land and the southeast corner of a 0.94 acre parcel of land that was conveyed to Shi & Gan Properties, LLC by deed dated February 9, 2010 (ID No. 2010-3355) and passing on line at 83.03 feet a wood fence post corner found;

THENCE South 72 degrees 06 minutes 30 seconds East along the division line between 114 Dorsey Street to the north and 122 Dorsey Street to the south, a distance of 54.08 feet to a  $\frac{1}{2}$  inch iron pipe set;

THENCE South 15 degrees 20 minutes 47 seconds West a total distance of 164.86 feet to the point of beginning and passing on line at 81.95 feet a  $\frac{1}{2}$  inch iron pipe set.

CONTAINING 0.206 acres of land more or less (8,971 square feet).

AS SURVEYED BY Patsy A. Storino, Licensed Land Surveyor, on September 4 & October 1, 2018 and being designated as Parcels B & C on a plat titled, "Subdivision Final Plat of 114 Dorsey Street, 122 Dorsey Street, 1008 Glen Street & 1015 Arsenal Street," dated September 27, 2018 and last revised on January 22, 2019.

ALL BEARINGS referenced to magnetic north as observed on March 29, 1994.

SUBJECT TO all rights or restrictions of record.

INTENDING TO better describe and consolidate into one parcel of land the following two (2) conveyances:

- (1)--Parcel B--the rear or westerly part of 122 Dorsey Street that was conveyed with other land by Rejean H. and Huguette B. Roux to Rejean W. Roux by deed dated September 25, 2017 and recorded in the Jefferson County Clerk's Office on October 6, 2017 as Instrument No. 2017-15615 and
- (2)--Parcel C--all of the parcel of land known as 1008 Glen Street that was conveyed by Charles J. Bennett to Rejean and Huguette Roux by deed dated September 10, 1986 and recorded in the Jefferson County Clerk's Office on September 12, 1986 in Liber 1038 of deeds, at Page 307.



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

# 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: <div style="text-align: center; font-family: cursive;">BELLANGER ZONE CHANGE</div>			
Project Location (describe, and attach a location map): <div style="text-align: center; font-family: cursive;">1008 GLEN STREET</div>			
Brief Description of Proposed Action: <div style="text-align: center; font-family: cursive;">OWNER WISHES TO HAVE P.N. 912102.100 (1008 GLEN STREET) REZONED FROM RESIDENCE B DISTRICT TO A COMMERCIAL DISTRICT. THIS PARCEL ADJUTS A PARCEL PREVIOUSLY APPROVED COMMERCIAL IN 2018. THE SUBJECT PARCEL IS CURRENTLY VACANT.</div>			
Name of Applicant or Sponsor: <div style="text-align: center; font-family: cursive;">JOHN BELLANGER</div>		Telephone: <div style="text-align: center; font-family: cursive;">315-778-4037</div> E-Mail: <div style="text-align: center; font-family: cursive;">BT20197@GMAIL.COM</div>	
Address: <div style="text-align: center; font-family: cursive;">20195 NYS ROUTE 3</div>			
City/PO: <div style="text-align: center; font-family: cursive;">WATERTOWN</div>		State: <div style="text-align: center; font-family: cursive;">N.Y.</div>	Zip Code: <div style="text-align: center; font-family: cursive;">13601</div>
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 checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<div style="text-align: center; font-family: cursive;">0.206</div> acres	
b. Total acreage to be physically disturbed?		<div style="text-align: center; font-family: cursive;">0.206</div> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<div style="text-align: center; font-family: cursive;">0.449</div> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input checked="" type="checkbox"/> Urban</div> <div style="width: 50%;"><input type="checkbox"/> Rural (non-agriculture)</div> <div style="width: 50%;"><input type="checkbox"/> Industrial</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Commercial</div> <div style="width: 50%;"><input type="checkbox"/> Residential (suburban)</div> <div style="width: 50%;"><input type="checkbox"/> Forest</div> <div style="width: 50%;"><input type="checkbox"/> Agriculture</div> <div style="width: 50%;"><input type="checkbox"/> Aquatic</div> <div style="width: 50%;"><input type="checkbox"/> Other(Specify):</div> <div style="width: 50%;"><input type="checkbox"/> Parkland</div> </div>			



5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action? <i>SCHOOL BUSING</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: <i>NA</i>	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: <i>NA</i>	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	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"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>JOHN BELLANGER</u> Date: <u>JUNE 21, 2022</u>		
Signature: <u><i>John Bellanger</i></u> Title: <u>OWNER</u>		

**PRINT FORM**

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)

**PRINT FORM**

**WARRANTY DEED**  
**WITH LIEN COVENANT**

THIS INDENTURE, made the 11<sup>th</sup> day of April, Two Thousand Nineteen (2019).

**BETWEEN:**

**REJEAN W. ROUX**  
18183 Hickory Lane  
Watertown, NY 13601

**REJEAN H. and HUGUETTE ROUX**  
226 223 Schley Drive  
Watertown, NY 13601

parties of the first part,

**AND:**

**JOHN M. BELLANGER**  
20195 State Route 3  
Watertown, NY 13601

party of the second part;

**WITNESSETH** that the parties 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 do hereby grant and release unto the party of the second part, his heirs, 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 described in **SCHEDULE "A"** attached hereto and made a part hereof.

**TOGETHER** with the appurtenances and all the estate and rights of the parties 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 parties of the first part covenant as follows:

**First**, that the parties of the first part is seized of said premises in fee simple and have good right to convey the same;

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

**Third**, that the said premises are free from encumbrances, except as aforesaid;

**Fourth**, that the said parties of the first part will forever **Warrant** the title to said premises.

**Fifth**, that, in Compliance with Sec. 13 of the Lien Law, the grantors 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 improvements and will apply the same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose.

**IN WITNESS WHEREOF**, the parties of the first part have executed this deed the day and year first above written.

IN PRESENCE OF

Rejean W Roux  
REJEAN W. ROUX

Rejean H. Roux  
REJEAN H. ROUX

Huguette Roux  
HUGUETTE ROUX

STATE OF NEW YORK :  
COUNTY OF JEFFERSON :  
SS.:

On the 11<sup>th</sup> day of April, 2019, before me, the undersigned, personally appeared **REJEAN W. ROUX**, 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, that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

David B. Geurtsen  
Notary Public

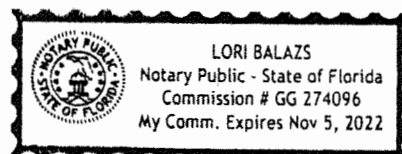
STATE OF FLORIDA :  
COUNTY OF ST. LOUIS :  
SS.:

DAVID B. GEURTSSEN  
Notary Public, State Of New York  
No. 5007898  
Qualified In Jefferson County  
Commission Expires Feb. 8, 2023

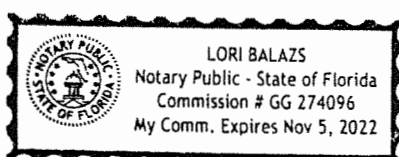
On the 28 day of MARCH, 2019, before me, the undersigned, personally appeared **REJEAN H. ROUX**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Lori Balazs  
Notary Public

STATE OF FLORIDA :  
COUNTY OF ST. LOUIS :  
SS.:



On the 28 day of MARCH, 2019, before me, the undersigned, personally appeared **HUGUETTE ROUX**, 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 she executed the same in her capacity, that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Lori Balazs  
Notary Public

## SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND known as 1008 Glen Street and the rear of 122 Dorsey Street and situate in the City of Watertown, County of Jefferson, State of New York being known as Parcel No. 912102 and part of Parcel No. 912117 as designated on the City of Watertown Assessment Maps and being further described as follows:

BEGINNING at a  $\frac{1}{2}$  inch iron pipe set in the northerly street margin of Glen Street at the intersection of the southeast corner of a parcel of land that was conveyed to Rejean & Huguette Roux by deed dated September 10, 1986 (Liber 1038, Page 307) and the southwest corner of a parcel of land (128 Dorsey Street) that was conveyed with other land to Rejean W. Roux by deed dated September 25, 2017 (ID No. 2017-15615);

THENCE from said point of beginning, North 72 degrees 03 minutes 25 seconds West along the northerly street margin of Glen Street, a distance of 54.88 feet to a  $\frac{3}{4}$  inch iron pipe found (7 inches below grade) at the southeast corner of other land that was also conveyed to Rejean & Huguette Roux but by deed dated December 28, 1995 (Liber 1490, Page 33);

THENCE North 15 degrees 37 minutes 31 seconds East along the east line of Roux (Liber 1490, Page 33), and the east line of land that was conveyed to Zhao Hairong & Guanghei Shi by deed dated August 14, 2014 (ID No. 2014-11443), a total distance of 164.78 feet to a  $\frac{3}{4}$  inch iron pipe found at the intersection of the northeast corner of the Hairong/Shi parcel of land and the southeast corner of a 0.94 acre parcel of land that was conveyed to Shi & Gan Properties, LLC by deed dated February 9, 2010 (ID No. 2010-3355) and passing on line at 83.03 feet a wood fence post corner found;

THENCE South 72 degrees 06 minutes 30 seconds East along the division line between 114 Dorsey Street to the north and 122 Dorsey Street to the south, a distance of 54.08 feet to a  $\frac{1}{2}$  inch iron pipe set;

THENCE South 15 degrees 20 minutes 47 seconds West a total distance of 164.86 feet to the point of beginning and passing on line at 81.95 feet a  $\frac{1}{2}$  inch iron pipe set.

CONTAINING 0.206 acres of land more or less (8,971 square feet).

AS SURVEYED BY Patsy A. Storino, Licensed Land Surveyor, on September 4 & October 1, 2018 and being designated as Parcels B & C on a plat titled, "Subdivision Final Plat of 114 Dorsey Street, 122 Dorsey Street, 1008 Glen Street & 1015 Arsenal Street," dated September 27, 2018 and last revised on January 22, 2019.

ALL BEARINGS referenced to magnetic north as observed on March 29, 1994.

SUBJECT TO all rights or restrictions of record.

INTENDING TO better describe and consolidate into one parcel of land the following two (2) conveyances:

- (1)--Parcel B--the rear or westerly part of 122 Dorsey Street that was conveyed with other land by Rejean H. and Huguette B. Roux to Rejean W. Roux by deed dated September 25, 2017 and recorded in the Jefferson County Clerk's Office on October 6, 2017 as Instrument No. 2017-15615 and
- (2)--Parcel C--all of the parcel of land known as 1008 Glen Street that was conveyed by Charles J. Bennett to Rejean and Huguette Roux by deed dated September 10, 1986 and recorded in the Jefferson County Clerk's Office on September 12, 1986 in Liber 1038 of deeds, at Page 307.

JUL 25 2022

RECEIVED  
CITY OF WATERTOWN, NY

John Bellanger  
20195 State Route 3  
Watertown, New York 13601  
July 25, 2022

TO: City of Watertown, New York  
RE: Cover Letter of Site Plan Map for Zoning Change Request of Parcel ID: 9-12-102.100  
ATTN: City Planning Department and the City Council

Dear Sirs and Madams:

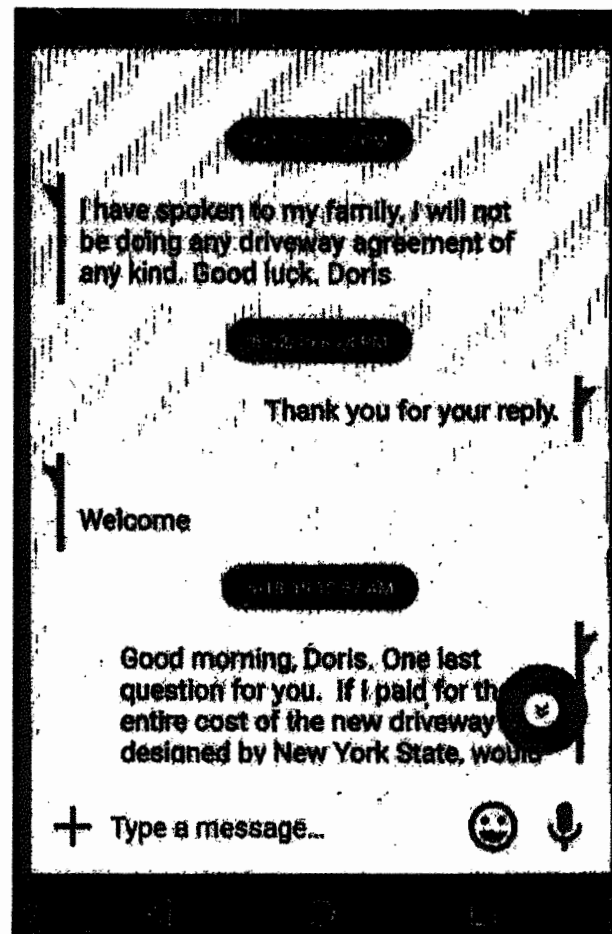
Glen Street is a road which runs in parallel with Arsenal Street. The parcel of real estate which I presently own on Glen Street is zoned residential vacant land, code 311. I ask that you approve a zone change for that parcel of land, 9-12-102.100, from residential vacant land to commercial vacant land. The zone change for that parcel fronting at 1008 Glen Street would give my commercial parcel, 9-12-113.100, fronting on Arsenal Street, the access to Glen Street which would provide my commercial parking lot fronting on Arsenal Street an egress (an exit). The ingress (the entrance) to my commercial parking lot fronting on Arsenal Street would be located on Arsenal Street. The only commercial construction that I ask for on my parcel on Glen Street, if you approve my request, is for a driveway which would allow an egress (exit) from my 1015 Arsenal street parking lot to Glen Street. That driveway will only be a one-way egress (exit). There will not be any 2-way traffic. The ingress (the entrance) to the Arsenal Street parking lot will front on Arsenal Street. Please see the included site plan map.

I would erect two double-sided road signs fronting on Glen Street, one on each side of the driveway, which will read something like, "Not an Entrance, Exit Use Only." On the opposite side of each of those two signs which would face the outgoing traffic on that driveway coming from Arsenal Street the signs would read something like, "Left Turn Only," which would direct all outgoing traffic in that one direction, and to the nearest side street, Dorsey, which would take that traffic to Arsenal Street by the shortest path. Only two residences front on Glen Street and they are situated more towards the other side street, Duffy, which is a greater distance to Arsenal Street.

I do not believe that my proposed rezoning is consistent with the City of Watertown's adopted Comprehensive Plan, however, my proposed rezoning asks only that that rezoned parcel be allowed to be used as a driveway with possibly some parking spaces on the southern portion of the rezoned parcel, but no closer than one hundred feet from Glen Street. That rezoned parcel will not be used for any future commercial expansion, such as: the construction of a building.

Thank you for considering my proposed plan.

Sincerely,  
John Bellanger



ENCLOSURE 1



@cmbk.com>

Oct 11,  
2019,  
11:58  
AM

to me

John,

I just got off the phone with Doris. I don't think we are going to get anywhere with her, unfortunately. She mentioned your mother is her first cousin, but is obviously angry that you ended up with that parcel, without her knowing how cheap it was going to sell for, or who was buying it. She claims you've never dealt with her face to face, and that she's been treated poorly, without going into a lot of specifics, and that the fence is a pain to work around, etc. She did acknowledge that they kept up the driveway for the prior owner of your property, and got along well with him for a long time, while acknowledging he used the driveway.

I think you're either going to have to wait on her passing or use your own frontage or another property for access.

ENCL 2



ARSENAL STREET

PROPOSED "ENTER ONLY" DRIVEWAY

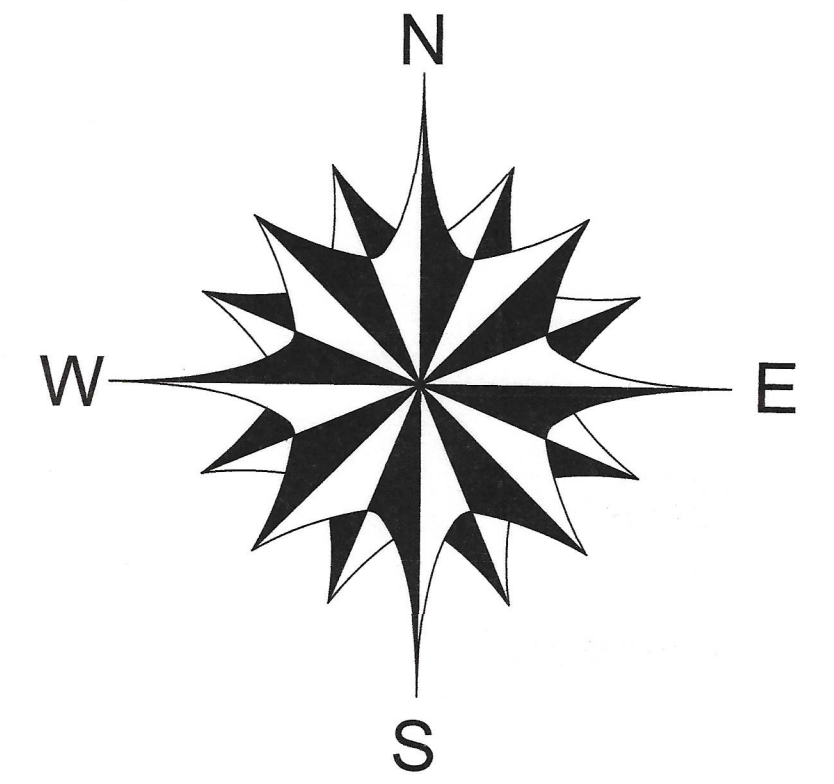
R.O.W.

DUFFY STREET

DORSEY STREET

GLEN STREET

PROPOSED "EXIT ONLY" DRIVEWAY



PROPERTY INFORMATION:

911 ADDRESS: 1015 ARSENAL STREET  
WATERTOWN, NEW YORK 13601

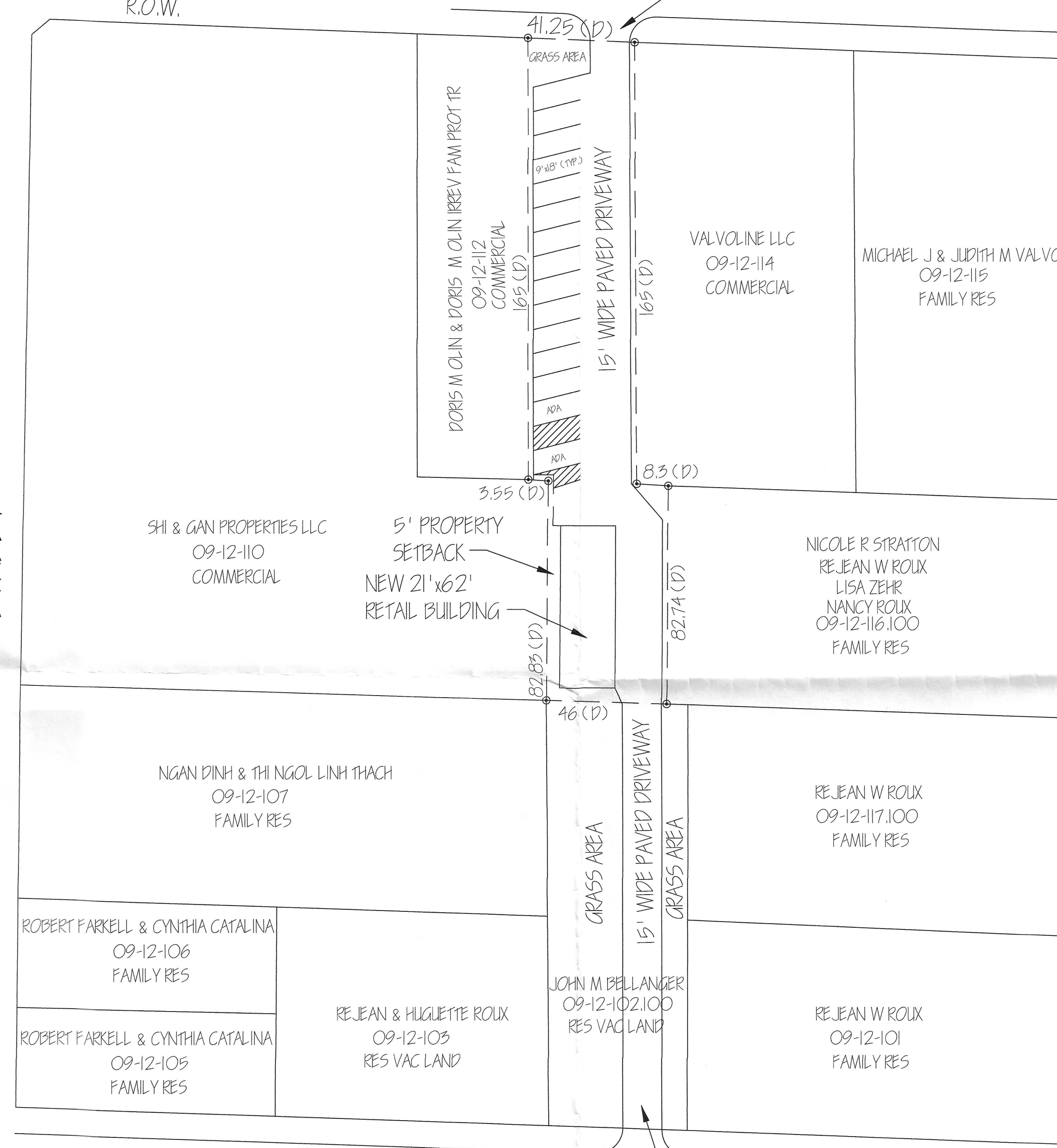
TAX MAP: 09-12-113.100

PROPERTY CLASS: VACANT COMM

ZONING: COMMERCIAL

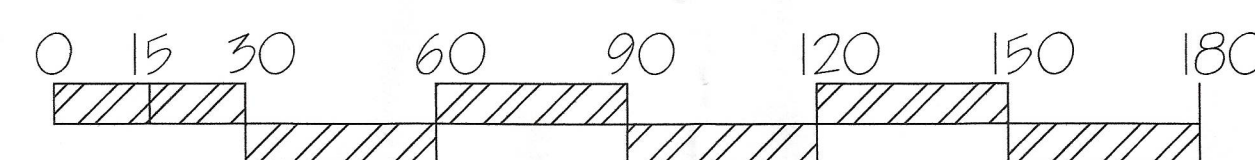
TOTAL ACREAGE: 0.24

OWNER: JOHN M. BELLANGER  
20195 STATE ROUTE 3  
WATERTOWN, NEW YORK 13601



SITE PLAN

SCALE: 1" = 30' - 0"



PLANNING AND COMMUNITY  
DEVELOPMENT DEPARTMENT  
JUL 25 2022  
RECEIVED  
CITY OF WATERTOWN, NY

Rev.No.2	Date:
Rev.No.1	Date: 07/21/2022
Date: 07/19/22	Drw'n By: SRW
315-782-9406	Plans by Design P.O. Box 561 Watertown, New York 13601
Drafting Services	

Sheet No. C-100	1015 Arsenal Project Site Plan 1015 Arsenal St., City of Watertown, Jefferson County, NY
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