

CITY OF WATERTOWN, NEW YORK

AGENDA

Tuesday, January 3, 2023

7:00 p.m.

This shall serve as notice that the next regularly scheduled meeting of the City Council will be held on Tuesday, January 3, 2023, 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 - Designating Depositories of City Funds for 2023
- Resolution No. 2 - Selecting Harris Beach PLLC as City Attorney On an Interim Basis
- Resolution No. 3 - Finding that Acquisition of Real Estate Owned by Watertown Golf Club, Inc. Will Not Have a Significant Impact on the Environment
- Resolution No. 4 - Reaffirming the Readoption of the Fiscal Year 2022-23 General Fund Budget – Purchase of Golf Course
- Resolution No. 5 - Reaffirming the Readoption of Fiscal Years 2022-23 through 2026-27 Capital Budget – Purchase of Golf Course
- Resolution No. 6 - Reaffirming the Approval of the Asset Purchase Agreement with Watertown Golf Club, Inc. and 1 Thompson Park, LLC
- Resolution No. 7 - Finding that Changing the Approved Zoning Classification of VL-1 Bellew Avenue South, Parcel Number 9-11-108.001 From Residence B to Commercial Will Not Have a Significant Impact on the Environment

ORDINANCES

LOCAL LAW

PUBLIC HEARING

- 7:15 p.m. Public Hearing for City of Watertown 2019 Community Development Block Grant Annual Action Plan Amendment Public Hearing
- 7:15 p.m. Public Hearing for Changing the Approved Zoning Classification of VL-1 Bellew Avenue South, Parcel Number 9-11-108.001 from Residence B to Commercial

OLD BUSINESS

- Ordinance - Changing the Approved Zoning Classification of VL-1 Bellew Avenue South, Parcel Number 9-11-108.001 from Residence B to Commercial
- Tabled Resolution - Approving the Site Plan for a 12,632 sq. ft. Parking Lot Expansion and Associated Site Improvements at 111 Breen Avenue, Parcel Number 8-01-214.100

STAFF REPORTS

1. Restore NY Grant Application Public Hearing – YMCA, 146 Arsenal Street
2. Restore NY Grant Application Special Project Public Hearing – Greenleaf Builders, 567 and 571 Fairbanks Street and 629 Factory Street

NEW BUSINESS

EXECUTIVE SESSION

1. To Discuss Proposed, Pending, or Current Litigation

WORK SESSION

Next Work Session is scheduled for Monday, January 9, 2023, at 7:00 p.m.

ADJOURNMENT

NEXT REGULARLY SCHEDULED CITY COUNCIL MEETING IS TUESDAY, JANUARY 17, 2023

Res No. 1

December 28, 2022

To: The Honorable Mayor and City Council
From: James E. Mills, City Comptroller
Subject: Annual Designation of Bank Depositories

In accordance with City Charter section 30, City Council shall designate at its first meeting in each year the banks located in the City for the deposit of all City funds. Accordingly, a resolution has been prepared for City Council consideration which establishes the depositories for City funds for the period January 1, 2023 through December 31, 2023.

RESOLUTION

Page 1 of 1

Designating Depositories of
City Funds for 2023

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 Section 30 of the City Charter requires the City Council to designate each year at its first meeting some incorporated bank or banks or trust company located in the City of Watertown for the deposit of all moneys belonging to the City,

NOW THEREFORE BE IT RESOLVED that the following banks be and they are hereby designated as depositories of the City of Watertown, New York, for the year beginning January 1, 2023 and ending December 31, 2023:

- Community Bank, N.A.
- Key Bank
- WSB Municipal Bank

And,

BE IT FURTHER RESOLVED that Community Bank, N.A., Key Bank and WSB Municipal Bank each be required to either execute a bond delivered to the City of Watertown, New York, as approved collateral or to deposit at a mutually agreed upon depository approved collateral of a value up to FIFTY MILLION DOLLARS (\$50,000,000).

Seconded by

Res No. 2

December 28, 2022

To: The Honorable Mayor and City Council

From: Kenneth A. Mix, City Manager

Subject: Selecting Harris Beach PLLC as City Attorney on an Interim Basis

As requested by the City Council, I contacted Justin Miller about Harris Beach PLLC being the City Attorney until a permanent one can be named through a Request for Proposal selection process.

A letter of engagement is attached. The resolution prepared for City Council consideration selects Harris Beach as the City Attorney on a temporary basis, and authorizes and directs the Mayor to execute the letter of engagement.

RESOLUTION

Selecting Harris Beach PLLC as City Attorney
On an Interim Basis

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 need of a City Attorney, and

WHEREAS Section 34 of the City Charter states that the City Council shall select an attorney or law firm to be retained on a contract basis to perform and discharge the usual duties of a City Attorney or Corporation Counsel, and

WHEREAS a Request for Proposals for legal services will be issued, and

WHEREAS a City Attorney is needed temporarily until the RFP selection process can be completed, and

WHEREAS Harris Beach PLLC has been identified as a law firm that can temporarily serve as City Attorney,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown hereby selects Harris Beach PLLC as City Attorney on a temporary basis until a permanent one can be selected, and

BE IT FURTHER RESOLVED that Mayor Jeffrey M. Smith is hereby authorized and directed to execute the Letter of Engagement with Harris Beach PLLC, a copy of which is attached and made part of this resolution, on behalf of the City of Watertown.

Seconded by

677 BROADWAY, SUITE 1101
ALBANY, NY 12207
(518) 427-9700

JUSTIN S. MILLER

DIRECT: (518) 701-2710
FAX: (518) 427-0235
JMILLER@HARRISBEACH.COM

December 27, 2022

Kenneth A. Mix, City Manager
City of Watertown
Suite 301, City Hall
245 Washington Street
Watertown, New York 13601

RE: City of Watertown, New York
Interim Corporation Counsel
Engagement for Legal Services

Dear Ken:

Please accept this letter as a proposed engagement letter between Harris Beach PLLC, (hereinafter “Firm” or “we” or “our”) and the City of Watertown, New York (hereinafter, the “City”, “Client” or “you” or “your”) to provide legal services, as described herein. We appreciate the opportunity to assist the City as interim contract Corporation Counsel and look forward to working with you, the Mayor, the City Council and your City Departments on any and all legal matter for which you require assistance.

Description of the Scope of Services to Be Performed. As requested by the City, and under your direction, the Firm shall provide the within-described legal services (the “Scope of Services” or “Services”) to the City, as Client. We understand the requested Scope of Services to include the following:

- 1) Serving as contract Corporation Counsel for general legal needs of the City as a municipal corporation. This will include, but not be limited to the provision of general legal advice, drafting of resolutions, ordinances, legislation and agreements, attendance and coverage of City Council and other board meetings as requested from time to time, working with the City Manager, City Council, City Boards and departments in connection with their administration of programs and services, and other general legal needs of the City;
- 2) The provision of specialized labor law and human resources legal services, including ongoing interaction and contract matters with unions representing City employees;
- 3) The provision of litigation services for the City as requested from time to time, including matters in local, State and Federal Courts; and
- 4) On an ongoing basis, and at the request of the City from time to time, we are available to assist the City and City Manager with any general municipal, environmental, zoning, development, financing and other matters that the City may need assistance with.

As the Client’s needs evolve, and at the discretion of the Client, the foregoing Scope of Services may be expanded or modified by the Client, as needed. In furtherance of the Scope of Services, the undersigned, as a Partner of the Firm, will serve as lead attorney to assist the Client

in all aspects of the project, with support provided by other attorneys of the Firm as needed from time to time.

Fees and Billing Arrangement. The Firm's fees for legal services performed by its various attorneys, paralegals, and non-attorney professionals ("Fees") are typically based principally on the amount of time devoted, multiplied by each individual's then current hourly billing rate. With respect to this engagement, we are willing to offer a lowered and blended rate structure provided to our Upstate municipal clients as follows: Partners \$290.00, Counsel and Associates \$190.00, Paralegals and Non-Attorney Professionals \$125.00. In all events, we anticipate working closely with you to establish budget parameters that are sensitive to the Client's budgeted resources for the Scope of Services. To the extent that the Client desires to expand Scope of Services, we will provide cost estimates for incremental phases of same, and/or seek to establish an overall budget for such additional services. We will coordinate closely with the Client to establish incremental and overall budget items and will remain within mutually-established budget parameters on a prospective basis. The hourly rates may be adjusted by the Firm with the consent of Client from time to time and are generally adjusted as of January 1st of each calendar year.

In addition to fees for hourly services, the Client will reimburse the Firm for all out-of-pocket expenses ("Expenses") which the Firm incurs in the course of performing the Services such as photocopy, telecopier or express mail, secretarial overtime, process service fees and filings. The Firm may also require that the Client advance monies for expenses. The Firm sometimes request service providers to submit certain charges directly to clients, or will send invoices for certain charges directly to clients. In either case, the Client agrees to pay these charges by the due date established by the provider.

Termination of Engagement. Either of us may terminate the engagement at any time for any reason by written notice, subject, on our part, to the rules of professional responsibility. No such termination, however, will relieve the Agency of the obligation to pay the legal fees owed to us for services performed and other charges owed to us through the date of termination. After the completion of our services on your behalf, changes may occur in applicable laws or regulations that could have an impact upon your future rights and liabilities.

Conclusion of Representation; Disposition of Client Documents. Unless previously terminated, our representation with respect to the Services will terminate upon our sending you our final statement for services rendered in this matter. Following such termination, any otherwise nonpublic information you have supplied to us that is retained by us will be kept confidential in accordance with applicable rules of professional conduct. At your request, we will return your papers and property promptly after receipt of payment for any outstanding fees and costs. Our own files pertaining to the matter will be retained by the firm. These firm files include, for example, firm administrative records; internal lawyers' work product such as drafts, notes, internal memoranda; and legal and factual research, including investigative reports, prepared by or for the internal use of lawyers. We will retain all remaining documents for a certain period of time, but reserve the right for various reasons including the minimization of

unnecessary storage expenses, to destroy or otherwise dispose of them within a reasonable time after the termination of the engagement.

Possible Conflicts. Harris Beach PLLC represents many agencies, companies and individuals. It is possible that during the time we are representing you or other parties subject to this representation, some of our present or future clients will have disputes or transactions with you or them. You agree that we may continue to represent or may undertake to represent existing or new clients in any matter that is not substantially related to our work for you even if the interests of such clients in those other matters are directly adverse. We agree, however, that your prospective consent to conflicting representation contained in the preceding sentence shall not apply in any instances where, as a result of our representation of you, we have obtained proprietary or other confidential information of a nonpublic nature, that, if known to such other client, could be used in any such other matter by such client to your material disadvantage.

Again, we truly appreciate the opportunity to be of service to your organization. If the terms of this proposed engagement are acceptable, I ask that you please arrange for an authorized representative to acknowledge this letter below and return an original copy to my attention. As always, please feel free to call me with any questions or for additional information.

Very truly yours,



Justin S. Miller

JSM/

AGREED AND ACCEPTED:

CITY OF WATERTOWN, NEW YORK

By:

Date:

Res No. 3

December 28, 2022

To: The Honorable Mayor and City Council

From: Kenneth A. Mix, City Manager

Subject: Finding that Acquisition of Land Owned by Watertown Golf Club, Inc.
Will Not Have a Significant Adverse Impact on the Environment

The purchase of the assets of the Watertown Golf Club includes the purchase of 63.84 acres of land immediately adjacent to John C. Thompson Park. Such a land purchase is defined a Type I Action by the State Environmental Quality Review Act (SEQRA) and the regulations promulgated pursuant to it.

As a Type I Action, the purchase of the land must be reviewed for its environmental impact. Part 1 of a Full Environmental Assessment Form has been completed to assist the Council in its review and completion of Part II, and Part III, if necessary.

The resolution prepared for City Council consideration states that the purchase of the land will not have a significant adverse impact on the environment.

RESOLUTION

Page 1 of 2

Finding that Acquisition of Land Owned by Watertown Golf Club, Inc. Will Not Have a Significant Adverse 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 Watertown Golf Club, Inc. (“The Club”) and 1 Thompson Park, LLC (“1 TP”) have offered to sell real estate and personal assets needed to operate the golf course known as the Watertown Golf Club in Thompson Park to the City of Watertown, and

WHEREAS the City Council wishes to purchase the assets to expand John C. Thompson Park and continue the operation of a golf course, and

WHEREAS the purchase of 63.84 acres adjacent to parkland is a Type I Action as defined by the State Environmental Quality Review Act (SEQRA) and 6 NYCRR Part 617, and

WHEREAS the City Council must evaluate the environmental impact of all Type I Actions that it proposes to directly undertake, and

WHEREAS there are no other involved agencies for SEQRA review as that term is defined in 6 NYCRR Part 617, and

WHEREAS to aid the City Council in its determination as to whether the proposed land purchase will have a significant adverse impact on the environment, Part 1 of a Full Environmental Assessment Form has been prepared by city staff, 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 Full Environmental Assessment Form and comparing the proposed action with the criteria set forth in 6 NYCRR Part 617, no significant adverse impact to the environment is known, and the purchase of the golf course land will not have a significant adverse impact on the environment.

RESOLUTION

Page 2 of 2

Finding that Acquisition of Land Owned by Watertown Golf Club, Inc. Will Not Have a Significant Adverse 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

- The Mayor of the City of Watertown is authorized and directed to execute Part 3 of the Environmental Assessment Form to the effect that the City Council is issuing a Negative Declaration under SEQRA.
- This Resolution shall take effect immediately.

Seconded by

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Watertown Golf Club Municipal Purchase		
Project Location (describe, and attach a general location map): Rear Gotham Street, VL-2 Rear Gotham Street and Off Gotham Street Road. Area consisting of holes 1-9 of Watertown Golf Club. See attached map.		
Brief Description of Proposed Action (include purpose or need): The City of Watertown proposes to purchase three parcels from Watertown Golf Club Inc. that total an aggregate 63.84 acres of land and contain nine (9) of the eighteen (18) holes of the Watertown Golf Club. The City of Watertown already owns the other nine holes. Following the purchase, the City proposes to assume operation of the golf course, either through City Parks and Recreation employees or by outsourcing operations to a third party. The City Council wishes to undertake this action because it believes it is in the best interest of the citizens of the City of Watertown.		
Name of Applicant/Sponsor: City of Watertown		Telephone: (315) 785-7730 E-Mail: kmix@watertown-ny.gov
Address: 245 Washington Street, Suite 302		
City/PO: Watertown	State: New York	Zip Code: 13601
Project Contact (if not same as sponsor; give name and title/role): Kenneth A. Mix, City Manager, City of Watertown		Telephone: (315) 785-7730 E-Mail: kmix@watertown-ny.gov
Address: 245 Washington Street, Suite 302		
City/PO: Watertown	State: New York	Zip Code: 13601
Property Owner (if not same as sponsor): Watertown Golf Club Inc.		Telephone: (315) 782-4040 E-Mail: mlundy@mlundygroup.com
Address: Rear Gotham Street		
City/PO: Watertown	State: New York	Zip Code: 13601

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City Council (Budget Re-adoptions, Approval of purchase agreement)	January 3, 2023
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? <u>Residence A</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the use permitted or allowed by a special or conditional use permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site? _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
C.4. Existing community services.	
a. In what school district is the project site located? <u>Watertown City School District</u>	
b. What police or other public protection forces serve the project site? <u>Watertown Police Department, Jefferson County Sheriff</u>	
c. Which fire protection and emergency medical services serve the project site? <u>City of Watertown Fire Department, Town of Watertown Fire Department, Guilfoyle Ambulance Services, Town of Watertown Ambulance</u>	
d. What parks serve the project site? <u>John C. Thompson Park</u>	

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? <u>Purchase and subsequent operation of a recreational golf course in public parkland.</u>	
b. a. Total acreage of the site of the proposed action?	<u>63.84</u> acres
b. Total acreage to be physically disturbed?	<u>0</u> acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	<u>429.21</u> acres
c. Is the proposed action an expansion of an existing project or use? i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
d. Is the proposed action a subdivision, or does it include a subdivision? If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) ii. Is a cluster/conservation layout proposed? iii. Number of lots proposed? _____ iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
e. Will the proposed action be constructed in multiple phases? i. If No, anticipated period of construction: _____ months ii. If Yes: • Total number of phases anticipated _____ • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year • Anticipated completion date of final phase _____ month _____ year • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____ _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,
 i. Total number of structures _____
 ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
 iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,
 i. Purpose of the impoundment: _____
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
 v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:
 i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:
 i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No
 If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
 If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No
 If Yes:

i. Total anticipated water usage/demand per day: _____ 30,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
 If Yes:

- Name of district or service area: City of Watertown Water Department
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
 If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No
 If Yes:

i. Total anticipated liquid waste generation per day: _____ 1,600 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

The City of Watertown will assume control of the golf course clubhouse and any sanitary waste that the clubhouse generates are considered to be part of the proposed action (operating the golf club). The Watertown Golf Club has its own septic system and does not connect to public wastewater facilities.

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
 If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

Yes No
 Yes No

• Do existing sewer lines serve the project site?
 • Will a line extension within an existing district be necessary to serve the project?
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):
 The Watertown Golf Club has its own septic system, which is less than two years old and which the current owners installed as part of a recent renovation/retrofit of the site.

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

• If to surface waters, identify receiving water bodies or wetlands: _____

• Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
 Gas-powered golf carts, mowers and tractors.

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
 Clubhouse kitchen, Potential for fertilizer use as well as herbicide and/or pesticide use.

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7:30 a.m. - 7:00 p.m. • Saturday: _____ 7:00 a.m. - 7:00 p.m. • Sunday: _____ 7:00 a.m. - 7:00 p.m. • Holidays: _____ 7:30 a.m. - 7:00 p.m.
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration:
 Golf carts, mowers and tractors will create noise during the course's operating hours each day.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: The golf course is surrounded by woods in all directions except at the northernmost end, where the first tee and ninth green are across the street from the Honor the Mountain Monument.

n. Will the proposed action have outdoor lighting? Yes No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 15-foot high ornamental light poles illuminate the parking lot to the immediate west of the clubhouse. The clubhouse itself also contains mounted wall pack lighting on its exterior.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No

If Yes:

i. Describe proposed treatment(s):
 Pesticide and herbicide use will occur as a facet of golf course maintenance and operation.

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): Public Parkland

ii. If mix of uses, generally describe:

There are residential properties on the north side of Gotham Street Road in the Town of Watertown. The closest house to the golf course is 400 feet away.

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.24	2.24	0
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	59.19	59.19	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.01	0.01	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	2.4	2.4	0
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: Public Golf Course

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:
Hospice of Jefferson County

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 1.67 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Farmington loam (FaB)	_____	52.2 %
Benson-Galoo complex (BgB)	_____	27.5 %
Galway very stony silt loam (GmC)	_____	10.5 %

d. What is the average depth to the water table on the project site? Average: _____ > 6 feet

e. Drainage status of project site soils:

<input checked="" type="checkbox"/> Well Drained:	_____	96.2 % of site
<input type="checkbox"/> Moderately Well Drained:	_____	% of site
<input checked="" type="checkbox"/> Poorly Drained	_____	3.8 % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	_____	20 % of site
<input checked="" type="checkbox"/> 10-15%:	_____	40 % of site
<input checked="" type="checkbox"/> 15% or greater:	_____	40 % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 847-46 (Trib. of Mill Creek) Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p>		
Squirrels _____	Bats _____	Foxes _____
Birds _____	Deer _____	_____
Racoons _____	Skunks _____	_____
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 		
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing (endangered or threatened): _____</p> <p>Northern Long-eared Bat</p> <p>_____</p>		
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing: _____</p> <p>_____</p>		
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>		
<p>E.3. Designated Public Resources On or Near Project Site</p>		
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>		
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p>		
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p>		
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>		

e. 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: <u>John C. Thompson Park</u> is eligible for listing on the National and State Registers of Historic Places	
<i>iii.</i> Brief description of attributes on which listing is based: <u>John C. Thompson Park is a 120-year-old Olmsted designed park.</u>	
f. 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"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: <u>Olympic Scenic Byway (a.k.a. The Olympic Trail), Black River Trail Scenic Byway</u>	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Both of the above are New York State Scenic Byways</u>	
<i>iii.</i> Distance between project and resource: <u>Olympic: 0.53</u> BRT: <u>1.01</u> miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

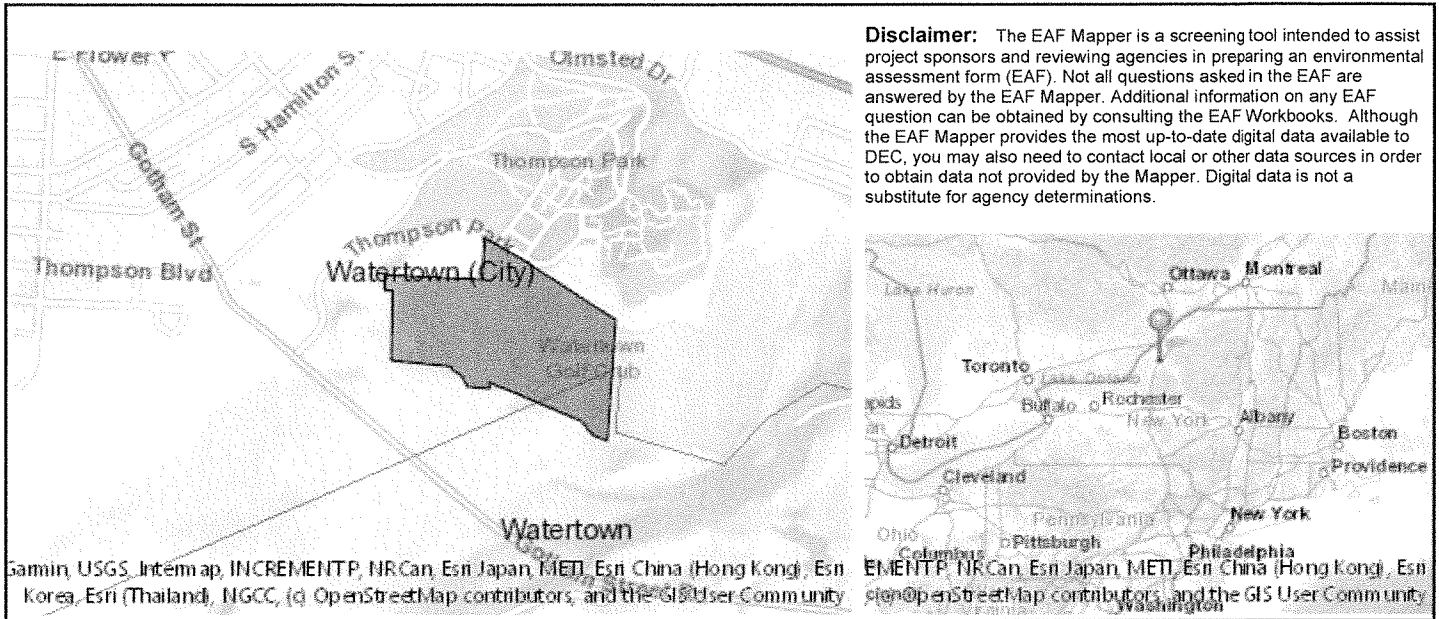
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name City of Watertown / Kenneth A. Mix Date 12/29/2022

Signature  Title City Manager





B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No

E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No





Legend

-  Override 1
-  Parcels

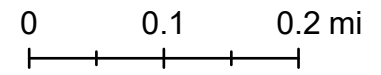
ZONE

-  A

-  AE
-  X500
-  Wetlands

-  Black River
-  City Boundary
- ROADS**

**SEQR
Project
Location
Map**



Author: Web AppBuilder
 Date: 12/28/2022
 Title:

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Project :

Date :

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency’s reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land			
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)		<input type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater
 The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. NO YES
 (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
If “Yes”, answer questions a - h. If “No”, move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding
 The proposed action may result in development on lands subject to flooding. NO YES
 (See Part 1. E.2)
If “Yes”, answer questions a - g. If “No”, move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air			
The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals			
The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>				<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>		
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>				<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>		

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property’s setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation			
The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas			
The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation The proposed action may result in a change to existing transportation systems. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.j) <i>If "Yes", answer questions a - f. If "No", go to Section 14.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy The proposed action may cause an increase in the use of any form of energy. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.k) <i>If "Yes", answer questions a - e. If "No", go to Section 15.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light The proposed action may result in an increase in noise, odors, or outdoor lighting. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.m., n., and o.) <i>If "Yes", answer questions a - f. If "No", go to Section 16.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health			
The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans			
The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character			
The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

Project :

Date :

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action:

Name of Lead Agency:

Name of Responsible Officer in Lead Agency:

Title of Responsible Officer:

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person:

Address:

Telephone Number:

E-mail:

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

Res. No. 4

December 29, 2022

To: The Honorable Mayor and City Council

From: Kenneth A. Mix, City Manager

Subject: Reaffirming the Readoption of the Fiscal Year 2022-23 General Fund Budget – Purchase of Golf Course

The City Council approved the readoption of the Fiscal Year 2022-23 General Fund Budget on December 19, 2022, for the purchase of assets from Watertown Golf Club, Inc. and 1 Thompson Park, LLC. An environmental review pursuant to the State Environmental Quality Review Act (SEQRA) should have been done before the decision was made to amend the budget for the purchase of the land.

A resolution determining that the action of acquiring the land will not have a significant adverse impact on the environment is earlier in this agenda. If the Council approved that resolution, you may now consider this resolution. It reaffirms the readoption of the budget in light of the now completed SEQR process.

RESOLUTION

Page 1 of 1

Reaffirming the Readoption of Fiscal Year 2022-23 General Fund Budget – Purchase of Golf Course

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 December 19, 2022, the City Council approved a resolution readopting the General Fund Budget for Fiscal Year 2022-23 to shift funding that would have gone into the Capital Reserve Fund to the Capital Fund to provide funding for the purchase of assets from Watertown Golf Club, Inc. and 1 Thompson Park, LLC in the amount of \$3,400,000, and

WHEREAS an environmental review pursuant the State Environmental Quality Review Act (SEQRA) should have been completed before the decision was made to allocate funds for the acquisition of the land, and

WHEREAS the City Council has now determined that the purchase of the land will not have a significant adverse impact on the environment,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown hereby reaffirms its readoption of the Fiscal Year 2022-23 General Fund Budget on December 19, 2022 in light of the Negative Declaration made pursuant to SEQRA.

Seconded by

Res. No. 5

December 29, 2022

To: The Honorable Mayor and City Council

From: Kenneth A. Mix, City Manager

Subject: Reaffirming the Readoption of Fiscal Years 2022-23 through 2026-27
Capital Budget – Purchase of Golf Course

The City Council approved the readoption of Fiscal Years 2022-23 through 2026-27 Capital Budget on December 19, 2022 for the purchase of the assets of Watertown Golf Club, Inc and 1 Thompson Park, LLC. An environmental review pursuant to the State Environmental Quality Review Act (SEQRA) should have been done before the decision was made to amend the budget for the purchase of the land.

A resolution determining that the action of acquiring the land will not have a significant adverse impact on the environment is earlier in this agenda. If the Council approved that resolution, you may now consider this resolution. It reaffirms the readoption of the budget in light of the now completed SEQR process.

RESOLUTION

Page 1 of 1

Reaffirming the Readoption of Fiscal Years 2022-23 through 2026-27 Capital Budget – Purchase of Golf Course

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 December 19, 2022, the City Council approved a resolution readopting the Fiscal Years 2022-23 through 2026-27 Capital Budget to provide funding for the purchase of assets from Watertown Golf Club, Inc. and 1 Thompson Park, LLC in the amount of \$3,400,000, and

WHEREAS an environmental review pursuant the State Environmental Quality Review Act (SEQRA) should have been completed before the decision was made to allocate funds for the acquisition of the land, and

WHEREAS the City Council has now determined that the purchase of the land will not have a significant adverse impact on the environment,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown hereby reaffirms its readoption of the Fiscal Years 2022-23 through 2026-27 Capital Budget on December 19, 2022, in light of the Negative Declaration made pursuant to SEQRA.

Seconded by

Res No. 6

December 28, 2022

To: The Honorable Mayor and City Council

From: Kenneth A. Mix, City Manager

Subject: Reaffirming the Approval of the Asset Purchase Agreement with Watertown Golf Club, Inc. and 1 Thompson Park, LLC

The City Council approved the Asset Purchase Agreement with Watertown Golf Club, Inc., and 1 Thompson Park, LLC on December 12, 2022. An environmental review pursuant to the State Environmental Quality Review Act (SEQRA) should have been done before the decision was made to acquire the land.

A resolution determining that the action of acquiring the land will not have a significant adverse impact on the environment is earlier in this agenda. If the Council approved that resolution, you may now consider this resolution. It reaffirms the approval of purchase agreement in light of the now completed SEQR process.

RESOLUTION

Reaffirming the Approval of the Asset Purchase Agreement with Watertown Golf Club, Inc. and 1 Thompson Park, LLC

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 approved an Asset Purchase Agreement with Watertown Golf Club, Inc. (“The Club”) and 1 Thompson Park LLC (“1TP”) on December 12, 2022, and

WHEREAS an environmental review pursuant the State Environmental Quality Review Act (SEQRA) should have been completed before the decision was made to acquire the land, and

WHEREAS the City Council has now determined that the purchase of the land will not have a significant adverse impact on the environment,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown hereby reaffirms its approval the Asset Purchase Agreement on December 12, 2022 in light of the Negative Declaration made pursuant to SEQRA.

Seconded by

RESOLUTION

Approving the Asset Purchase Agreement with Watertown Golf Club, Inc. and 1 Thompson Park, LLC

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
X	
X	
	X
X	
	X
3	2

Introduced by Council Member Lisa A. Ruggiero

WHEREAS Watertown Golf Club, Inc. (“The Club”) and 1 Thompson Park LLC (“1TP”) own real estate and personal assets needed to operate the golf course known as the Watertown Golf Club in Thompson Park, and

WHEREAS The Club and 1TP have offered to sell their real estate and personal assets for \$3.4 million, and

WHEREAS the City Council wishes to purchase the assets to expand John C. Thompson Park and continue the operation of a golf course, and

WHEREAS an Asset Purchase Agreement has been drafted,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown hereby approves the Asset Purchase Agreement, a copy of which is attached and made part of this resolution, and

BE IT FURTHER RESOLVED that Mayor Jeffrey M. Smith is hereby authorized and directed to execute the Agreement on behalf of the City of Watertown.

Seconded by Council Member Patrick J. Hickey

ASSET PURCHASE AGREEMENT

THIS AGREEMENT, dated and effective the 12 day of December 2022, by and between

Watertown Golf Club, Inc. ("The Club"), with an office and principal place of business at 1 Thompson Park, Watertown, NY 13601; 1 Thompson Park, LLC ("1TP"), with an office and principal place of business at 1 Thompson Park, Watertown, NY 13601; and the City of Watertown ("The City"), a municipal corporation with offices at 245 Washington Street, Watertown, NY 13367.

WHEREAS The Club operates a golf course facility in the City of Watertown, known as the Watertown Golf Club in Thompson Park, as called, off Gotham Street in the said City of Watertown, and

WHEREAS The Club owns three parcels of real property, identified as tax parcels numbered 12-26-101.100 and 12-26-104.000 in the City of Watertown, and 83.18-1-3 in the Town of Watertown, consisting of 63.84 acres, on which the clubhouse, starter building, event tent bar building, and holes one through nine of the said golf course are located, and

WHEREAS The Club leases from The City, certain real property, identified as tax parcel number 12-20-101.701, consisting of 66.30 acres, on which holes ten through eighteen of the said golf course are located, and

WHEREAS The Club possesses good will and additional assets, including, but not limited to, event tent and fixtures, furniture, and equipment (including, but not limited to, kitchen and bar equipment, clubhouse furnishings, and event tent bar equipment), and

WHEREAS 1TP's assets consist of golf course maintenance and mowing equipment, and golf accessories and carts, and

WHEREAS The Club desires to sell all its real estate, buildings, goodwill, and other assets of said Corporation, and The City desires to purchase said real estate, buildings, goodwill, and assets, and

WHEREAS 1TP desires to sell all its assets and The City desires to purchase said assets,

NOW, THEREFORE, in consideration of the following mutual covenants, the parties agree as follows:

1. The City shall pay Three Million Four Hundred Thousand and 00/100 Dollars (\$3,400,000.00) for all the assets of The Club and 1TP, pursuant to the terms and conditions set forth below.

2. Allocation of sale price:

a. The Club:

i. Land and surrender of lease	\$ 2,100,000.00
ii. Buildings –	\$ 450,000.00
iii. Assets listed in the attached Exhibit A –	\$ 250,000.00
Total:	\$ 2,800,000.00

b. ITP:

i. Assets listed in the attached Exhibits B & C –	\$ <u>600,000.00</u>
Total:	\$ 3,400,000.00

3. Conditions Precedent to Closing. This Agreement regarding purchase and sale of the assets of The Club and ITP shall be subject to the following condition precedent:

- a. The passing of a resolution by the City Council approving the Agreement and authorizing the mayor, or other authorized City official, to execute the necessary documents to complete the terms of this Agreement.

4. Additional Conditions, Warranties, and Understandings regarding purchase and sale of the assets of The Club and ITP:

- a. A complete, detailed list of the personal property, fixtures, furnishings, and equipment of The Club provided by The Club to The City and attached hereto as Exhibit A.
- b. A complete, detailed, list of said maintenance equipment, carts and golf-related parts and accessories provided by ITP to The City and attached hereto as Exhibit B.
- c. As part of the Goodwill being transferred by The Club to The City, The Club shall provide to The City its current membership and vendor lists, as well as its current price lists for goods and services, and greens and cart fees
- d. The real property, personal property, fixtures, furnishings, and equipment of The Club and ITP shall be free of all liens and encumbrances and shall provide the appropriate Discharge(s) and Satisfaction(s) for the below-mentioned mortgage, liens and debts.
- e. The Club and ITP acknowledge that the current debt of The Club and ITP is as follows:
 - i. to the Watertown Savings Bank a mortgage and line of credit
 - ii. to Wells Fargo a lien on various equipment
 - iii. to Michael E. Lundy, personally, and The Lundy Group of Companies for course improvement and asset purchase loans.

- f. Included in the assets of The Club at time of the sale are the following:
 - i. Current survey of the portions of the southern and western boundaries of The Club's real property which do not adjoin property presently owned by The City, certified to The City
 - ii. Copy of the clubhouse Asbestos Study, dated December 7, 2018
 - iii. Watertown Savings Bank Environmental Questionnaire, dated July 12, 2011.
 - iv. Engineering drawings and NYS DOH and DEC approvals of newly constructed septic system
 - v. Course irrigation as-built map
 - vi. Cart storage building slab and foundation
 - vii. Cart storage building engineered Drawings
 - viii. Site plan approval for cart storage building and maintenance building expansion
 - ix. Course re-design master plan by Barry Jordan, golf course architect
 - g. The said lease between The Club and The City shall be terminated at the time of closing.
 - h. The carts and accessories included in the assets of ITP to be sold shall be the following:
 - i. Six (6) 2012 Yamaha gas golf Carts
 - ii. Forty-four (44) 2015/2016 ClubCar electric golf carts
 - iii. Twenty-two (22) electric charging stations
 - iv. Ten (10) EZ-Go gas carts
 - v. All electric carts shall have new batteries, as of 2021 or 2022, and all carts shall be serviced and delivered back to Watertown Golf Club for use by April 1, 2023.
 - i. The inventory of seeds, fertilizer, and parts located in the maintenance facility shall be included in the sale of assets of ITP, as set forth in Exhibit C.
5. Additional conditions and obligations required of the parties:
- a. The City shall be liable for all sales and usage taxes, if any.
 - b. The food and beverage (both alcoholic and non-alcoholic) inventory of The Club shall not be included in this sale.
 - c. The City intends to operate, to the best of its ability, eighteen (18) hole golf course now known as the Watertown Golf Club at Thompson Park.
 - d. The City shall, to the best of its ability, attempt to honor The Club's obligation and commitment to host the 2023 City of Watertown Men's Golf Tournament and the 2024 Northern New York Golf Association Regional Golf Tournament.
 - e. The City may maintain The Club's membership in the Northern New York Golf Association and Michael E. Lundy is willing to remain the Northern New York Golf Association representative for The City through 2024.

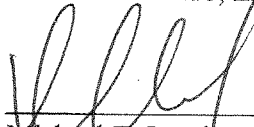
- f. Michael E. Lundy and Colleen shall assist in maintaining all anticipated 2023 charity golf tournaments and leagues, at the said course.
- g. The assets of The Club sold to The City by this Agreement shall include all hardware, software, and licenses to operate the point of sale and Golf Management programs now used by The Club in the operation of the said golf course.
- h. The said golf course shall be ready for play, including servicing of all maintenance equipment, carts, and accessories in operating condition, by April 1, 2023, weather permitting, at the sole expense of ITP.
- i. The Club will complete, by April 1, 2023, the following improvements:
 - i. a new hole 9 green
 - ii. a new hole 9 green irrigation system
 - iii. a new hole 9 tee box
 - iv. a new hole 6 tee box.
 - v. replace one of the two pumps in the Clubhouse (the pump, which is operable, but leaking) for the main irrigation system.
 - vi. The aeration of all greens.
- j. The Club shall clean the Clubhouse and Maintenance facility by April 1, 2023.
- k. The Club, at the time of closing, shall agree to waive and forebear any cause of action and/or claim against The City arising from any actions and/or events performed and/or enacted by The City, its officers, officials, employees, and/or agents, in reference to the operation of the Watertown Golf Club and shall provide The City, and Councilpersons Onley and Ruggiero, a General Release releasing them from all liability in reference to the notice of claim filed by The Club against The City and said Councilpersons.
- l. The Club will provide and record prior to closing, at its sole expense, a covenant not to compete and deed restriction from Prime, LLC, for the benefit of the real property presently owned and leased by The Club. The said covenant not to compete and deed restriction shall have the following terms:
 - i. Attach to each of the three parcels being transferred by The Club to The City by this Agreement, identified as tax parcels numbered 12-26-101.100 and 12-26-104.000 in the City of Watertown, and 83.18-1-3 in the Town of Watertown, consisting of 63.84 acres, as well as parcel leased by The Club from The City, identified as tax parcel number 12-20-101.701, consisting of 66.30 acres, and
 - ii. Be given by each of the Prime LLC's parcels which presently constitute the Ives Hills Golf Course, and
 - iii. Run with the land, and
 - iv. Bind Prime, LLC, its successors, assigns, licensees, and lessees, and
 - v. Applies if Prime, LLC, its successors, assigns, licensees, and lessees operate a golf course, and then the said golf course shall be limited to no more than nine (9) holes, and

- vi. The consideration shall be One and 00/100 Dollars and other good and valuable consideration.
- m. The City acknowledges that it is only buying the assets and not the stock of Watertown Golf Club, Inc.
- n. The Club will convey the current logo of the golf course if The City requests the same.
- o. The Club shall deliver good and marketable title, evidenced by a 40-year Abstract of Title and a ten-year tax search, by warranty deed, subject to public utility easements, existing zoning laws, building and use restrictions and taxes for local improvements. The Club and ITP will also deliver Bills of Sale, free of any and all encumbrances, for the personal property set forth in Exhibits A-C.
- p. All real property taxes will be prorated as of the closing date.
- q. The Club shall provide appropriate UCC searches, water and sewer account statements, franchise tax searches, corporate resolutions, and Certificates of Good Standing to The City prior to the closing.
- r. The City will be required to file with the NYS Department of Taxation and Finance the appropriate Bulk Sales Reports (Form AU 196.10).
- s. Upon acceptance, this Asset Purchase Agreement shall be a binding contract containing the entire understanding of the parties and all prior understandings are merged herein; this contract may not be modified or annulled except by written agreement; notices given by the parties shall be in writing and may be delivered personally or by mail.
- t. The Club and ITP represent that there is no Broker in this transaction and that no other Real Estate Broker or Agent has been instrumental in bringing about this sale.
- u. Possession shall be at the time of closing.
- v. All assessments for local improvements which are now liens, or which may become liens, prior to the date originally fixed for delivery of the deed hereunder shall be paid by The Club.
- w. The risk of loss or damage to the premises until closing remains with The Club and ITP.
- x. This contract may not be assigned by the Buyer.
- y. Upon acceptance, this contract shall be binding upon and inure to the benefit of the successors, representatives, and assigns of the respective parties hereto; reference to the parties in the singular form, namely as The Club, The City, and ITP, is intended to include all parties and their liability shall be joint and several.
- z. The parties agree that The City shall be entitled to a walkthrough of the property 24-48 hours prior to the closing to review the amount and condition of the property, both real and personal, being conveyed by this Agreement. The Club and ITP shall provide The City at the time of the signing of this Agreement with pictures depicting the amount and condition of the personal property set forth in the attached Exhibits A-C, which The City and its representatives may use during the said walkthrough to confirm the amount and condition of the said personal

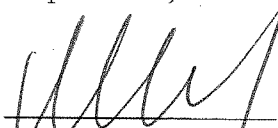
- property being conveyed by this Agreement. The said pictures shall be attached hereto as Exhibit D as flash drive, and is only demonstrative of Exhibits A-C.
- aa. The City shall pay the entire purchase price (Three Million Four Hundred Thousand and 00/100 Dollars [\$3,400,000.00]) at closing, payable by check made payable to the Young Law Office, PLLC, attorneys for The Club and 1TP.
 - bb. The Young Law Office, PLLC shall hold in its escrow account the sum of One Hundred Thousand and 00/100 Dollars (\$100,000.00) as security that The Club will perform its responsibilities under Paragraphs 5(i), 5(j), and 5(k) of this Agreement. The said funds held in escrow will not be released to The Club and 1TP until the Young Law Office, PLLC receives written notice from The City that The Club and 1TP held completed their respective responsibilities as set forth above.
 - cc. Transfer of title shall be completed at Slye Law Offices, P.C., 104 Washington Street, Watertown, NY 13601.
 - dd. The parties agree that time is of the essence and the closing date for the completion of the transfer of the assets of The Club and 1TP shall be no later than Friday, December 30, 2022.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date their respective acknowledgements.

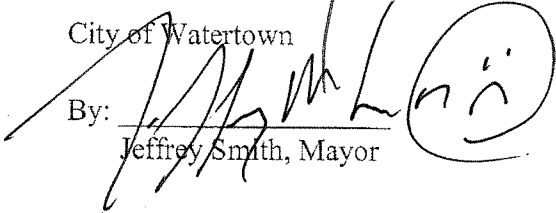
Watertown Golf Club, Inc.

By: 
Michael E. Lundy,
President

1 Thompson Park, LLC

By: 
Michael E. Lundy,
Managing Member

City of Watertown

By: 
Jeffrey Smith, Mayor

STATE OF NEW YORK)

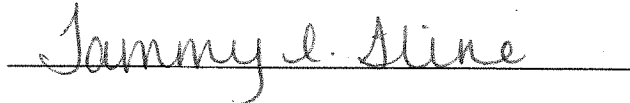
) ss.:

COUNTY OF JEFFERSON)

On this day of December 2022, before me, the undersigned, personally appeared

MICHAEL E. LUNDY

personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Tammy L. Stine Notary Public
Notary Public, State of New York
No. 01ST6351352
Qualified in Jefferson County
My Commission Expires November 28, 2024

STATE OF NEW YORK)

) ss.:

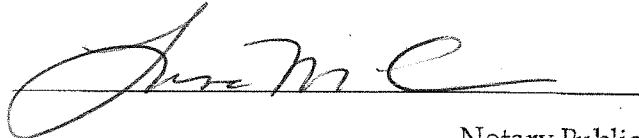
COUNTY OF JEFFERSON)

On this day of December 2022, before me, the undersigned, personally appeared

JEFFREY SMITH

personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Lisa M. Carr
Notary Public - State of New York
Qualified in Jefferson County
No. 01CA6379023
Commission Expires 08/06/2024



Notary Public

WGC CLUBHOUSE / BAR / DINING ROOM INVENTORY

	<u>QTY</u>
Beverage-Air MT23-1B 29 1/2" Marketeer Series Black Refrigerated Glass Door Merchandiser with LED Lighting	2
Regency 18" x 24" Underbar Ice Bin with Juice Holders - Serial # 6001B1824	2
Advance Tabco BK-2 Stainless Steel Single Tier Speed Rail - 24" #109BK2X	2
3 Compartment Stainless Steel Bar Sink with Built-In Drain Boards on Each Side	1
Advance Tabco BK-2 Stainless Steel Single Tier Speed Rail - 60"	1
Noble Products Manual 8" Triple Bar Glass Washer	1
Advance Tabco Hand Wash Sink Serial # 7-PE-EC-SP	1
Beverage Air 4-Tap Draft Kegerator*	1
Soda Gun System with 2 Guns*	1
48" Base Cabinets	2
12" Base Cabinet	1
24" Base Cabinet	1
168" Continuous Stainless Steel Counter Top	1
Custom Made Steel and Wood Display Shelving	2
24" Chrome Plated Glass Hanger Rack	12
48" 3-Tier Liquor Display with Color Changing LED Lighting	1
16' Continuous Hunter Green Laminent Seated Bar Area	1
78" Green Laminate Top for Coffee Bar	1
30" Base Cabinets	2
76" Two-Sided Green Laminate Seated Bar Area	1
Black Top Frame Ladder Back Swivel Bar Height Chair with Black Padded Seat	26
3' Bar Height 36" Square Tables	2
3' Bar Height 36" Round Tables	4
30" Dining Height 36" Square Tables	10
Black Padded Dining Height Metal Chairs	50
8' Wood Custom Table	1
8' Stainless Steel Buffet Table	1
Heavy Duty Stainless Steel Chafing Dishes with Connected Roll Top	7
Rectangular Chafing Dishes with Lift-Off Top	4
Triple Threat 8 Qt. Crockpot	1
Nacho Cheese Warmer with Pump	1
Presto Small Pizza Oven	1
Mega chef Electric Warming Tray with Adjustable Temperature Control, 24 in	2
Nostalgia Popcorn Machine and Cart	1
Mr. Coffee 12-Cup Auto Coffee Maker	2
LG 48" Flat Screen TV	1
LG 54" Flat Screen TV	2
Stainless Steel Trash Can	2
2" x 18" Black Bar Mat Serial # 8882332	6
Choice 3 1/4" x 27" Black Bar Mat #176BM27BK	4
One-Piece Aluminum Scoop - 12 oz.	4

American Metalcraft J263 1.25 oz. & 2 oz. Stainless Steel Jigger	4
Choice 28 oz. Stainless Steel 3-Piece Bar Shaker #176SHAKRSS28 - EA	4
Choice 3.7 Gallon Stainless Steel and Polycarbonate Double Beverage Dispenser	2
Choice 6 Compartment Condiment Holder #176CON6XPNT - EA	3
Choice 60 oz. Clear SAN Plastic Beverage Pitcher #69060P - EA	10
Choice Black Plastic Bar Caddy Organizer - 9 3/8" x 5 5/8" x 4 3/16" #176CAD6BK - EA	2
Libbey 139 Heavy Base 13 oz. English Hi Ball / Double Old Fashioned Glass	48
Libbey 2310 Lexington 10.5 oz. Tall Hi-Ball Glass	36
Chef & Sommelier 46961 Cabernet 16 oz. Tall Wine Glass by Arc Cardinal	48
Acopa 8.5 oz. Glass Carafe	12
Acopa 13 oz. Blanc Wine Glass - #5535213 - DZ	48
Libbey 3815 15.25 oz. Customizable Footed Pilsner Glass	12
Master's Reserve 9177 Circa 12 oz. Stemmed Pilsner Glass	12
Master's Reserve 9175 Circa 16 oz. Customizable Stemmed Pilsner Glass	36
12 oz. Brandy / Beer Snifter Glass	24
Acopa 16 oz. Rim Tempered Pint Glass / Mixing Glass	72
Acopa 6.25 oz. Flute Glass	24
Acopa 7 oz. Rocks Glass	48
Sam's Adams Custom Beer Pints	18
2.25" Table Number Holder, Menu, and Place Card Stands	12
Jofefe 20pcs Mini Place Card Holders	20
32x46" Extra Large Chalkboard for Wall Hanging with Liquid Chalk	1
Lancaster Table & Seating 20" x 16 1/2" x 36" Folding Tray Stand Black Metal	4
Vollrath 86328 Cork-Lined Laminated Serving Tray - 14" X 18"	4
GET RCT-16-BR Round 16" Cork Non-Skid Serving Tray	12
American Metalcraft SMS2 Stainless Steel Tabletop Menu Card 3 1/2" x 6 3/4"	7
Choice Black Guest Check Presenter	60
LOT of Stored Juice Glasses/Water Glasses/Coffee Cups/ Misc. Wine / Other Glassware	LOT
LOT of Stored White Tableware (Dinner Plates/Appetizer Plates/Bowls)	LOT
iPad with Cellular Availability Lightspeed Restaurant App and Credit Card Swipers	5
*Draft and Soda Gun Systems are set up and hooked up in the Basement	

WGC KITCHEN INVENTORY

	<u>QTY</u>
Traulsen 2-Door Commercial Freezer Serial # T33480B10 Model G22010	1
Cantaur Commercial Refrigerator Serial # MCR4L46010 Model CSD-2DR	1
True Refrigerated Sandwich Prep Table Serial 1-4464259 Model TSSU 48-12	1
True Sandwich Prep Table Serial 5298300 Model TSSU 60-16 (Refrigeration not currently working)	1
Vulcan Commercial Convection Oven	1
Royal 4 Burner Stove, Flat Top Griddle & Double Oven	1
Delta Hood Fan with Pleeter Ansul System Fully Inspected and Fully Charges	1
Vulcan Deep Fryer - 2 Basket Serial # DV-1045731H3 Model LG500	1
Vulcan Deep Fryer - 1 Basket Serial # DV-1002701 Model LG300	1
Commercial Hot Dog Cooker/Steamer Serial # 35114398 Model 35S	1
Panasonic Commercial Microwave Serial # 6A99090044 Model NE-1251R	1
General Slicing - Meat Slicer on Rolling Cart	1
Kitchen-Aide Commercial Toaster Serial # WXA0202567	1
Oster Commercial 4-Slice Toaster	1
Garde 1/2" Heavy-Duty French Fry Cutter with Suction Cup Feet Serial # FC12SC	1
Garde Heavy-Duty 1/4 lb. 4" Hamburger Patty Molding Press with Handle HDHP14	1
3-Bay Sink	1
Regency 21"x24" 18-Gauge Stainless Steel Detachable Drainboards	2
Prep Sink Model KBK5015	1
Advance Tabco Hand Sink with Cabinet	1
FDW Kitchen Work Table Stainless Steel 24x24 Inch Work Table Heavy Duty	1
Hally Sinks & Tables H Stainless Steel Table for Prep & Work 24 x 60 Inches	3
KPS Stainless Steel Double Over shelf for Prep Work Table 14 x 60 Top Mount	2
KPS Stainless Steel Double Over shelf for Prep Work Table 14 x 48 Top Mount	2
60" Butcher Block Cabinet with 60" 6-Drawer Base Cabinet	1
Regency 18"x60" Chrome Wire Shelf	4
Regency 18"x 48" Chrome Wire 5-Shelf Lit with 86" Posts	2
Regency 18" x 72" Chrome wire Shelf	1
Regency Single Aluminum Swinging Traffic Door with 9" x 14" Window	2
Commercial Table Mounted Can Opener	1
Hand Held Can Opener	1
Acopa 12 oz. Ivory (American White) Stoneware Onion Soup Crock	24
Acopa 4 oz. White Fluted Melamine Ramekin	36
Cal-Mil 1531-616-13 Black Round Edge Rectangle Flat Bread Serving Board - 16" x 6" x 1/4"	12
Choice 11" x 7" x 1 1/2" Forest Green Oval Plastic Fast Food Basket	48
Choice 12" x 8 1/2" x 1 1/2" Forest Green Rectangular Plastic Fast Food Basket	19
Choice Black Oval Food Baskets	28

Choice 9 1/4" x 5 3/4" x 1 1/2" Forest Green Oval Plastic Fast Food Basket	12
Choice 12" Round Black Plastic Diner Food Basket	31
Wicker Baskets	13
Stock Pots - Various Sizes	11
Sauce Pans	10
Serving Pans - Large	26
Serving Pans - Medium	10
Serving Pans - Small	8
Full Sheet Pans	16
Glass Bowls	5
Glass Measuring Cups	2
Handheld Strainers	3
Metal Mixing Bowls	6
Colanders	6
San Jamar B6186L EZ-Chill 6-Compartment Stainless Steel Condiment Bar	1
Condiment Pump	1
Empty Condiment Squeeze Bottles	3
Cal-Mil 401-12-34 12 1/4" Clear Acrylic Pebble Salad Bowl	1
Cal-Mil 401-15-34 15" Clear Acrylic Pebble Salad Bowl	1
Cal-Mil 401-18-34 17 3/4" Clear Acrylic Pebble Salad Bowl	1
Cambro RSB23CW148 40 Qt. White Camwear Round Ribbed Bowl	4
Choice 20" x 15" x 5" Gray Polyethylene Plastic Bus Tub	4
Plastic Storage Bins with Lids	20
Thunder Group Forks	48
Thunder Group Salad Forks	48
Thunder Group Butter Knives	48
Thunder Group Teaspoons	48
Thunder Group Tablespoons	48
Steak Knives	108
Sets of Measuring Cups	4
Pasta Baskets	4
Sets of Measuring Spoons	2
Handheld Grater	1
Perfect Egg Ring	2
Garlic Press	1
Plastic Salad Tongs	3
Scoopers	2
Grill Spatulas	6
Spatulas	3

Plastic Tongs	10
Ladies	5
Potato Masher	1
Pizza Cutter	1
Various Sharp Knives	12
Metal Tongs	12
Metal Serving Spoons	12
Dough Cutter	1
Whisks	3
Choice 15" Flame Retardant Oven Mitts - Set	2

WGC STORAGE ROOM INVENTORY

	<u>QTY</u>
Regency Ice Bagger for 8, 10 or 20 lb. Bags	1
Manitowoc Ice - Ice Maker with 430 lbs. of ice storage Model #QT0454A	1
Hussman 3 Door Freezer Model HF92AT Serial # 06020110	1
Hussman 3 Door Refrigerator Model HF82AT Serial # 06020121	1
Imbera 2 Door "Coke" Cooler Model #VRD43 Serial #A66170500177	1
Wall Mounted Electronic Safe	1
Built In Desk with 24" File Cabinet	1
4 Drawer File	1
Camera Security System with Monitor (Monitoring through STAT Communications	1
Large White Igloo Coolers	3
Medium Coleman Coolers	3
6-Pack Soft Coolers	137
Lockable Linen Closet	1
Linen Closet Including:	1
New Bar Towels	132
Washed Bar Towels	212
Large White Rectangular Tablecloths for Tent Tables	46
Large Green Rectangular Tablecloths for Tent Tables	21
Large Round White Tablecloths for Cocktail Tables in Tent	8
Green Satin Sashes for Cocktail Tables	12
Green Linen Napkins	141
White Linen Placemats	250
White Linen Napkins	193
Mop Sink with Faucet and Hose	1
Regency 24" x 48" NSF Chrome Wire 5-Shelf Kit with 86" Posts #460EC2448K85	4
Dry Storage:	
3 Oz. Plastic Shot Glasses	300
6 Oz. Plastic Champagne Flutes	24
8 Oz. Plastic Wine Glasses	770
8 Oz. Styrofoam Cups	500
9 Oz. Plastic Crystal Tumblers	500
9 Oz. Plastic Rock Glasses	720
10 Oz. Plastic Cups	1,900
12 Oz. Styrofoam Cups	500

12 Oz. Plastic Cups	945
16 Oz. Plastic Cups	60
16 Oz. Styrofoam Cups	500
8 Oz. Soup Cups with Lids	250
12 Oz. Soup Cups with Lids	500
16 Oz. Lids for Plastic Cups	700
16 Oz. Lids for Styrofoam Cups	1500
Brown Kraft To Go Paper Food Containers	400
Nacho Plastic Containers	250
Flat Bread Pizza Cardboard to-Go Containers	200
Votive Candles	72
Battery Operated Window Candles	20
Sabrina Bud Vases	16
Dozen Skirt Clips for Tables	360
Waitress Order Pads	18
Liquor Bottle Purer Covers	48
Liquor Bottle Speed Pourers	17
40 Cup Percolator Coffee Pot	1
7" Stirrer Sticks	10,000
5" Stirrer Sticks	6,000
Extra Can Separator Inserts for Beverage Air Refrigerators	5
1 Lb. Cardboard Food Tray	250
Wave 7" Round Plastic Plates	360
Wave 9" Round Plastic Plates	90
Premium 10" & 6" Plastic Plates	48
Plastic Forks	600
Matching Plastic Fork/Knife/Spoon	200
Lentine Votive Candles	54
Assorted Table Display Vases	10
Green Paper Placemats	1000
Small Storage Jars for Condiments	12
Members Mark Dinner Napkins	550
Choice Dinner Napkins	1500
Beverage Napkins	1000
Napkin Dispensers	2

WGC OLD PRO SHOP INVENTORY

- (1.0)** Samsung 85 inch Class Q6 Series with 4k Ultra HD TV with Bracket for Event Tent
- (2.0)** 175 Lifting Folding Chairs for Tent
- (3.0)** 4' Square Portable Stage
- (4.0)** Easels, Silver and Black
- (5.0)** PA System with Speakers & Microphone
- (6.0)** 6 Foot Display Case & Counter
- (7.0)** (2) Outdoor Chair
- (8.0)** Computer Stand
- (9.0)** 56" Tower Stand
- (10.0)** 36" TV on Wall
- (11.0)** (2) Serving Tray Stands
- (12.0)** 6 Bollards with Chain
- (13.0)** 22 Foot Slat Wall
- (14.0)** Merchandise Hangers/holders for Slat Wall
- (15.0)** Flameless Candle Centerpieces
- (16.0)** 30" x 5' Merchandise Table
- (17.0)** 30" x 5' Merchandise Table
- (18.0)** 3' x 3' Table
- (19.0)** Security Camera System Set-Up

WGC TENT BAR / CONCESSION BUILDING

	QTY
True Custom Sliding 2 Door Refrigerator	1
Beverage-Air MT53-1-SDB 54" Marketeer Series Black Refrigerated Sliding Glass Door Merchandiser	1
Avantco UBB-48-HC 48" Black Counter Height Narrow Solid Door Back Bar Refrigerator with LED Lighting	1
Avantco UDD-48-HC Four Tap Kegerator Beer Dispenser - Black, (2) 1/2 Keg Capacity	1
Frigidaire 36 Bottle Wine Refrigerator	1
Regency 18" x 24" Underbar Ice Bin with Juice Holders - Serial # 600IB1824	2
Star Commercial Hot Dog Roller (Holds 36 Dogs)	1
Expert 3 Burner Grill	1
GE Microwave	1
Black and Decker 12 Cup Coffee Pots	2
Professional Series 50 Cup Coffee Digital Urn	1
20 Cup Coffee Warmers	2
Emeril Air Fryer Grill 360	1
Seville Classics 5-Level Commercial Shelving with Wheels Model # 48245B	2
Hally Sinks & Tables H Stainless Steel 24" x 60" Commercial Heavy-Duty Table with Undersheif and Backsplash	1
30" Square Table	1
Custom Made Black 3-Tier Liquor 24" Shelving	2
American Metalcraft J263 1.25 oz. & 2 oz. Stainless Steel Jigger	3
Choice 28 oz. Stainless Steel 3-Piece Bar Shaker #176SHAKRSS28 - EA	2
Choice Black Plastic Bar Caddy Organizer - 9 3/8" x 5 5/8" x 4 3/16" #176CAD6BK - EA	2
One-Piece Aluminum Scoop - 12 oz.	2
Choice 60 oz. Clear SAN Plastic Beverage Pitcher #69060P - EA	4
Glass Storage Jars for Drink Condiments	4
Liquor Speed Pourers	23
Air Conditioners	2
Fan	1
Brooms	2
Vacuum for Tent	1
16 Oz. Clear Plastic Draft Beer Cups	40
16 Oz. Styrofoam Cups	54
12 Oz. Styrofoam Cups	35
9 Oz. Plastic Rocks Glasses	25

WGC PRO-SHOP/STARTER BUILDING INVENTORY

- (1.0)** (2) 4x3 Weatherproof Cork Display Board
- (2.0)** Wall Mount AC Unit, 12,000 BTU
- (3.0)** 16x20 Mirror
- (4.0)** 6 foot Desk with (2) File Cabinets
- (5.0)** 48 inch Upper Cabinet
- (6.0)** Black Office Chair
- (7.0)** City Championship Plaque
- (8.0)** Ryobi Pressure Washer and Cart Washing Equipment
- (9.0)** 6 Metal Rack With 6 Shelves
- (10.0)** Tote With Cart and Misc. Needs
- (11.0)** (2) Club Car Windshields
- (12.0)** Club Car Tow Bar
- (13.0)** Coke Beverage Cooler, Pepsi Beverage Cooler
- (14.0)** Sandwich Board
- (15.0)** Wicker Basket
- (16.0)** 6 Foot Folding Table
- (17.0)** Security Camera
- (18.0)** 2 Trash Cans
- (19.0)** Tournament Scoreboards
- (20.0)** Gold Ball Pickers
- (21.0)** WGC Pencil / Scorecard Holder
- (22.0)** Titleist Ball Display
- (23.0)** Top Flight Glass Ball Jug
- (24.0)** Range Tokens and Keys

- (25.0)** 2 Front Desk Chairs
- (26.0)** Front Counter / Shelving
- (27.0)** 6 Boxes of Golf Pencils
- (28.0)** Misc. Signs
- (29.0)** 2 Electronic Cash Drawers
- (30.0)** 6 Closest to the Pin Markers
- (31.0)** Pushcart
- (32.0)** Slat Wall & Hardware & Shelves
- (33.0)** Keys to unlock, Vending Machines, Range Machine, Cash Drawers
- (34.0)** 2 foot by 4 foot, 8 cubicle Shelf
- (35.0)** Sunglasses Display Rack
- (36.0)** 100 Amp 3 Phase Panel Box
- (37.0)** 30 x 30 Table
- (38.0)** Soda Vending Machines
- (39.0)** Tech Supplies

WGC TENT INVENTORY

(1.0) 40' x 60' Aluminum Frame Clearspan Liri Event Tent with (6) PVC White Solid Roof Panels and (20) PVC White Sidewalls with Panoramic Clear Windows

(2.0) Outdoor Outlets Along Tent

(3.0) 100 AMP 3 Phase Electrical Panel in Tent

(4.0) Custom Aluminum and Glass Tent Double Door

(5.0) Custom Aluminum and Glass Tent Double Door

In Storage:

	<u>QTY</u>
8' White Hard Plastic Folding Tables	45
Lancaster 32" Round Granite White Heavy-Duty Bar Height Plastic Folding Cocktail Tables	26
Folding White Hard Plastic Chairs	175
Upright Propane Heaters	4

WGC OUTSIDE/COURSE/DRIVING RANGE INVENTORY

- (1.0)** 1st Tee benches & Picnic Tables
- (2.0)** Crop Circle Benches and Fire Place
- (3.0)** Golf Bag Holder
- (4.0)** (3) Driving Range Benches
- (5.0 - 5.1)** (2) Bag Racks 5-Bag 70"L x 18"D x 41"H
- (6.0)** Picnic Tables
- (7.0)** 1st Tee bench / Ball Washer Bracket
- (8.0)** Pro Shop Area bench
- (9.0)** 2nd Tee Bench / Ball Washer Bracket
- (10.0)** 5th Tee Bench / Ball Washer Bracket
- (11.0)** 6th Tee Bench / Ball Washer Bracket
- (12.0)** 7th Tee bench / Ball Washer Bracket
- (13.0)** 8th Tee Bench / Ball Washer Bracket
- (14.0)** 9th Tee Bench, Blue Tees / Ball Washer Bracket
- (15.0)** 9th Tee Bench, White Tees / Ball Washer Bracket
- (16.0)** 10th Tee Bench / Ball Washer Bracket
- (17.0)** 11th Tee bench, Blue Tees / Ball Washer Bracket
- (18.0)** 11th Tee Bench, White Tees / Ball Washer Bracket
- (19.0)** 12th Tee Bench / Ball Washer Bracket
- (20.0)** 13th Tee Bench / Ball Washer Bracket
- (21.0)** 14th Tee Bench / Ball Washer Bracket
- (22.0)** 15th Tee Bench / Ball Washer Bracket
- (23.0)** 16th Tee Bench / Ball Washer Bracket
- (24.0)** 17th Tee Bench / Ball Washer Bracket
- (25.0)** 18th Tee Bench, Blue Tees / Ball Washer Bracket

(26.0) 18th Tee Bench, White Tees / Ball Washer Bracket

(27.0) Restroom / Vending Station after hole #13

(28.0-28.1) Rain Shed

(29.0) (2) 8-Burner Commercial Outdoor Grills

(30.0) Range Servant GL-12 Ball Dispenser with 12,000 Range Balls

In Storage:

	<u>QTY</u>
Deluxe Classic Tee Mats with Rubber Tees	4
Tee Target Net	1
Oversized Range Flags (Red, Royal Blue, White, Yellow)	8
Adirondack Chairs	4
Adirondack Side Tables	2
Outdoor Chairs for Crop Circle Area	12

EXH. B

Electric Club Cars

Cart Number	Serial Number
1	JE1437-492641
2	JE1437-492577
3	JE1437-492652
4	JE1437-492679
5	JE1437-492688
7	JE1638-678293
8	JE1437-492664
11	JE1437-492655
12	JE1437-492674
15	JE1437-492650
16	JE1638-678291
17	JE1638-678361
18	JE1638-678311
19	JE1638-678295
20	JE1638-678364
21	JE1638-678314
22	JE1638-678289
23	JE1638-678353
24	JE1638-678317
25	JE1638-678323
26	JE1437-492685
27	JE1638-678288
28	JE1638-678360
29	JE1638-678342
30	JE1638-678285
31	JE1638-678322
32	JE1638-678363
33	JE1638-678349
34	JE1638-678337
35	JE1638-678284
36	JE1638-678319
37	JE1437-492671
38	JE1638-678312
39	JE1638-678339
40	JE1638-678315
41	JE1437-492644
42	JE1638-678358
43	JE1638-678320
44	JE1638-678355
45	JE1638-678356
46	JE1638-678292
47	JE1638-678350
48	JE1638-678347
49	JE1638-678318

EXH. B

Yamahas

Cart Number	Serial Number
52	JW8-317248
53	JW8-317293
54	NOT VISIBLE
55	JW8-317351
57	JW8-317295
58	JW8-317237

EXH. B

EZ-GOs

Cart Number	Serial Number
4	L402-1554377
27	L102-1520198
45	2617108
62	2617116
65	J102-1520194
67	L402-1554386
70	2617066
75	J102-1520365
76	J102-1520379
102	2617114

Beverage Cart OCN070796

WGC MAINTENANCE GARAGE INVENTORY

- (1.0 - 1.1)** 2017 Jacobson LF550 Fairway Unit 7 Bladed Reel
Serial: 6801201662
Diesel
2,095.8 Hours
- (2.0 - 2.1)** 2017 Jacobson Eclipse 322
Serial: 62803-0389
13 HP Gas Engine
1309 Hours
Electric Reels
- (3.0 - 3.1)** 1990 Ford 1720 Tractor, 4 Wheel Drive, Diesel
Serial: UL28785
3,443.4 Hours
- (4.0 - 4.1)** 2007 Pro Flex 120" Rotary Tow Behind Rough Unit
Serial: 08271223
2 Extra Set of Blades
- (5.0 - 5.1)** 2006 Toro Multi Sprayer 5700, Diesel
Serial: 41582-260000222
3,312.7 hours
- (6.0 - 6.1)** 1995 Cushman Truckster Hydrolic Dump, PTO-HYD, Port
Serial: 95005925
Parked outside
Gas unit
- (7.0 - 7.1)** Tow Bearing Hydraulic Dump Wagon
- (8.0)** Push Range Picker
- (9.0 - 9.2)** 2 Sets of 5 Jacobsen Worthington Gangs With Frames
- (10.0 - 10.1)** 2000 John Deere Tractor, 4 Wheel Drive, Diesel 5210
Serial: LV52705224046
12,578.8 hours
New Seat
- (11.0 - 11.1)** 2007 SmithCO Superstar Sand Pro, Gas, 16 HP
Serial: 5376
Hour Meter Not Working
Has Scarifier Attachment
- (12.0 - 12.1)** 2015 Jacobson Greens King 4 With Reels,
Serial: 6230402238
Diesel
1,469.8 Hours
- (13.0 - 13.1)** 2001 Jacobson Greens King 4 With Reels, Diesel
Serial: 6228901725
5,147.9 Hours

- (14.0 - 14.1)** 2004 Jacobson Greens King 4 With Reels, Diesel
Serial: 06228903421
5,485.6 Hours
- (15.0 - 15.1)** 2008 Jacobson Greens King 4, Diesel
Serial: 6228904677
- (16.0 - 16.1)** 2017 Jacobson AR522 Rough Unit, Diesel
Serial: 6813201914
1,964.6 Hours
Extra Set of Blades
- (17.0 - 17.1)** 1969 John Deere Tractor With Bucket, Gas
Serial: 195395T
Parked Outside
- (18.0)** Misc. Parts for Equipment
- (19.0)** Bag Rack
- (20.0)** 1992 Jacobson 22" Walk Mower, Gas
Serial: 622403484
- (21.0 - 21.1)** 1992 Ryan GA 24 Aerifier, Walk Behind, Gas
Serial: 92509500
- (21.2 - 21.3)** Parts to Ryan GA 24
- (22.0)** 1996 Cushman Core Harvester
Serial: A96012171
- (23.0 - 23.1)** 2012 Club Car Carryall with Hydraulic Dump
- (24.0)** 1986 Vicon Spreader, Pro Driven Chain Setup
Serial: 7540052677
- (25.0)** Tarter Spreader Metal, Cyclone
Serial: 2118427
- (26.0)** Cosmo Spreader Plastic, Cyclone
Serial: 0229823
- (27.0)** Misc. Hand Landscaping Tools
- (28.0)** 16 Green Irrigation Heads
- (29.0)** 8 Fairway Irrigation Heads
- (30.0)** 12 Tee Irrigation Heads
- (31.0)** New Green Head Fittings
- (32.0)** Misc. Irrigation Parts and Fittings

- (33.0)** Dewalt Battery Pack Grease Gun
- (34.0)** Simpson 2.4 GPM Pressure Washer
- (35.0)** Back Pack Blower, STIHL BR 600
- (36.0)** Push Blower, Little Wonder 8HP
- (37.0)** NAPA Battery Charger, 125A 6V, 275A 12V
- (38.0)** Self-propelled Rotary Toro Mower
- (39.0)** Set of 3, Greens Verticutters
- (39.1)** Set of 3, Greens brushes
- (40.0)** Set of 3, Vibratory Rollers for Greens
- (41.0)** 1997 Set of 3, 22" Verticutters
- (42.0 - 42.1)** Green Set of 3, 22" Mowing Heads with Groomers
- (43.0)** Green Set of 3, 22" Mowing Heads
- (44.1 - 44.3)** Tee Set of 3, 22" Mowing heads,
- (45.0)** Misc. Rollers for Reels
- (46.0)** Misc. Blades
- (47.0)** Reel For Parts
- (48.0 - 48.2)** Misc. Tires
- (49.0)** Scotts Pro Turf Drop Spreader
- (50.0)** Weed Whips, Stihl and Craftsman
- (51.0)** Tiller, Honda F210
- (52.0 - 52.1)** Seed Spreader
- (53.0)** Push Mower, Craftsman, Torque 22 inch Deck
- (54.0 - 54.1)** Greens King 4, Grass Collection Box
- (55.0)** Scott Pro Turf & The Andersons Seed Spreader
- (56.0)** Scotts Pro Turf, Professional Drop Spreader
- (57.0)** Rolair 2HP, 4.3 Gallon, Contractor Twin Stack Air Compressor
- (58.0)** 1 Set of 5 Toro 5 Blade Rough Unit With Frame

- (59.0 - 59.1)** Irrigation Boxes and Saddle Tee
- (60.0 - 60.4)** 20 Par Aide hole Ball Washers
- (61.0)** 18 Pins with Flags
- (62.0 - 62.2)** Tee Markers
- (63.0 - 63.1)** Course Markers
- (64.0)** Course Trash Cans
- (65.0)** 100 foot of 1 inch Hose
- (66.0 - 66.1)** Bunker Rakes
- (67.0)** Tee Boxes

- (68.0 - 68.1)** VEG Based Hydraulic Fluid, GreensCare Biodegradable
13 Gallons (50 liter)
19 Gallons (75 liter)
- (69.0)** 55 Gallon Motor Oil 10 W-40
¾ Quarters Full
- (70.0 - 70.8)** Tool Box Completely Full
- (71.0)** Hardware, Machine Nuts, Bolts, Washers
- (72.0 - 72.2)** Hand Tools
- (73.0)** Ball Washing Machine for Driving Range Balls
- (74.0 - 74.1)** Florite Cart Watering System
- (75.0)** Belts, Filters, Gringer, Vise
- (76.0)** Weed barrier
- (77.0)** Hole Number Signs
- (78.0 - 78.1)** Trash Cans
- (79.0 - 79.1)** Misc. Irrigation Piping
- (80.0 - 80.1)** Working Refrigerator

WGC CHEMICAL INVENTORY

FERTILIZER'S

- (1.0)** Andre and Son 46-0-0
11 Bags st 50 LBS
- (2.0)** Tyler Bent Spec 28-8-18
4 bags at 25 LBS
- (3.0)** Turf King 28-0-15
15 bags at 50 LBS
- (4.0)** Signature 18-24-12 Starter Fertilizer
2 bags at 50 LBS
- (5.0)** Andersons trace Element Package
High Mag
1 Bag at 50 LBS
- (6.0)** Turf King 18-9-18
6 bags at 50 LBS
- (7.0)** Nature Safe 8-3-5
1 bag at 50 LBS
- (8.0)** Turf King 21-0-0
21 bags at 50 LBS
- (9.0)** Turf King 14-14-14
7 bags at 50 LBS
- (10.0)** Turf King 0-0-29
3 at 2.5 gallons

FUNGICIDES

(11.0) Subdue Fung Max
1 Gallon

(12.0) Subdue Fung. Granular
2 Bags at 25 LBS

(13.0) Fungicide VII, Anderson
5 Bags at 29.18 LBS

(14.0) Ipro Fungicide
2.5 Gallons

(15.0) Pro Star 70WDG
4 bags at 3 LBS

(16.0) Emerald Fungicide
(2) .49LB Packets Granular

INSECTICIDES

(17.0) Sevin
2 at 2.5 Gallons

(18.0) Dylox
2.5 Gallons

(19.0) Imidacloprid
3.5 gallons

(20.0) Bifenthrin
2 Gallons

HERBICIDES

(21.0) Herbicide Primera One
15 Gallons

MISC.

(22.0) Growth Reg: Proxy
2 at 2.5 Gallons

(23.0) Growth Reg: Accomplish LM
2 at 2.5 Gallons

(24.0) Aqua Aide Wetting Agent
2.5 Gallons

(25.0) Hydration A Plus Wetting Agent
2.5 Gallons

(26.0) Turf Screen
3 at 2.5 gallons

Res No. 7

December 27, 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 VL-1 Bellew Avenue South, Parcel Number 9-11-108.001 from Residence B to Commercial Will Not Have a Significant Impact on the Environment

At its December 6, 2022, meeting, the City Planning Board adopted a motion recommending that the City Council change the approved zoning classification of VL-1 Bellew Avenue South, Parcel Number 9-11-108.001 from Residence B to Commercial. The City Council has scheduled a public hearing on the request for 7:15 p.m. on Tuesday, January 3, 2023.

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 VL-1 Bellew Avenue South, Parcel Number 9-11-108.001 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 for the zone change application of Robert J. Busler, P.L.S. of LaFave, White & McGivern, L.S., P.C. on behalf of ARBEL, LLC, to change the approved zoning classification of VL-1 Bellew Avenue South, Parcel Number 9-11-108.001 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,

RESOLUTION

Page 2 of 2

Finding that Changing the Approved Zoning Classification of VL-1 Bellew Avenue South, Parcel Number 9-11-108.001 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

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

1. Based upon its examination of the Short Environmental Assessment Form and comparing the proposed action with the criteria set forth in 6NYCRR Section 617.7, no significant impact is known, and the adoption of the zone change will not have a significant impact on the environment.
2. The Mayor of the City of Watertown is authorized to execute 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

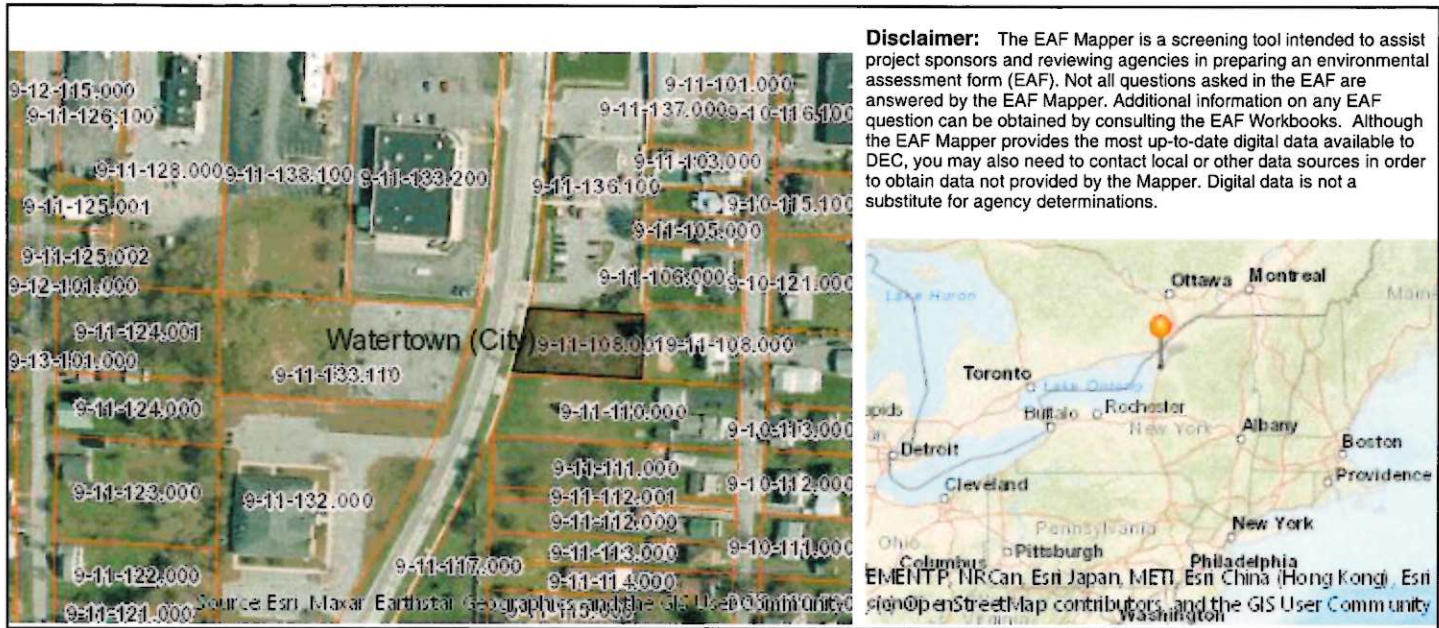
Instructions for Completing

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: Parcel 09-11-108.001 Zone Change Request			
Project Location (describe, and attach a location map): VL-1 Bellew Avenue South, City of Watertown, Jefferson County, about 353' south of Arsenal Street.			
Brief Description of Proposed Action: Request for a zone change from Residence "B" to Commercial.			
Name of Applicant or Sponsor: Arbell, LLC; c/o PJ Simao		Telephone: 315-727-7000 E-Mail: pj@dealmakerusa.com	
Address: 137 Main Avenue, Floor 3			
City/PO: Watertown		State: NY	Zip Code: 13601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
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: Planning Board and City Council			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.298 acres b. Total acreage to be physically disturbed? _____ 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.298 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, <ul style="list-style-type: none"> a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan? 	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. <ul style="list-style-type: none"> a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? 	NO <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. <ul style="list-style-type: none"> 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? 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? 	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/>	
13. <ul style="list-style-type: none"> 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	_____ _____ _____



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat, Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

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

Public Hearing – 7:15 p.m.

December 22, 2022

To: The Honorable Mayor and City Council

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

Subject: City of Watertown 2019 Community Development Block Grant Annual Action Plan Amendment Public Hearing

A Public Hearing has been scheduled for 7:15 p.m. on January 3, 2023, as part of the effort to gather public input on the proposed amendment to the City's Community Development Block Grant (CDBG) 2019 Annual Action Plan.

On May 20, 2019, the City Council adopted the City's 2019 Community Development Block Grant (CDBG) Annual Action Plan. The plan included various projects for the 2019-2020 Fiscal Year, all of which are now complete. Three of the projects came in under budget: the Demolition of 428 Maple Avenue, the Rutland Street North Sidewalk Project and the North Side ADA Ramps Project.

The United States Department of Housing and Urban Development (HUD) requires the City of Watertown to officially amend an Annual Action Plan if the budget of a particular project changes by more than 25 percent, if the scope of a project changes significantly or if a new project is added.

The adopted Fiscal Year 2022-2023 Capital Budget proposed transferring funds from the Community Development Fund to the Capital Project Fund to pay for a portion of the Grant Street Reconstruction Project. At the December 5, 2022, City Council meeting, the Council agreed with Staff's recommendation that the City use the remaining funding from the various projects for the Grant Street Reconstruction Project.

Staff has drafted an amendment to the 2019 Annual Action Plan that adds the Grant Street Reconstruction Project and reflects the budget changes. The draft amendment is attached for your review and is also available for review on the City's website at: <https://www.watertown-ny.gov/CDBGPublicCommentOpportunities>

On December 14, 2022, the City advertised in the *Watertown Daily Times* that the plan was available for public review and comment. The 30-day public comment period is currently underway and the City will be accepting comments on the proposed amendment through January 14, 2023.

After the conclusion of the public comment period, Staff will incorporate any comments that are received into the final draft of the plan amendment and will present a resolution to adopt the amendment for City Council consideration at the January 17, 2023, meeting.



**AMENDMENT
TO THE CITY OF WATERTOWN'S
COMMUNITY DEVELOPMENT BLOCK GRANT
PROGRAM YEAR 2019 ANNUAL ACTION PLAN
DRAFT – DECEMBER 14, 2022**

On May 20, 2019, the City Council of the City of Watertown adopted the City's Community Development Block Grant (CDBG) Annual Action Plan for Program Year 2019. The plan included various projects for the 2019-2020 Fiscal Year, several of which this amendment will modify, either in scope or in budget or both.

The list of projects and their originally approved budget amounts are listed below:

Proposed Project	Approved Budget
Rutland Street North Sidewalk Project	\$240,000
North Side ADA Ramp Construction	\$90,000
Demolition of 428 Maple Avenue	\$40,000
Owner-Occupied Rehabilitation	\$250,000
Homebuyer Program	\$88,077
NDC Housing Program	\$40,000
Point In Time Education and Outreach	\$9,000
Analysis of Impediments to Fair Housing	\$15,000
WCSD Food 4 Families	\$6,000
Planning – Zoning Ordinance Update Phase 1	\$75,000
Program Administration	\$60,000
Total	\$913,077

This amendment will change the budget for three of the above-identified projects. CDBG regulations and our Citizen Participation Plan allow some flexibility for changes in project costs as the City implements the various programs and projects. The City may increase or decrease individual budget line items by up to 25 percent without amending the Annual Action Plan. However, in the case of the demolition of 428 Maple Avenue and the Rutland Street North Sidewalks, the actual costs were approximately a 35 percent decrease from the originally budgeted amount. Additionally, a new project is being added to the 2019 Annual Action Plan to use the additional funding. The decrease in the budget line items and new project necessitates an

amendment. The other project with an amended budget total, the North Side ADA Ramp Construction changed by less than 25 percent.

The three projects collectively finished \$111,679.55 under budget. The City proposes to reallocate the surplus to pay for a new project that will be added to the 2019 Annual Action Plan. The new project is the Grant Street Reconstruction Project which is described below.

Below is the revised CDBG Program Year 2019 Annual Action Plan budget, following all proposed revisions:

Proposed Project	Amended Budget
Rutland Street North Sidewalk Project	\$156,401
North Side ADA Ramp Construction	\$75,809.85
Demolition of 428 Maple Avenue	\$26,109.60
Owner-Occupied Rehabilitation	\$250,000
Homebuyer Program	\$88,077
NDC Housing Program	\$40,000
Point In Time Education and Outreach	\$9,000
Analysis of Impediments to Fair Housing	\$15,000
WCSD Food 4 Families	\$6,000
Planning – Zoning Ordinance Update Phase 1	\$75,000
Program Administration	\$60,000
Grant Street Reconstruction Project	\$111,679.55
Total	\$913,077

The revised text for the above identified new project description is as follows:

Grant Street Construction Project:

The Grant Street Reconstruction Project will include the complete reconstruction of Grant Street between Main Street East and Henry Street. Improvements will include ADA ramp replacement, curbing replacement, new pavement, and replacement of various utilities such as water, sanitary sewer, storm sewer along with green infrastructure improvements and tree planting.

The City estimates that 150 low to moderate-income (LMI) families will benefit from the proposed project based on the estimated number of families in the Block Group and the LMI percentage for the Block Group that the project covers. Since 2020 ACS data on total families in

a geography is only available at the Census Tract level, the city divided the number of families evenly across the three Block Groups in Census Tract 613 when estimating the number of families.

The project is located in the City's Northeast CDBG Target Area and is located in Census Tract 613, Block Group 2 which is characterized as having a low to moderate income population of 61.44 percent.

Citizen Participation

The City's Community Development Block Grant Program has an adopted Citizen Participation Plan that outlines various steps that the City must take in order to engage the public in the development of our Annual Action Plans and any amendments to them. While developing this amendment to the City's Program Year 2019 Annual Action Plan, the City Council has scheduled a public hearing on the proposed amendment for Tuesday, January 3, 2023 at 7:15 p.m. in the City Council Chamber of City Hall. On December 14, 2022, the city advertised in the *Watertown Daily Times* to notify the public of the public hearing date and time and to announce the start of a 30-day public comment period that will last from December 14, 2022 to January 14, 2023. The City also conducted outreach to several agencies and businesses by email notifying them of the proposed changes and made the proposed amendment available for review at City Hall in the Planning and Community Development Department, the City Clerk's Office and at the Roswell P. Flower Memorial Library, at the Watertown Housing Authority and on our website at www.watertown-ny.gov.

Public Hearing – 7:15 p.m./Old Business - Ordinance

December 27, 2022

To: The Honorable Mayor and City Council

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

Subject: Changing the Approved Zoning Classification of VL-1 Bellew Avenue South, Parcel Number 9-11-108.001, from Residence B to Commercial

Robert J. Busler, PLS of LaFave, White & McGivern, L.S., P.C. has submitted a request on behalf of ARBEL, LLC to change the approved Zoning Classification of VL-1 Bellew Avenue South, Parcel Number 9-11-108.001 from Residence B to Commercial.

The Planning Board reviewed the request at its December 6, 2022, meeting and adopted a motion recommending 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.

The City Council has scheduled a public hearing on the zone change ordinance for 7:15 p.m. on Tuesday, January 3, 2023. After the public hearing, the City Council must consider the State Environmental Quality Review (SEQR) Short Environmental Assessment Form and resolution before voting on the attached ordinance.

ORDINANCE

Page 1 of 1

Changing the Approved Zoning Classification of VL-1 Bellew Avenue South, Parcel Number 9-11-108.001 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 Council Member Lisa A. Ruggiero

BE IT ORDAINED where Robert J. Busler, P.L.S. of LaFave, White & McGivern, L.S., P.C. on behalf of ARBEL, LLC 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 VL-1 Bellew Avenue South, Parcel Number 9-11-108.001 from Residence B to Commercial and

WHEREAS the Jefferson County Planning Board is scheduled to review the application at its December 27, 2022, meeting, pursuant to Section 239-m of New York State General Municipal Law, and

WHEREAS the Planning Board of the City of Watertown considered the zone change request at its December 6, 2022 meeting and adopted a motion recommending that City Council approve the zone change, and

WHEREAS a public hearing was held on the proposed zone change on January 3, 2023, 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 VL-1 Bellew Avenue South, Parcel Number 9-11-108.001 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 Council Member Sarah V.C. Pierce



Department of Planning
175 Arsenal Street
Watertown, NY 13601

Michael J. Bourcy
Director of Planning

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

December 27, 2022

Sharlice Bonello
Planner
245 Washington St. Room 305
Watertown, NY 13601

Re: ARBEL, LLC, Zoning Map Amendment, From Residential B to Commercial
Vacant Lot 1, South Bellew Avenue, JCDP File # C 11 - 22

Dear Sharlice,

We received the above referenced zoning map amendment referred pursuant to General Municipal Law 239m. However, the December 27, 2022 County Planning Board meeting was cancelled.

Pursuant to General Municipal Law, Section 239m the County Planning Board has thirty days to respond to a referral. Failure of the CPB to respond within the thirty day time period means that 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



MEMORANDUM

CITY OF WATERTOWN, NEW YORK
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
245 WASHINGTON STREET, ROOM 305, WATERTOWN, NY 13601
PHONE: 315-785-7741 – FAX: 315-782-9014

TO: Planning Board Members

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

SUBJECT: Zone Change – VL-1 Bellew Avenue South, Parcel Number 9-11-108.001

DATE: December 1, 2022

Request: To Change the Approved Zoning Classification of VL-1 Bellew Avenue South, Parcel Number 9-11-108.001 from Residence B to Commercial

Applicant: Robert J. Busler, P.L.S. on behalf of ARBEL, LLC and P.J. Simao

Owner(s): ARBEL, LLC

SEQRA: Unlisted

County review: Yes

Comments: The applicant seeks to rezone the subject parcel from Residence B to Commercial. In the cover letter, there is no description for the purpose of rezoning the parcel. The application instructions ask for the applicant to describe what they seek to establish with the proposed Zone Change (e.g. the intended future use of the property) and include any other information that will aid the Planning Board and City Council in comprehending the request. The applicant should be prepared to explain what they seek to accomplish with the requested rezoning including any intended future uses.

Existing Conditions: Currently, the 100 block of Bellew Avenue South is mostly zoned Commercial and Neighborhood Business, except for VL-1 Bellew Avenue South, which is zoned Residence B.

The subject parcel the applicant proposes to rezone is adjacent to the south end of 919 Arsenal St which is zoned Commercial. The proposed parcel is currently vacant land and compliant with the current zoning lot requirements for the Commercial district. The existing land use for the other parcels along Bellew Avenue South are as follows:

- 871 Arsenal St: Americu Credit Union.
- 929 Arsenal St: Walgreens.
- VL Bellew Avenue South and VL-2 Bellew Avenue South: vacant lots.

- 156 Bellevue Avenue South: Social Security Administration.
- 163 Bellevue Avenue South: Oral Surgery of NNY.

Zoning and the Comprehensive Plan: The City's adopted Comprehensive Plan recommends the future land use for this area as Commercial Corridor. The Comprehensive Plan describes the Commercial Corridor as:

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 proposed zoning map proposes this parcel to be zoned as Commercial.

SEQR: The applicant has submitted a State Environmental Quality Review (SEQR) Short Environmental Assessment Form (EAF) as part of the application for the Zone Change. The City Council, as the lead agency, will complete Part 2 of the EAF and make a determination of significance.

cc: City Council Members

















Michael Delaney, City Engineer

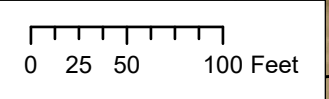
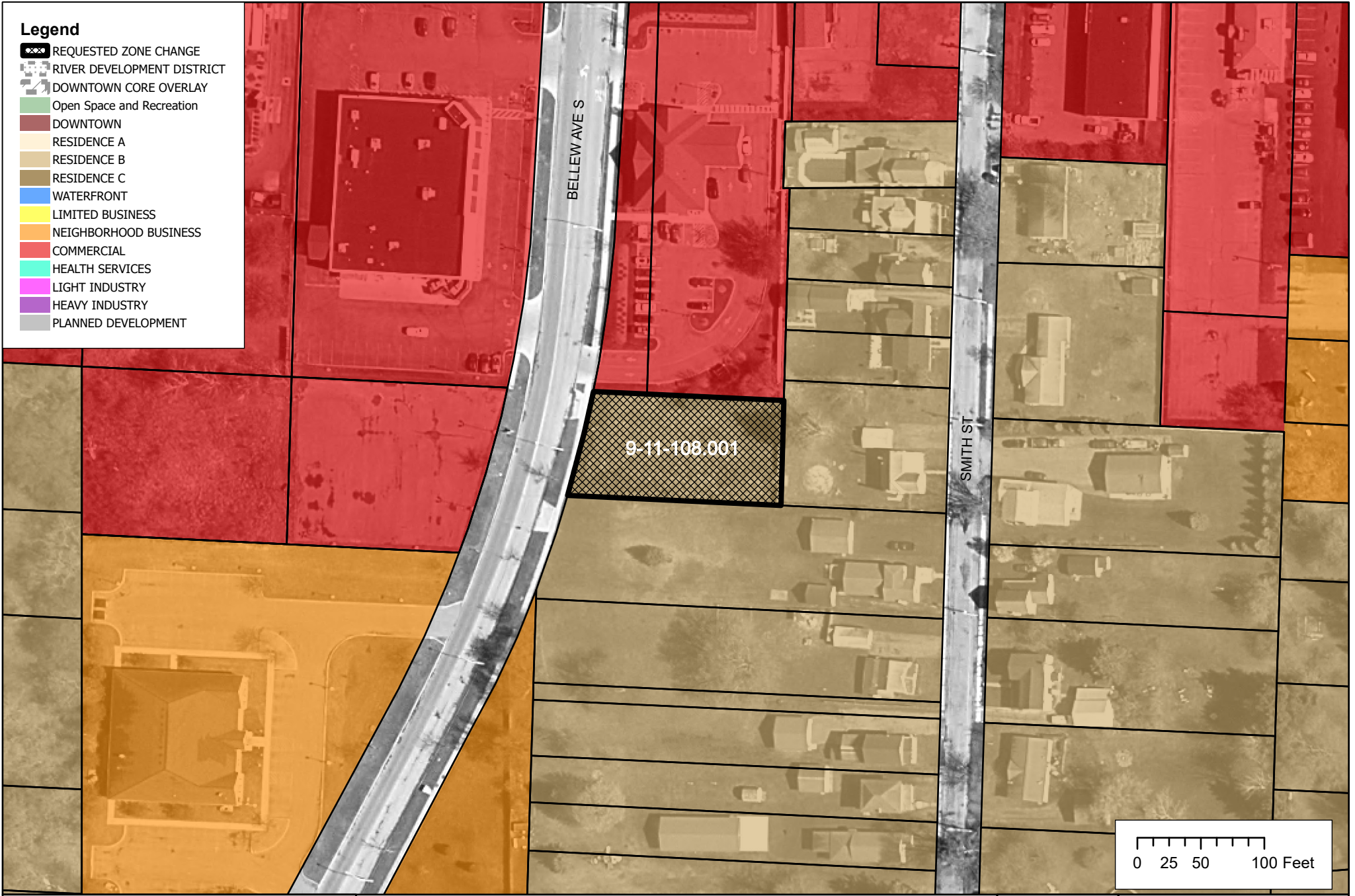
ARBEL, LLC; c/o PJ Simao, 137 Main Avenue, Floor 3, Watertown, NY 13601

Robert J. Busler, PLS, LaFave, White & McGivern 133 Commercial Street, P.O. Box 679,

Theresa, NY 13691

Legend

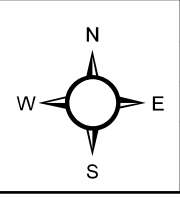
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-  RIVER DEVELOPMENT DISTRICT
-  DOWNTOWN CORE OVERLAY
-  Open Space and Recreation
-  DOWNTOWN
-  RESIDENCE A
-  RESIDENCE B
-  RESIDENCE C
-  WATERFRONT
-  LIMITED BUSINESS
-  NEIGHBORHOOD BUSINESS
-  COMMERCIAL
-  HEALTH SERVICES
-  LIGHT INDUSTRY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



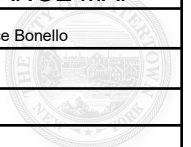
CITY OF WATERTOWN GIS
 245 WASHINGTON STREET
 2ND FLOOR
 WATERTOWN, NEW YORK 13601
 (315) 785-7793
 gis@watertown-ny.gov

Residence B to Commercial
VL-1 Bellew Ave South
 (9-11-108.001)

The City of Watertown does not warrant, guarantee or accept any liability for the accuracy, precision or completeness of any information shown or described hereon or for any inferences made therefrom. Any use made from this information is solely at the risk of the user.



ZONE CHANGE MAP	
Requested By: Sharlice Bonello	
Author: cpaquette	
Date: 11/28/2022	
Scale : 1 in= 100 ft	





LaFave, White & McGivern, L.S., P.C.

LAND SURVEYORS & PHOTOGRAMMETRISTS

THERESA - BOONVILLE

November 18, 2022

Michael A. Lumbis
Planning and Community Development Director
245 Washington Street
Watertown, New York 13601

Re: ARBEL, LLC
Zone Change Request

Dear Mr. Lumbis:

On behalf of ARBEL, LLC and PJ Simao, submitted herewith is documentation regarding a request for a Zone Change for tax parcel 09-11-108.001 designated as VL-1 Bellew Avenue South. The subject parcel is presently located in the Residence "B" Zoning District. The purpose of this application is to change it to the Commercial Zoning District.

Included herewith are 15 copies of the cover letter, application, authorization letter, Short Environmental Assessment Form, property report, tax map, GIS aerial view, zoning map, recorded survey map 2681 and Deed Instrument 2014-00011933.

Feel free to contact me anytime if you have any questions or need additional information. I will attend the required meetings to answer questions.

Sincerely,

LaFave, White & McGivern, L.S., P.C.
Robert J. Busler, P.L.S.
President

December 27, 2022

To: The Honorable Mayor and City Council

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

Subject: Approving the Site Plan for a 12,632 sq. ft. parking lot expansion and associated site improvements at 111 Breen Avenue, Parcel Number 8-01-214.100

At its December 19, 2022 meeting, the City Council voted to table the resolution approving the above subject Site Plan Approval, submitted by Thomas H. Ross of Storino Geomatics, PLLC, on behalf of Puccia Olive Oil Company, LLC.

At the request of the City Council, Staff has reached out to the applicant's engineer, Thomas Ross, to discuss the possibility of arranging a meeting with the neighboring property owner to discuss the site plan application and any possible modifications to it and/or new or revised conditions of approval. As of the date of this report, there is no meeting scheduled.

The City Council did consider Part 2 of the State Environmental Quality Review (SEQR) Short Environmental Assessment Form (EAF) at its December 19, 2022 meeting, and answered no to small impact for all questions. Once any outstanding issues or concerns are resolved and the Council takes the resolution from the table, it will be free to make a decision on the site plan.

The resolution prepared for City Council consideration states that the project will not have a significant negative impact on the environment and approves the site plan submitted to the City Planning and Community Development Department on November 15, 2022 with the conditions listed in the resolution.

The City of Watertown Planning Board reviewed the request at its meeting held on December 6, 2022 and voted to recommend that the City Council approve the site plan with the conditions listed in the resolution.

RESOLUTION

Page 1 of 2

Approving the Site Plan for a 12,632 sq. ft. Parking Lot Expansion and Associated Site Improvements at 111 Breen Avenue, Parcel Number 8-01-214.100

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 Council Member Lisa A. Ruggiero

WHEREAS Thomas H. Ross of Storino Geomatics, PLLC on behalf of Puccia Olive Oil Company, LLC, has submitted an application for Site Plan Approval for a 12,632 sq. ft. parking lot expansion and associated site improvements at 111 Breen Avenue, Parcel Number 8-01-214.100, and

WHEREAS the Jefferson County Planning Board reviewed the application at its November 29, 2022 meeting, pursuant to Section 239-m of New York State General Municipal Law, and determined the proposal was of local concern only, and

WHEREAS the Planning Board of the City of Watertown reviewed the site plan at its meeting held on December 6, 2022 and voted to recommend that the City Council of the City of Watertown approve the site plan with the following conditions:

1. The applicant shall install planter boxes, as proposed and depicted on the site plan, along the north-south property line with 119 Breen Avenue to the north of the existing deck to fulfill the five-foot buffer requirement. The vegetation in these planter boxes shall consist of taller bamboo plants or other vegetation to provide privacy to the adjacent parcel at 119 Breen Avenue.
2. The applicant shall address the adequacy of illumination of the westernmost parking bay on the site to the satisfaction of the City Engineering Department as verified by a site visit performed by the City Engineer.
3. The applicant must obtain a Zoning Compliance Certificate.

And,

WHEREAS the City Council has reviewed the Short Environmental Assessment Form, responding to each of the questions contained in Part 2, and has determined that the project, as submitted, is an Unlisted Action and will not have a significant impact on the environment,

RESOLUTION

Page 2 of 2

Approving the Site Plan for a 12,632 sq. ft. Parking Lot Expansion and Associated Site Improvements at 111 Breen Avenue, Parcel Number 8-01-214.100

- 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

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown declares that the proposed construction and site plan constitute an Unlisted Action for the purposes of SEQRA and hereby determines that the project, as proposed, will not have a significant impact on the environment, and

BE IT FURTHER RESOLVED that it is an express condition of this Site Plan Approval that the applicant provide the City Engineer with a copy of any change in stamped plans forming the basis for this approval at the same time such plans are provided to the contractor. If plans are not provided as required by this condition of site plan approval, the City Code Enforcement Officer shall direct that work on the project site shall immediately cease until such time as the City Engineer is provided with the revised stamped plans. Additionally, any change in the approved plan, which, in the opinion of the City Engineer, would require Amended Site Plan Approval, will result in immediate cessation of the affected portion of the project work until such time as the amended site plan is approved. The City Code Enforcement Officer is directed to periodically review on-site plans to determine whether the City Engineer has been provided with plans as required by this approval, and

BE IT FURTHER RESOLVED by the City Council of the City of Watertown that Site Plan Approval is hereby granted to Thomas H. Ross of Storino Geomatics, PLLC on behalf of Puccia Olive Oil Company, LLC for a 12,632 SF parking lot expansion and associated site improvements at 111 Breen Avenue, Parcel Number 8-01-214.100, as depicted on the site plan submitted to the City Planning and Community Development Department on November 15, 2022, contingent upon the applicant meeting the conditions listed above.

Seconded by Council Member Sarah V.C. Pierce



MEMORANDUM

CITY OF WATERTOWN, NEW YORK
OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT
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

SUBJECT: Site Plan Approval – 111 Breen Avenue

DATE: December 1, 2022

Request: Site Plan Approval for a 12,632 SF parking lot expansion and associated site improvements at 111 Breen Avenue, Parcel Number 8-01-214.100

Applicant: Thomas H. Ross of Storino Geomatics, PLLC on behalf of Puccia Olive Oil Company, LLC

Proposed Use: Restaurant (Sales-Oriented Retail)

Property Owners: Puccia Olive Oil Company, LLC

Submitted:

Property Survey: Yes	Preliminary Architectural Drawings: N/A
Site Plan: Yes	Preliminary Site Engineering Plans: Yes
Vehicle and Pedestrian Circulation Plan: No	Construction Time Schedule: Yes
Landscaping and Grading Plan: Yes	Description of Uses, Hours & Traffic Volume: Yes

SEQRA: Unlisted

Jefferson County 239-m Review: Yes

Zoning Information:

District: Commercial	Maximum Lot Coverage: N/A
Setback Requirements: F: 20', S: 5', R: 25'	Buffer Zones Required: Yes

Project History: In August, the property owner sought and obtained a Waiver of Site Plan Approval for construction of a 900 SF greenhouse. A site inspection conducted at the time by the City Code Enforcement Bureau revealed that the property owner had paved well in excess of 12,000 square feet of

new impervious parking area without Planning Board approval. As the area of new pavement exceeds the 2,500 SF limit to be eligible for a Waiver, a full Site Plan Approval is necessary for this expansion.

Project Overview: At the time of the August 2022 Staff Review for the (unrelated) greenhouse project, Planning and Code Enforcement Staff notified the property owner that in order for the pavement expansion already completed to be legal, he must apply for and be granted a full Site Plan Approval. This application represents the property owner's attempt to fulfill that requirement and includes the paving performed on the site during the 2021 construction season.

Existing Conditions: The applicant states in the cover letter that the existing Pete's Trattoria restaurant building is 3,780 SF. However, City Assessment data indicates a building footprint of 3,552 SF. A 112 SF shed sits behind the primary building to the west. The applicant shall be prepared to discuss how they calculated the 3,780 SF building footprint and confirm to Staff and the Planning Board which measurement is accurate.

There is an existing lawn area on the south section of the parcel where the applicant previously obtained a Waiver of Site Plan Approval to construct the greenhouse.

The newly paved area for which the applicant is seeking retroactive Site Plan Approval is to the rear (west) of the restaurant. The applicant has also installed planter boxes at the northern boundary of this parking area. A wooden fence rests approximately on the northern property line shared with 119 Breen Avenue. A row of coniferous trees occupies the northern edge of the site adjacent to this fence. These trees are also part of the retroactive site plan approval, as this area was previously not landscaped. The applicant also constructed an outdoor deck and had additional customer seating farther to the north of the existing deck. These features have since been scaled back to allow for the required five-foot landscaped buffer.

Vehicular and Pedestrian Circulation: Vehicular access to and from the site would continue to be from Breen Avenue.

Section 310-47 of the Zoning Ordinance of the City of Watertown requires five spaces for every 1,000 SF of commercial floor area, exclusive of utility and storage areas. As discussed in the "Existing Conditions" section above, there is a slight discrepancy between the cover letter and City Assessment data as far as the square-footage of the building is concerned. However, the difference between 3,552 SF and 3,780 SF would only change the minimum parking requirement from 18 to 19 spaces (without deducting any storage or utilities), and since the site provides 35 parking spaces, it easily exceeds the requirement.

At the time that Planning Staff performed a site visit, the restaurant was using the northernmost spaces for snow storage, but the snow only occupied seven or eight spaces, leaving well above the minimum requirement still available.

Zoning: The proposed use is an allowed use-by-right in a Commercial District. However, the primary building enjoys legal nonconforming ("grandfathered") zero-foot setbacks in both the front (on Breen Avenue) and on the side (shared property line with 119 Breen Avenue). The Commercial Zoning District once allowed zero-foot setbacks.

This proposal does not create any new nonconformities, nor does it exacerbate any existing nonconformities. As discussed in the "Landscaping and Buffers" section, the planter boxes/coniferous trees eliminate a previously existing nonconformity.

Landscaping and Buffers: Section 310-59 (A) of the Zoning Ordinance states that:

“Where any land use in nonresidential districts abuts land in any residential district, a strip of land of a minimum of five feet in width up to a maximum of 15 feet in width shall be maintained by the owner as a landscaped area in the front, side and rear yards which adjoin this other district.”

The unapproved pavement at the northern end of the site extended all the way to the fence in the shared property line with 119 Breen Avenue, which is in a Residence B Zone. The applicant has since removed a portion of the asphalt along the fence and has installed a row of coniferous trees, as depicted on the plan, and shown in attached photos, to create the required landscaped buffer.

The restaurant also constructed an outdoor seating deck that is shown in an attached picture below. This deck previously extended farther north along the north-south property line with 119 Breen where that parcel juts out to the south and the subject parcel juts out to the north. The applicant has since removed a portion of the deck previously used for seating, and the site plan, as submitted, depicts planter boxes in the required five-foot buffer area along that Zoning District Boundary. Since this proposed work is not yet completed, the Planning Board should condition any approval on installing those planters as depicted.

Comprehensive Plan: The City’s adopted Comprehensive Plan recommends the future land use character area of this area as Commercial Corridor, an area primarily applied to Arsenal Street. The plan describes the Commercial Corridor land use area as follows:

“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 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.”

Regarding consistency with the planned future land use character area, a restaurant is one of the land uses envisioned in the description of Commercial Corridor and while the zero-foot front setback is grandfathered, it means that the front of the building addresses the sidewalk and adds a pedestrian-oriented quality for those walking from the adjacent residential neighborhood to the north. This proposal is in harmony with the Comprehensive Plan.

Hydrology: The Engineering Department has reviewed the plans and has determined that the site drainage is in conformance with design standards. The additional impervious asphalt parking area that was placed over a compacted semi-pervious gravel lot will not adversely effect the drainage patterns or impact the adjacent parcels. The Engineering Department has reviewed hydraulic calculations and determined that this project will not have an adverse on the City’s storm system.

Lighting: The applicant did not submit a Photometric Plan. There is mounted wall pack on the building that illuminates the parking bay immediately adjacent to Breen Avenue and above the side door. There are two lights mounted on a pole along the south edge of the property adjacent to 710 Arsenal Street. One appears to illuminate the east-west drive aisle that accesses the rear of the property and the other appears to illuminate the parking bay immediately adjacent to the rear of the building.

Staff's site visit revealed two potential concerns. The first is that although these lights are affixed to the pole and both are directed onto the applicant's property (not toward 710 Arsenal), thus minimizing the risk of excessive light spillage across a property line, Staff cannot rule that possibility out and the applicant shall be prepared to indicate that any spillage is onto neighboring properties is within acceptable limits.

While this light is not directly related to the newly paved part of the site that this Site Plan Approval applies to, it is nonetheless the City's policy to use the Site Plan Approval process as an opportunity to gradually bring nonconforming sites into compliance. Although the risk of spillage appears minimal, since there is no photometric plan, the applicant nonetheless shall be prepared to discuss this light.

The other concern is the apparent lack of illumination reaching the westernmost parking bay on the subject parcel. The applicant shall also be prepared to discuss the adequacy of illumination on that part of the site.

SEQR: This project is considered an Unlisted Action under the State Environmental Quality Review (SEQR). The City Council, as Lead Agency, will complete Parts 2 and 3 of the Short Environmental Assessment Form (EAF) and will make a determination of significance.

The applicant did not provide an answer to Question 13b of the Short EAF. The applicant shall provide a revised and signed Part 1 of Short EAF prior to the City Council considering Parts 2 and 3.

Permits: The applicant must obtain a Zoning Compliance Certificate for the parking lot expansion and new landscaping.

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 reviewed the application at its November 29, 2022, meeting. The attached letter from the Jefferson County Planning Department provides a summary of their comments on the project.

Summary: The following should be discussed by the Planning Board and included as contingencies in the motion to recommend approval of the site plan:

1. The applicant shall install planter boxes, as proposed and depicted on the site plan, along the north-south property line with 119 Breen Avenue to the north of the existing deck to fulfill the five-foot buffer requirement.
2. The applicant must indicate to Staff and the Planning Board that any light spillage across onto the parcel at 710 Arsenal Street is within acceptable limits.
3. The applicant shall address the adequacy of illumination of the westernmost parking bay on the site.
4. The applicant shall submit a revised and signed SEQR Short EAF prior to the City Council considering Parts 2 and 3.
5. The applicant must obtain a Zoning Compliance Certificate.

cc: City Council Members
Michael Delaney, City Engineer
Thomas Ross
Geoffrey Puccia

Site Pictures



Above: A view of the newly paved parking area, looking northwest.

Below: The newly constructed deck and the area where the applicant proposes planter boxes.





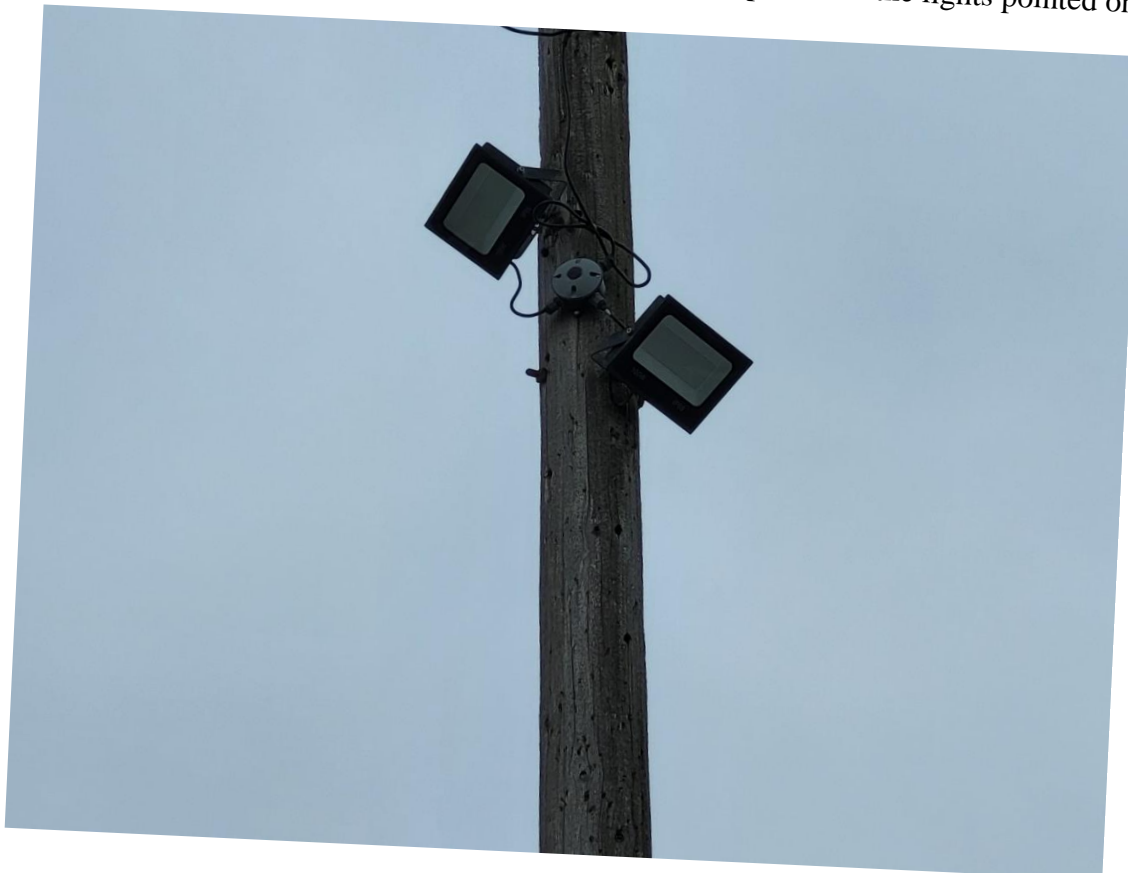
Above: A view of the landscaped buffer on the north edge of the site.
Below: The base of an individual tree along the northern buffer.





Above: The mounted light on a pole at the southern edge of the site.

Below: A close up of the mounted light, affixed to the pole with the lights pointed onto the subject parcel.



**SITE PLAN APPROVAL – 111 BREEN AVENUE
PARCEL NUMBER 8-01-214.100**

The Planning Board then considered a request submitted Thomas H. Ross of Storino Geomatics, PLLC on behalf of Puccia Olive Oil Company, LLC for Site Plan Approval for a 12,632 sq. ft. parking lot expansion and associated site improvements at 111 Breen Avenue, Parcel Number 8-01-214.100.

Mr. Ross was in attendance to represent the project and began by describing the application as a retroactive request for Site Plan Approval for paving a previously existing gravel parking lot, rather than an expansion. Mr. Ross reviewed the issues addressed by Staff's memorandum to the Planning Board, specifically drainage, lighting and landscaped buffer areas per Zoning requirements and Staff recommendations.

Mr. Ross stated that there were heavy rains over the summer and confirmed that all stormwater on the site drained to the center drywell and not to any adjoining properties. Mr. Ross also noted that the large planter boxes, as depicted on the site plan, will be completed when weather permits, and will be installed along the property line with 119 Breen Avenue to the north of the existing deck to fulfill the five-foot buffer requirement.

Mr. Ross reported that his client (Mr. Puccia) met with the neighboring property owner at 710 Arsenal Street and discussed the lighting as it currently existed. Mr. Ross said that the neighbor had no issues with the current lighting and was not concerned about light spillage onto his property. Mr. Ross also noted that the applicant believes the lighting in the westernmost part of the parking lot is adequate, especially since the area is used for mainly for snow storage.

Mr. Ross noted that he resubmitted Part 1 of the State Environmental Quality Review (SEQR) Short Environmental Assessment Form (EAF) with Question 13B completed and will submit the application for Zoning Compliance Certificate as soon as possible, as the summary items in Staff's memorandum required.

Mrs. Fields expressed concern that the lighting in the far western section of the parking lot is not adequate to provide safety for the employees. Mr. Coburn then asked if the applicants completed a photometric study or if they were using professional opinion. Mr. Ross confirmed that it was an educated guess.

Mr. Urda stated that Staff visited the applicant's site and observed minimal risk of light spillage in excess of 0.5 footcandles across the southern property since the mounted light packs faced north onto the applicant's property. Ms. Fields again expressed concerns about staff safety and the lighting in the far west area of the parking lot.

Mr. Coburn then invited the public to address the board.

Mr. Anthony Doldo, of 119 Breen Avenue, addressed the Planning Board. Mr. Doldo's property is adjacent to the applicant's property to the north. Mr. Doldo described his concerns that the applicant's deck, which he believes was not permitted properly, has reduced his family's privacy, and that installing planter boxes will not adequately address these concerns.

Mr. Doldo discussed the possibility of installing an eight or ten-foot-high fence, and the associated time and expense involved in getting a Variance. He suggested a possible amendment to the proposed zoning law which would allow for taller fencing (contingent on the height of the adjacent deck) to be installed without the time and expense of Variance approval.

Mr. Lumbis addressed the room and noted that the City is working on rewriting the Zoning Ordinance and his department hopes to begin the formal adoption process in the beginning of the new year. Mr. Lumbis also noted that the City is looking at adding something to the code, about taller fences without a variance, for instances like this.

Regarding the deck, Mr. Lumbis stated that the project did not require Planning Board approval because section 310-26 of the Zoning Ordinance states, *“Provisions of this chapter shall not apply to terraces, steps, unroofed decks or other similar features at or below the level of the floor of the first story.”*

Mr. Lumbis noted that Code Enforcement issued a Building Permit for the upper deck and that although the applicant constructed a deck with a larger footprint than permitted, the applicant had since removed the unpermitted section.

Mr. Lumbis then discussed section 310-59 of the current Zoning Ordinance and explained that it does not provide specific details about acceptable landscaping when a commercial property abuts a residential property. He said that in 2007, the Planning Board adopted the Landscaping and Buffer Zone Guidelines, which include greater detail and identify planter boxes as a landscaping option. Discussion continued about how planter boxes would provide privacy for the adjacent homeowner.

Mr. Lumbis referred the Board to a picture of the planter box from Staff's site visit and noted that it is about five foot wide and twenty feet long and about 2-3 feet deep, capable of holding some substantial plantings. He said it was much more substantial than a large flowerpot type planter.

Mr. Urda then said that although the deck itself is not directly related to the Site Plan under consideration (the paving), the landscaped buffer requirement does fall into associated site improvements. He said that the City treats every site review on a nonconforming property as an opportunity to gradually bring that property into compliance with Zoning. He said that the Board was correct to look at how best to meet the intent of the buffering requirements and improve the privacy for the adjacent neighbor.

Mr. Ross spoke with Mr. Puccia who suggested bamboo could be grown in the planters, which would be of sufficient height to provide privacy above the fence. Mr. Doldo asked that additional consideration be given to modifying the fence with wooden slats.

Mr. Urda then reviewed the conditions in Staff's Memorandum and said that the Planning Board could eliminate the second and fourth summary items, as the applicant had satisfied those, and re-word the first and third summary items to cover concerns raised in the meeting. Mr. Urda then offered modified wordings of each, which the Planning Board agreed with. He also noted that the fifth summary item must remain also.

Ms. Fields then made a motion recommending that the City Council approve the site plan submitted by Thomas H. Ross of Storino Geomatics, PLLC on behalf of Puccia Olive Oil Company, LLC for a 12,632 square foot parking lot expansion and related site improvements contingent upon the following:

1. The applicant shall install planter boxes, as proposed, and depicted on the site plan, along the north-south property line with 119 Breen Avenue to the north of the existing deck to fulfill the five-foot buffer requirement. The vegetation in these planter boxes shall consist of taller bamboo plants or other vegetation to provide privacy to the adjacent parcel at 119 Breen Avenue.
2. The applicant shall address the adequacy of illumination of the westernmost parking bay on the site to the satisfaction of the City Engineering Department as verified by a site visit performed by the City Engineer.
3. The applicant must obtain a Zoning Compliance Certificate.

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



Department of Planning
175 Arsenal Street
Watertown, NY 13601

Michael J. Bourcy
Director of Planning

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

November 30, 2022

Geoffrey T. Urda
City of Watertown
245 Washington Street, Room 305
Watertown, NY 13601

Re: Thomas Ross, Storino Geometrics, Site Plan Review, Pete's Restaurant, JCDP File # C 10 - 22

Dear Geoff,

On November 29, 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 is of local concern only.

During the review the County Planning Board identified the local advisory comment that the local board should require the applicant to depict the snow storage and dumpster location on the site plan.

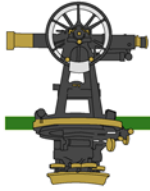
Please note that the advisory comment is not a condition of the County Planning Board's action. It is listed to assist the local board in its review of the project. The local board is free to make its final decision.

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



STORINO GEOMATICS

LAND SURVEYING SERVICES & CONSULTING, PLLC

NJ · NY · PA · VT
DEDICATION · EXPERIENCE · TECHNOLOGY

PROFESSIONAL LAND SURVEYORS

THOMAS M. STORINO, PLS
ADAM M. STORINO, PLS

15 November 2022

Mr. Michael Lumbis
Planning and Community Development Director
City of Watertown
245 Washington Street, Room 305
Watertown, NY 13601

**RE: Proposed Pete's Trattoria Improvements – Site Plan Application Submission
Puccia Olive Oil Company, LLC – Geoffrey Puccia
111 Breen Avenue, City of Watertown (Tax Map P.N. 8-01-214.100)**

Sto Geo File: 2022-048.01

Dear Mr. Lumbis and City Planning Board Members:

On behalf of our client, Puccia Olive Oil Company, LLC, Storino Geomatics, PLLC is excited to be submitting the above-mentioned project to begin the Site Plan Waiver process at the City of Watertown's December Meeting (or next scheduled meeting). The project entails site improvements to provide enhanced experiences to their dining clientele, including paving the rear parking lot. Note that the improvements have been completed and this Site Plan Approval Request is being completed retroactively.

Enclosed please find the following for the boards review:

- City of Watertown Site Plan Approval Application Form;
- Short Form State Environmental Assessment Form;
- Letter of Authorization;
- Engineering Report (included in this letter);
- Tax Mapping;
- Site Development Plan (C101) and Existing Conditions Survey (V101), and
- Check No. 2873, in the amount of \$150.00.

If you have any questions, comments, or require any additional information please contact me at (T) 315-788-0287, (M) 315-767-5669, or by E-mail at thross@storinogeomatics.com.

Respectfully Submitted,

Thomas H. Ross, Project Engineer

Attachments

MUNICIPAL · PRIVATE · COMMERCIAL · INDUSTRIAL

Engineering Report

Existing Conditions/Project Summary

The property is located on City of Watertown Tax Parcel 8-01-214.100 and is located at 111 Breen Avenue (Owner is Puccia Olive Oil Company, LLC). It should be stated that this Site Plan Review and Approval process is requesting the work that was completed to be reviewed retroactively, with some minor improvements to meet zoning requirements. Note that the rear parking area is already paved. The owner has removed asphalt to allow revisions to the property to provide proper vegetative buffers to residential zones per City of Watertown Zoning Code.

The improvements that are being covered under this application, include the following:

- Paving of the Existing Gravel Parking Area (at the rear of the restaurant). The new asphalt surface is 0.29 acres.
- Proposed planting buffer from Residentially Zoned Properties.

Existing Critical Environmental Items (wetlands, endangered species) and historically significant areas were reviewed as part of the SEQR and due diligence process. While some of these items exists (as reviewable on the SEQR), the nature and location of the project make them less of a concern. Note the project will not/has not been intrusive with earthwork and all work is to be completed within previously disturbed areas. No impacts to archaeologically sensitive or environmental aspects are anticipated with the proposed project.

Parking and Access

Parking requirements for a restaurant required 1 space/200 sf of floor area. The restaurant is 3,780 SF and requires 19 parking spaces. The restaurant offers approximately 35 spaces for patrons. Note that this does not include spaces existing on the east side of Breen Avenue (TP # 7-13-119) and included within a deeded parking easement for the restaurant.

No revisions to the vehicular flow of the parking areas is proposed from what existed. Access for emergency vehicles/refuse vehicles will remain unchanged. Note that there is a hydrant located on the corner of Arsenal and Breen Avenue. Utilizing a standard 250' hose length, the entire property can be reached for fire suppression (except for the very northwest corner of the parking area).

Utilities

The restaurant is served with City of Watertown Water Service and Sewer Collection facilities. No revisions or additions to these systems are necessary as part of this project.

Storm Water Management

The grading of the property allows storm water to be collected in a dry well located in the center of the rear parking lot. Water is conveyed from the perimeter of the parking lot (on all sides) and is infiltrated into the ground via this dry well.

Storino Geomatics staff has visited the site several times in the past few months during significant rain events, including on 11/12/22 (approximately 2" of rain was seen in Watertown on 11/11/22). No ponding of water was noticed during any events, and no runoff to adjacent properties (which is very difficult considering the grading of the parking lot in question) was noticed during these site visits.

In our professional opinion, the drainage of the parking area (and increased runoff to the dry well) is sufficient to convey most rainfall events with minimal to no impacts to the property or adjoining properties.

Lighting

There are no planned revisions to the existing lighting of the project. Several site visits were made by Storino Geomatics staff and minimal light spillage, if any, was noted to adjoining properties. There are very few existing lighting fixtures in the rear of the building.

It is our professional opinion that the existing lighting of the rear parking lot is within the zoning code requirements of the City of Watertown.

Landscaping

A buffer zone (minimum of 5') is proposed between the neighboring residential zone. Medium size coniferous trees and lawn area were selected for this buffer area. This buffer area is shown on C101, along with planting details.

Summary

The parking lot improvements project and associated proposed buffer will not adversely effect the neighborhood and the owner of the restaurant hopes that the improvements provide an elevated experience for his customers.



City of Watertown
SITE PLAN APPROVAL 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

Received:

Please Note: The Site Plan Approval Application form is for projects where the building or parking area coverage of the lot will increase by more than 2,500 square feet.

Please provide responses for all sections and submit all required materials as noted on Page 2. Failure to submit all required information by the submittal deadline may result in Staff **not** placing your request on the agenda for the upcoming Planning Board meeting.

PROPERTY INFORMATION:

PROPOSED PROJECT NAME: Pete's Trattoria Site Improvements Project

TAX PARCEL NUMBER: 8 - 01 - 214.100

PROPERTY ADDRESS: 111 Breen Avenue, Watertown NY 13601

ZONING DISTRICT: C - Commercial

APPLICANT INFORMATION:

NAME: Storino Geomatics, PLLC - Thomas Ross

ADDRESS: 165 Mullin Street
Watertown, NY 13601

PHONE NUMBER: 315-788-0287

E-MAIL ADDRESS: thross@storinogeomatics.com

PROPERTY OWNER INFORMATION (if different from applicant):

NAME: Puccia Olive Oil Company, LLC

ADDRESS: 111 Breen Avenue
Watertown, NY 13601

PHONE NUMBER: 315-486-1675

E-MAIL ADDRESS: petestrattoria@gmail.com

ENGINEER/ARCHITECT/LANDSCAPE ARCHITECT INFORMATION:

NAME: Blue Line Engineering, DPC

ADDRESS: 200 Washington St., Suite 403
Watertown, NY 13601

PHONE NUMBER: 518 - 928 - 7692

E-MAIL ADDRESS: jtubolino@bledpc.com

REQUIRED MATERIALS:

** The following drawings with the listed information **ARE REQUIRED, NOT OPTIONAL.** If the required information is not included and/or addressed, Planning Staff **will not** process the Site Plan Application.

All of the following drawings **must** be adequately dimensioned, including radii and must use darker line work and text for proposed features than for existing features.

- COVER LETTER:** Must clearly and fully explain the proposed project in sufficient detail.

- BOUNDARY and TOPOGRAPHIC SURVEY:** Depict existing features as of the date of the Site Plan Application. A Professional Land Surveyor licensed and currently registered to practice in the State of New York must perform the survey and create the map. **At least one copy** must contain the surveyor's original PLS wet stamp and an original signature. The rest may be copies thereof. The survey drawing **must** depict and label **all** of the following:
 - **All** existing features and utilities on and within 50 feet of the subject property
 - **All** existing property lines (bearings and distances), margins, acreage, zoning, easements, right-of-ways, existing land use, reputed owner, adjacent reputed owners and tax parcel numbers
 - One-foot contours are with appropriate spot elevations
 - North arrow and graphic scale
 - All elevations are North American Vertical Datum of 1988 (NAVD88).

- DEMOLITION PLAN** (if applicable)
 - Depict and label **all** existing features on and within 50 feet of the subject property and (using darker text) all items proposed for demolition.

- SITE PLAN:** The drawing must clearly label all proposed features as "proposed" and use darker line work and text for all proposed features than for existing features. It must also include a reference to the coordinate system used (NYS NAD83-CF preferred). In addition, the drawing **must** depict and label **all** of the following:
 - **All** proposed **above** ground features
 - **All** proposed easements and right-of-ways
 - Land use, zoning, and tax parcel number
 - Proposed parking and loading spaces, including **all** required ADA accessible spaces
 - Proposed snow storage areas
 - Refuse Enclosure Area (Dumpster), if applicable. **Please note:** Section 161-19.1 of the Zoning Ordinance states, "No refuse vehicle or refuse container shall be parked or placed within 15 feet of a party line without the written consent of the adjoining owner, if the owner occupies any part of the adjoining property."
 - North arrow and graphic scale

GRADING PLAN: This drawing must depict and label **all** of the following:

- **All** proposed **below** ground features, including elevations and inverts
- **All** proposed **above** ground features, including easements and right-of-ways
- One-foot existing contours (shown dashed and labeled with appropriate spot elevations)
- One-foot proposed contours (shown and labeled with appropriate spot elevations)
- Sediment and Erosion control, unless separate drawings are included as part of a Stormwater Pollution Prevention Plan (SWPPP).
- All elevations are North American Vertical Datum of 1988 (NAVD88).

UTILITY PLAN: This drawing must include a note stating, "All water main and service work must be coordinated with the City of Watertown Water Department. The Water Department requirements supersede all other plans and specifications provided." It must also depict and label **all** of the following:

- **All** proposed above and below ground features
- **All** existing above and belowground utilities, including water, sanitary water, stormwater, electric, gas, telephone, cable, fiber optic, etc.
- **All** existing and proposed easements and right-of-ways.

LANDSCAPING PLAN: This drawing must depict and label **all** of the following:

- **All** proposed **above** ground features
- **All** proposed trees, shrubs, other plantings and other proposed landscaping additions, keyed to a plant schedule that includes the scientific name, common name, size, quantity, etc. **Please note:** For additional landscaping requirements where nonresidential districts and land uses abut land in any residential district, please refer to Section 310-59, Landscaping of the City's Zoning Ordinance.
- **The Site Plan complies with and meets acceptable guidelines set forth in Appendix A - Landscaping and Buffer Zone Guidelines (August 7, 2007).**

VEHICULAR AND PEDESTRIAN CIRCULATION PLAN

- Depict all vehicular **and** pedestrian traffic circulation, including a delivery or refuse vehicle and a City fire truck entering and exiting the property.
- Sidewalks within the City Right-of-Way **must** meet Public-Right-of-Way (PROWAG) standards.
- **The Site Plan is consistent with and, wherever possible, incorporates principles set forth in Appendix B – City of Watertown Complete Streets Policy (January 17, 2017).**

PHOTOMETRIC PLAN (if applicable): This drawing must depict and label **all** of the following:

- **All** proposed **above** ground features
- Photometric spot elevations or labeled photometric contours of the property. **Please note:** Light spillage across **all** property lines shall not exceed 0.5 foot-candles.

CONSTRUCTION DETAILS and NOTES:

- Provide **all** details and notes necessary to complete the project including, but not limited to, landscaping, curbing, catch basins, manholes, water line, pavement, sidewalks, trench, lighting, trash enclosure, etc.
- Provide maintenance and protection and traffic plans and notes for **all** required work within City streets including driveways, water laterals, sanitary laterals, storm connections, etc.
- The drawings must include the following note: "All work to be performed within the City of Watertown margin will require sign-off from a Professional Engineer, licensed and currently registered to practice in the State of New York, that the work was built according to the approved site plan and applicable City of Watertown standards. Compaction testing will be required for all work to be performed within the City of Watertown margin and must be submitted to the City of Watertown Codes Department."

PRELIMINARY ARCHITECTURAL PLANS (if applicable): These plans must include **all** of the following for proposed buildings: Floor plan drawings, including finished floor elevations, exterior elevations including exterior materials and colors, as well as roof outlines depicting shape, slope and direction.

ENGINEERING REPORT

**** The engineering report at a minimum must include the following:**

- Project location and description
- Existing and proposed sanitary sewer flows and summary
- Water flows and pressure
- Storm Water Pre and Post Construction calculations and summary
- Traffic impacts
- Lighting summary
- Landscaping summary

COMPLETED SEQR ENVIRONMENTAL ASSESSMENT FORM: (Contact us if you need help choosing between the Short EAF and the Full EAF). The Complete EAF is available online at: <http://www.dec.ny.gov/permits/6191.html>

GENERAL INFORMATION

- **All** items must include a valid stamp and an original signature by a Professional Engineer, Architect, Landscape Architect, or Surveyor licensed and currently registered to practice in the State of New York.
- If required, submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the City of Watertown Engineering Department for review to obtain an MS4 SWPPP Acceptance Form.

Post Construction SWPPP Requirements to Complete:

In accordance with City Code Section 260, provide the following:

- *Submit a detailed as-built topographic and boundary survey of the site with all stormwater practices.*
- *Perform and submit results of insitu infiltration testing, updated drainage area maps and hydraulic calculations in a comprehensive Engineering Report based on As-Built Conditions.*
- *Submit a detailed post construction Maintenance Plan for all Stormwater Management Practices (SMP's) and provide a Maintenance Agreement with irrevocable letter of credit for approval. Maintenance Agreement shall be filed at the County Clerk's Office as a deed restriction on the property.*
- ****** If required, a copy of all submittals sent to the New York State Department of Environmental Conservation (NYSDEC) for the sanitary sewer extension permit will also be sent to the City of Watertown Engineering Department.
- ****** If required, a copy of all submittals sent to the New York State Department of Health (NYSDOH) will also be sent to the City of Watertown Engineering Department.
- ****** When NYSDEC or NYSDOH permitting is required, the property owner/applicant shall retain a licensed Professional Engineer to perform inspections of the proposed utility work and to certify the completed works were constructed in substantial conformance with the approved plans and specifications.**
- Signage is not approved as part of this submission. It requires a Sign Permit from the City Code Enforcement Bureau. See Section 310-52.2 of the Zoning Ordinance.
- For non-residential uses, the applicant must include the proposed Hours of Operation.

OPTIONAL MATERIALS:

- PROVIDE AN ELECTRONIC (.DWG) COPY OF THE SITE PLAN WITH AS-BUILT REVISIONS.** This will assist the City in keeping our GIS mapping up-to-date.

SUBMITTAL INSTRUCTIONS:

Submit 15 complete collated sets of all required materials, addressed to:

Michael A. Lumbis, Planning and Community Development Director
City of Watertown
245 Washington Street, Room 305
Watertown, NY 13601

If the application requires Jefferson County Planning Board review, then the applicant must submit 16 "sets." Planning Staff will inform the applicant if this is necessary.

Submissions must be collated and properly folded.

If the applicant is not the property owner, the submission must include a signature authorization form or letter signed by the owner authorizing the applicant to apply on behalf of the owner.

For any item(s) not checked in the Site Plan Approval Checklist, attach an explanation and comments.

Provide an electronic copy of the entire submission in the form of a single, combined PDF file of the entire application, including cover letter, plans, reports, and all submitted material.

Submit the required Application Fee

\$150 for Site Plan Minor

\$250 for Site Plan Major (any proposal to disturb more than 1 acre represents a Site Plan Major)

SIGNATURE

I certify that the information provided above is true to the best of my knowledge.

Applicant's name (please print) Geoffrey Puccia

Applicant's Signature Thomas Ross FOR OWNER Date: 11/14/22

Digitally signed by Thomas Ross
DN: C=US,
E=thross@storinogeomatics.com,
O="Storino Geomatics, PLLC",
CN=Thomas Ross
Date: 2022.11.14 20:32:24-05'00'

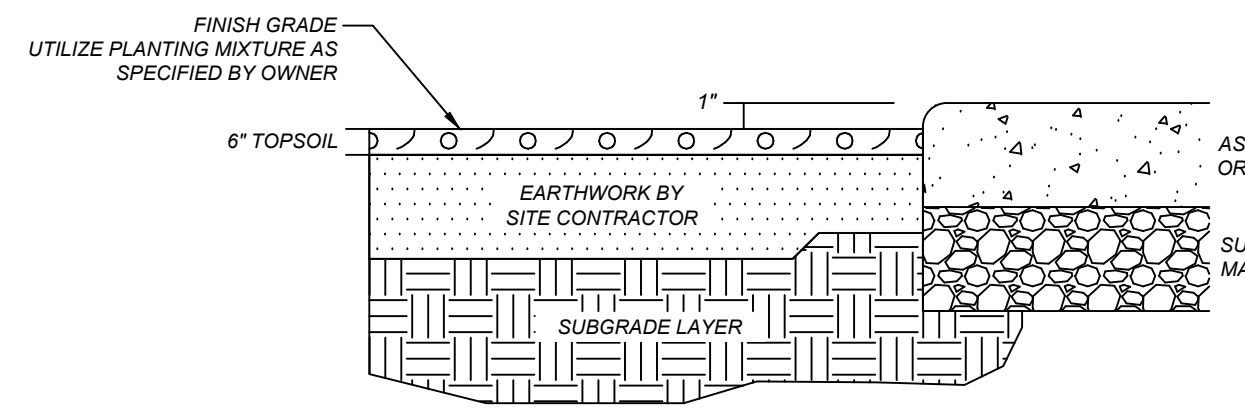
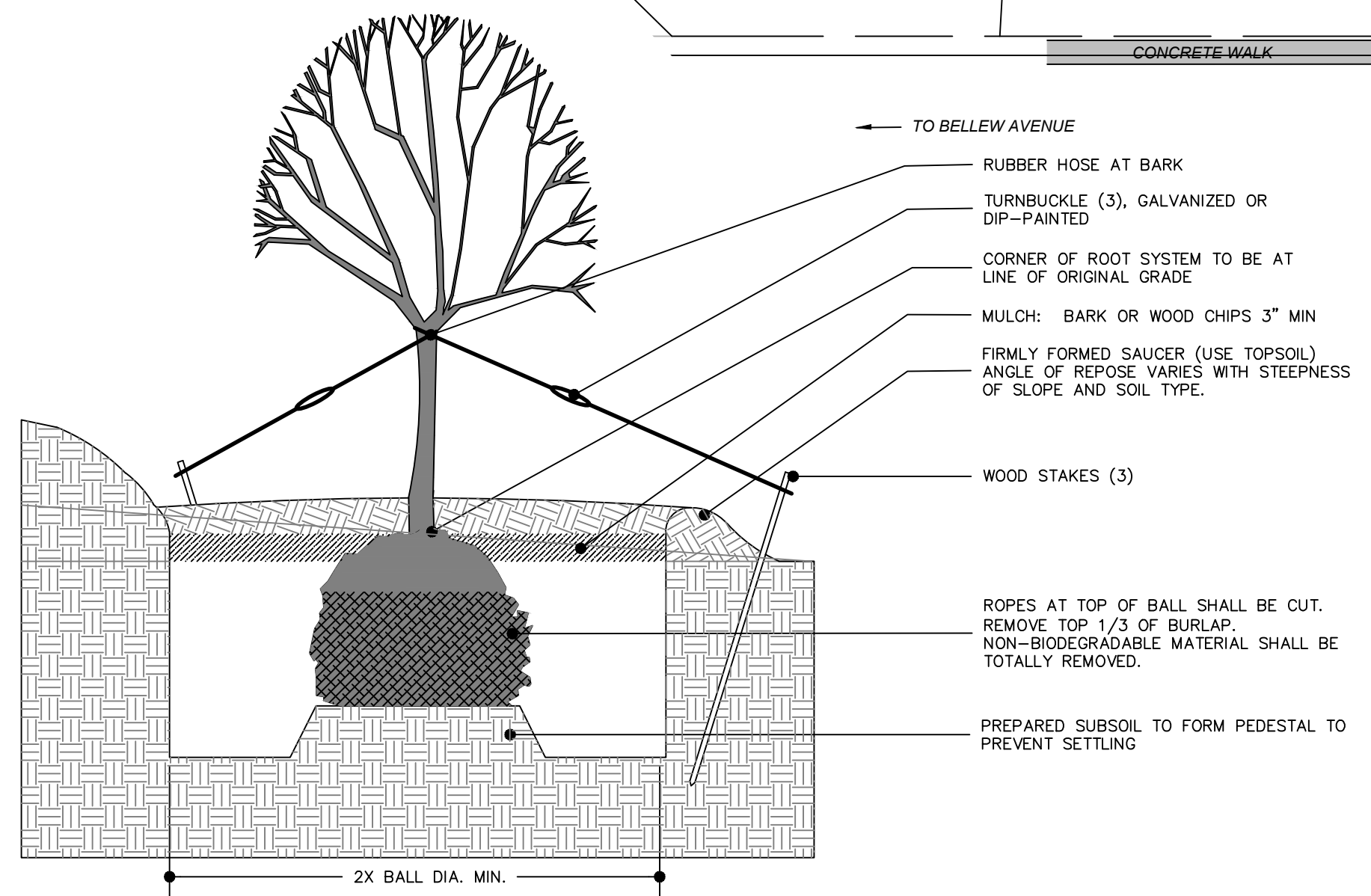
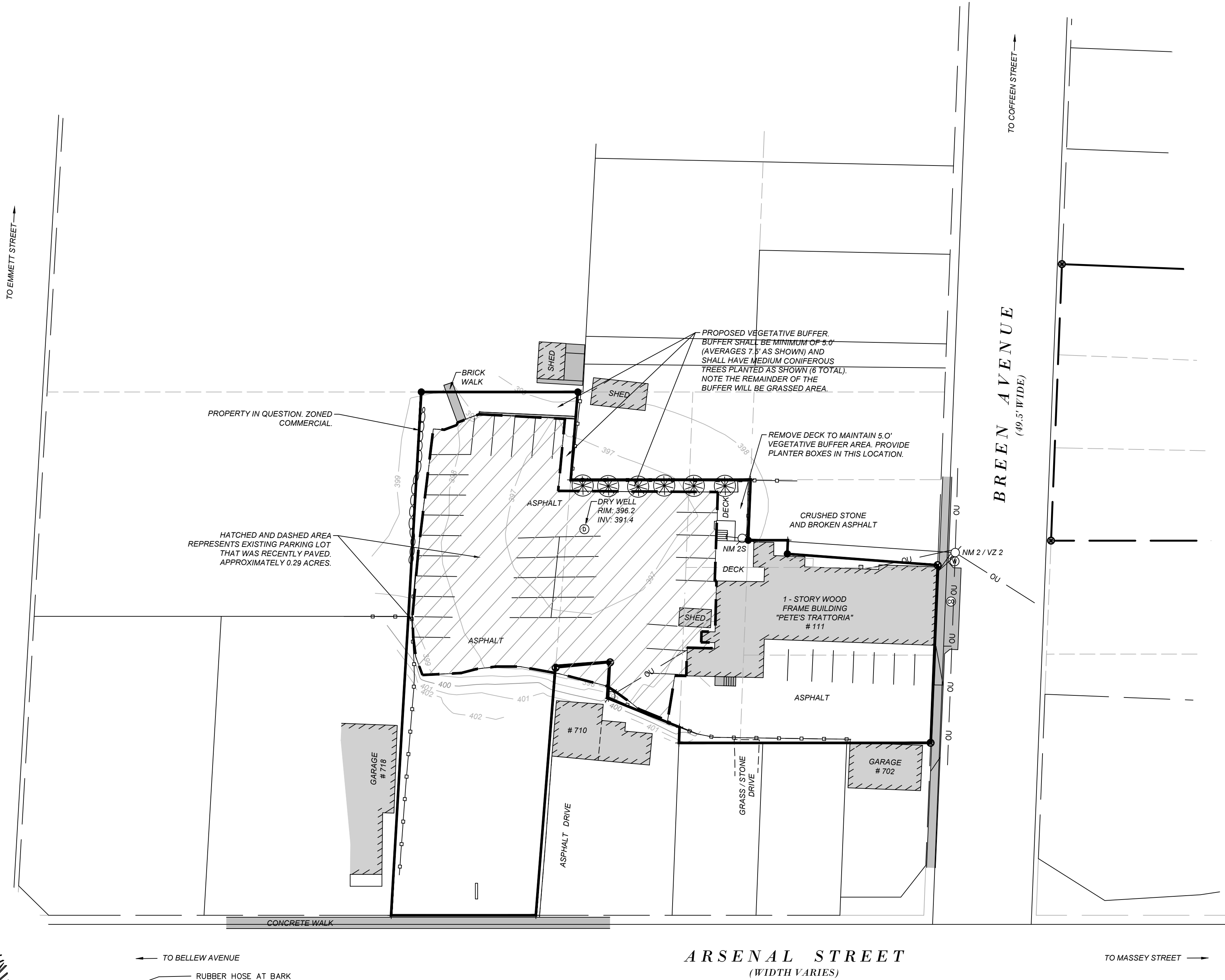
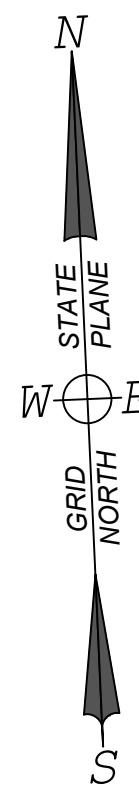
Meeting Information: The Planning Board normally meets at 3:00 p.m. on the first Tuesday of every month in Council Chambers at City Hall, 245 Washington Street. The application deadline is 14 days prior to the scheduled meeting date. Planning Board action does not represent final approval, as the Planning Board only votes to make a recommendation to City Council, which holds the sole authority to grant Site Plan Approval.

Occasionally, due to holidays or other reasons, meetings may occur on other dates and/or times. The City will announce any changes to meeting dates in advance on its website at www.watertown-ny.gov. Planning Staff *strongly* recommends scheduling a pre-application meeting prior to submitting a Site Plan Application. The entire site plan application process typically takes four-to-six weeks, depending on whether the application requires Jefferson County Planning Board review.

TAX PARCEL: 8-01-214.100
 ZONING CLASSIFICATION: COMMERCIAL

FOR APPROVALS ONLY
 NOT FOR CONSTRUCTION

- GENERAL NOTES AND INFORMATION:**
- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES SHOWN PER FIELD LOCATED ABOVE GROUND VISIBLE FEATURES AND AVAILABLE RECORDS. THEREFORE THEIR LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY. ADDITIONAL UTILITIES MAY EXIST, THE PRESENCE OF WHICH IS NOT CURRENTLY KNOWN. PRIOR TO CONSTRUCTION CONTACT DIG SAFELY NEW YORK FOR LOCATIONS OF UNDERGROUND UTILITIES. (1-800-962-7962 OR 811) CONTRACTOR IS RESPONSIBLE FOR LOCATING AND WORKING WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
 - THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED AND UPDATED BY STORINO GEOMATICS, PLLC.
 - ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS WILL BE RESTORED TO CONDITIONS EQUAL TO OR BETTER THAN THAT PRIOR TO CONSTRUCTION. ANY DAMAGED SHRUBS, TREES, OR HEDGES SHALL BE REPLACED BY THE CONTRACTOR AT THEIR EXPENSE.
 - THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, SECURITY, BONDS, FEES, AND PAYMENTS TO OBTAIN SAID PERMITS WHERE APPLICABLE.
 - THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OF DIMENSIONS, ELEVATIONS AND LOCATIONS DURING PRECONSTRUCTION FIELD VERIFICATION. SUCH INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR VERIFICATION OR MODIFICATION OF THE PLANS.
 - THE CONTRACTOR IS RESPONSIBLE FOR MAKING SURE THAT BREEN AVENUE IS CLEAR OF DEBRIS AND MUD ON A DAILY BASIS DURING THE ENTIRE CONSTRUCTION PROCESS.
 - A STORM WATER POLLUTION PREVENTION PLAN IS NOT REQUIRED FOR THE PROJECT AS IT DISTURBS LESS THAN ONE ACRE.
 - THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED AS JUDGED BY THE ENGINEER OR OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK.
 - ALL PROPOSED WORK MAY BE VARIED IN THE FIELD BY THE ENGINEER TO MEET EXISTING CONDITIONS.
 - DISTURBED AREAS SHALL BE RESTORED AS WORK PROGRESSES AS DEEMED APPROPRIATE BY THE ENGINEER.
 - TURF ESTABLISHMENT: ALL DISTURBED, FILL OR CUT AREAS SHALL BE GRADED, SEEDED AND MULCHED, WITHIN ONE WEEK AFTER DISTURBANCE. TOPSOIL SHOULDER AREAS AND LAWN AREAS OF PRIVATE PROPERTY DISTURBED DURING THE COURSE OF THE WORK BEFORE SEEDING AND MULCHING. REPAIR ANY AREAS THAT SETTLE OR WASH OUT.
 - ALL CONSTRUCTION STAKE OUT IS THE RESPONSIBILITY OF THE CONTRACTOR.



LEGEND:

- PROPERTY LINE
- FORMER PROPERTY LINE
- FORMER LOT NUMBER
- IRON FOUND (AS NOTED)
- 1/2" CAPPED IRON REBAR SET (CIRS)
- MAG NAIL SET
- STOCKADE FENCE
- OVERHEAD UTILITY LINE
- UTILITY POLE
- GUY WIRE
- SEWER CLEANOUT
- WATER VALVE

GRAPHIC SCALE
 30 0 30 60 90
 1 INCH = 30 FEET (IN FEET)

SITE DEVELOPMENT PLAN
PUCCIA OLIVE OIL COMPANY, LLC
"PETE'S TRATTORIA"
 111 BREEN AVENUE
 COUNTY OF JEFFERSON
 CITY OF WATERTOWN
 STATE OF NEW YORK

STORINO GEOMATICS
 LAND SURVEYING SERVICES & CONSULTING, PLLC
 PROFESSIONAL LAND SURVEYORS

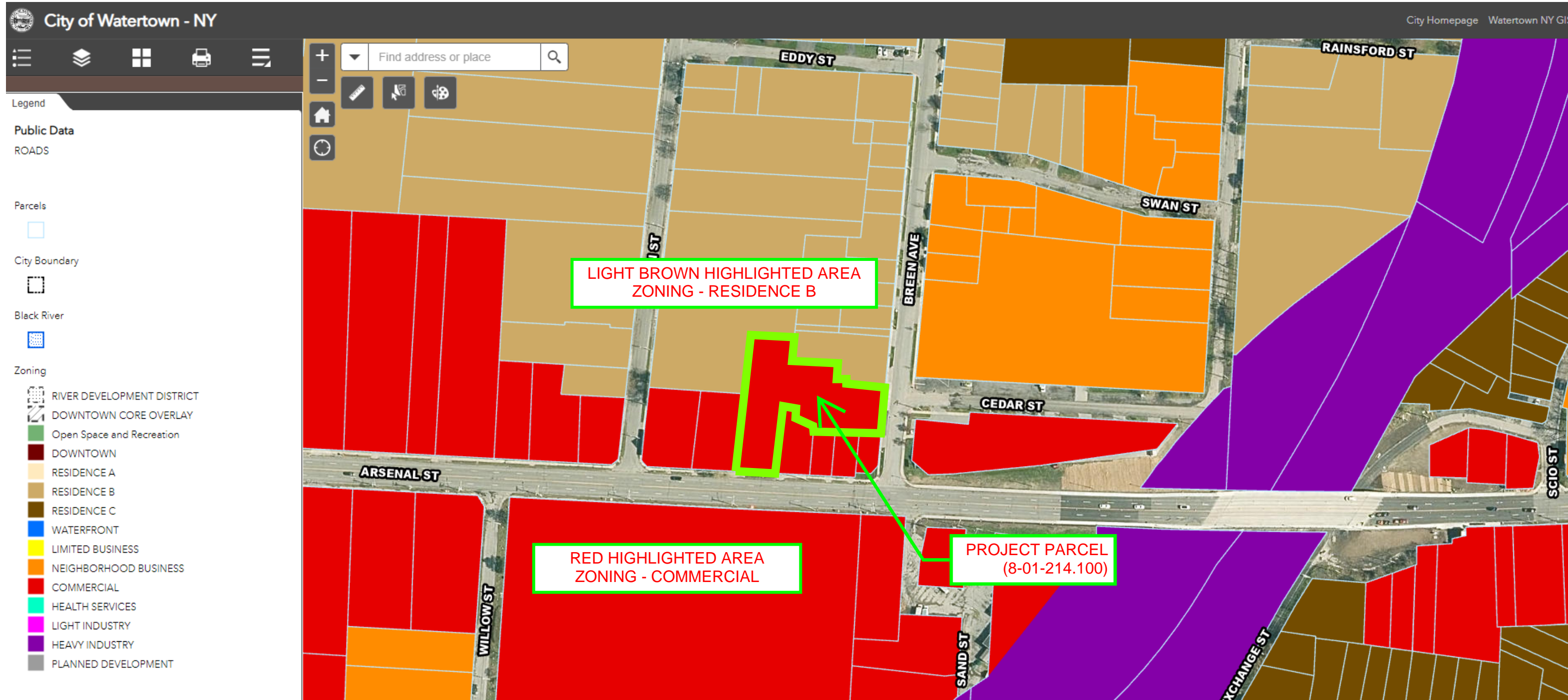
DATE: 11/15/2022
 SCALE: 1" = 30'
 DRAWN BY: T.H.R.
 CHECKED BY: AMS/JJT
 FILE NO. 2022-048.01
 DWG. NO. **C101**
 1 OF 1

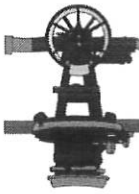
JEFFREY TUBOLINO
 P.E. NO. 084536

NJ · NY · PA · VT



UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING AN ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.





STORINO GEOMATICS

LAND SURVEYING SERVICES & CONSULTING, PLLC

NJ · NY · PA · VT
DEDICATION · EXPERIENCE · TECHNOLOGY

PROFESSIONAL LAND SURVEYORS

THOMAS M. STORINO, PLS
ADAM M. STORINO, PLS

LETTER OF AUTHORIZATION

Let it be known that **Storino Geomatics, PLLC** has been retained to act as agent to perform all acts for my property as identified below:

Minor Subdivision Major Subdivision Lot Line Adjustment Subdivision Modification

Site Plan Approval Process

These acts include:
(Initial all that apply.)

Pre-application meetings with municipal staff, filing applications and/or other required documents relative to all Planning/Zoning Board applications.

Main point of contact for municipal staff.

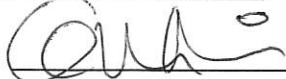
Agent will be contacted on all matters instead of the owner.

Attend all Planning/Zoning Board meetings on my behalf.

Tax Map Parcel Number(s): 8-01-214.100

Address: 111 Breen Avenue, Watertown NY 13601

Property Owner(s) Information:

Signature:  Date: 7.19.22

Printed Name: Geoffrey Puccia

Signature: _____ Date: _____

Printed Name: _____

Signature: _____ Date: _____

Printed Name: _____

Address: 111 Breen Avenue

City: Watertown State: NY Zip: 13601

Phone: (315) 782-6640 Fax: _____ E-mail: petestrattoria@gmail.com

MUNICIPAL · PRIVATE · COMMERCIAL · INDUSTRIAL

Short Environmental Assessment Form

Part 1 - Project Information

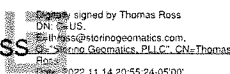
Instructions for Completing

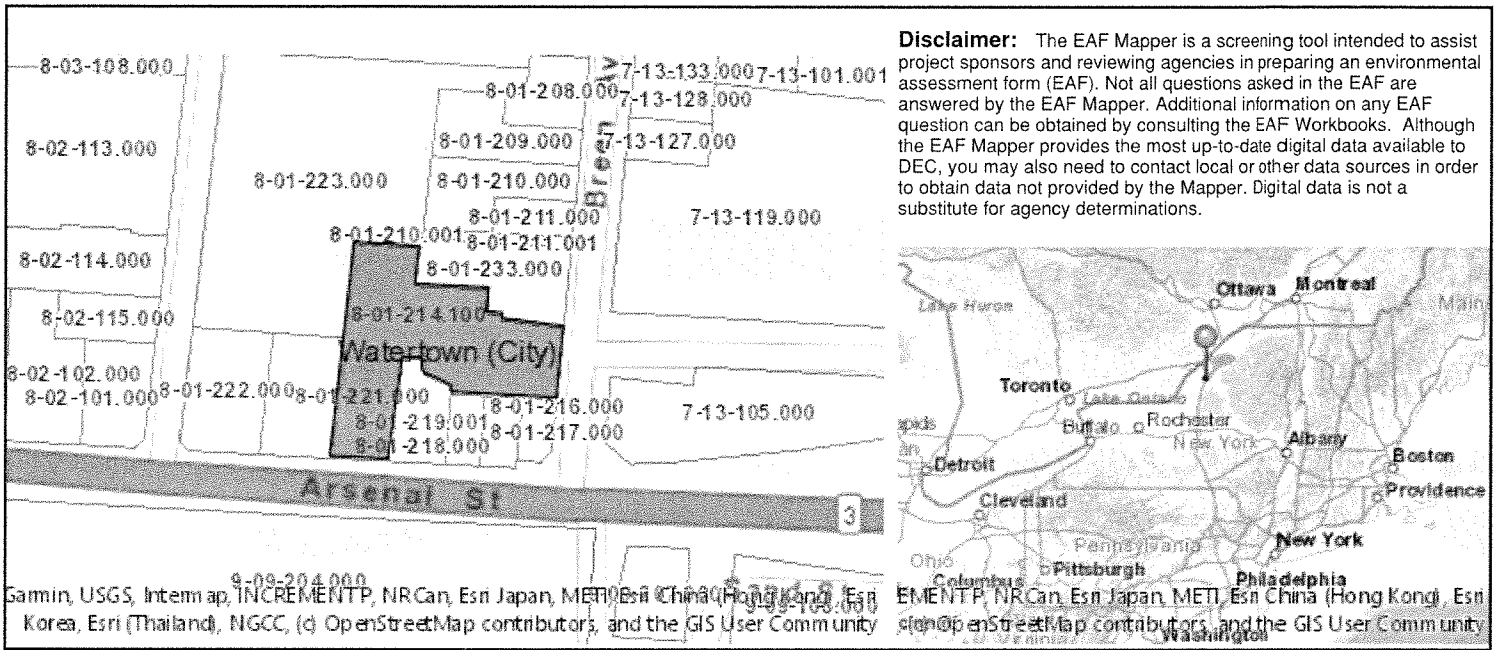
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Pete's Trattoria Site Improvements Project			
Project Location (describe, and attach a location map): 111 Breen Avenue, City of Watertown NY			
Brief Description of Proposed Action: The applicant has improved the property by paving the parking area and will create a 5' vegetated buffer adjacent to the Residential Zoned Areas. The applicant requests a retroactive approval process with improvements to meet City of Watertown Zoning.			
Name of Applicant or Sponsor: Puccia Olive Oil Company, LLC		Telephone: 315-486-1675 E-Mail: petetrattoria@gmail.com	
Address: 111 Breen Avenue			
City/PO: Watertown		State: NY	Zip Code: 13601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input 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 type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 0.64 acres	
b. Total acreage to be physically disturbed?		_____ 0.29 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 0.64 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action,			
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<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? 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" 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? 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? If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" 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?	<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 type="checkbox"/>	<input checked="" 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?	<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? Indiana Bat, Northern Long...	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Geoffrey Puccia - Puccia Olive Oil Company</u> Date: <u>11/14/22</u> Signature: <u>Thomas Ross</u>  For <u>OWNER</u> Title: <u>Project Engineer</u> <small>signed by Thomas Ross DN: c=US, e=thross@sterinoeonomatics.com, o=STERINO Geomatics, P.L.C., CN=Thomas Ross Date: 2022.11.14 20:55:24 -05'00'</small>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat, Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

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)



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

Received:

PROPERTY INFORMATION:

PROPERTY ADDRESS: VL-1 Bellew Avenue South
TAX PARCEL NUMBER(S): 09-11-108.001
CURRENT ZONING DISTRICT: Residence "B" PROPOSED ZONING DISTRICT: Commercial

APPLICANT INFORMATION:

APPLICANT NAME: ARBEL, LLC; c/o PJ Simao
APPLICANT MAILING ADDRESS: 137 Main Avenue, Floor 3
Watertown, NY 13601
PHONE NUMBER: 315-727-7000 E-MAIL: pj@dealmakerusa.com

PROPERTY OWNER INFORMATION (if different from applicant):

PROPERTY OWNER NAME: same
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 checked="" 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: Date: 11/18/22
Property Owner Signature (if different) _____ Date: _____

LETTER OF AUTHORIZATION

Let it be known that LaFave, White & McGivern, LS, PC has been retained to act as agent to perform all acts for development on my property identified below.

Please Check One of the Following:

Minor Subdivision Major Subdivision Site Plan Zone Change
 Site Plan Modification Special Use Permit Lot Line Adjustment

These acts include: (please initial the acts you are authorizing)

- Pre-application conferences with Town staff, filing applications and/or other required documents relative to all Planning Board applications
- Main point of contact for Town staff
- Agent will be contacted on all matter instead of the owner
- Attend all Planning Board meetings on my behalf

Tax Parcel: 09-11-108.001

Address: VL-1 Bellew Avenue South

PROPERTY OWNER(s):

Signature: 

Date: 11/18/22

Signature: _____

Date: _____

Printed Name(s): Arbel, LLC; c/o PJ Simao

Address: 137 Main Avenue, Floor 3

City: Watertown

State: NY

Zip: 13601

Phone: 315-727-7000

Fax: _____

AGENT:

Signature: _____

Date: _____

Printed Name: LaFave, White & McGivern, LS, PC; Robert J. Busler, PLS

Address: 133 Commercial Street, P.O. Box 679

City: Theresa

State: N.Y.

Zip: 13691

Phone: 315-628-4414

Fax: 315-628-4529

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: Parcel 09-11-108.001 Zone Change Request			
Project Location (describe, and attach a location map): VL-1 Bellew Avenue South, City of Watertown, Jefferson County, about 353' south of Arsenal Street.			
Brief Description of Proposed Action: Request for a zone change from Residence "B" to Commercial.			
Name of Applicant or Sponsor: Arbell, LLC; c/o PJ Simao		Telephone: 315-727-7000 E-Mail: pj@dealmakerusa.com	
Address: 137 Main Avenue, Floor 3			
City/PO: Watertown		State: NY	Zip Code: 13601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input 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: Planning Board and City Council			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.298 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.298 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, <ul style="list-style-type: none"> a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan? 	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. <ul style="list-style-type: none"> a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? 	NO <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. <ul style="list-style-type: none"> 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? 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? 	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/>	
13. <ul style="list-style-type: none"> 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	_____ _____ _____

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



Property Description Report For: VL-1 Bellew Ave S, Municipality of City of Watertown

No Photo Available

Status: Active
Roll Section: Taxable
Swis: 221800
Tax Map ID #: 9-11-108.001
Account #: 02007684
Property Class: 311 - Res vac land
Site: RES 1
In Ag. District: No
Site Property Class: 311 - Res vac land
Zoning Code: RB - Residential B
Neighborhood Code: 00435
School District: Watertown
Total Assessment: 2022 - \$8,000
2021 - \$8,000

Total Acreage/Size: 82 x 150
Land Assessment: 2022 - \$8,000
2021 - \$8,000
Full Market Value: 2022 - \$9,100
2021 - \$8,696
Equalization Rate: ----
Deed Book: 2014
Grid East: 991870

Property Desc: 82 X 150 911108.001
Deed Page: 11933
Grid North: 1449274

Area

Living Area: 0 sq. ft. **First Story Area:** 0 sq. ft.
Second Story Area: 0 sq. ft. **Half Story Area:** 0 sq. ft.
Additional Story Area: 0 sq. ft. **3/4 Story Area:** 0 sq. ft.
Finished Basement: 0 sq. ft. **Number of Stories:** 0
Finished Rec Room: 0 sq. ft. **Finished Area Over Garage:** 0 sq. ft.

Structure

Building Style: 0 **Bathrooms (Full - Half):** 0 - 0
Bedrooms: 0 **Kitchens:** 0
Fireplaces: 0 **Basement Type:** 0
Porch Type: 0 **Porch Area:** 0.00
Basement Garage Cap: 0 **Attached Garage Cap:** 0.00 sq. ft.
Overall Condition: 0 **Overall Grade:**
Year Built: **Eff Year Built:**

Owners

Arbel LLC
137 Main Ave Fl 3
Watertown NY 13601

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Add. Parcels	Deed Book and Page
8/1/2014	\$18,000	311 - Res vac land	Land Only	Wolf Estate, Rose	Yes	No	No	2014/11933

Utilities

Sewer Type:	None	Water Supply:	None
Utilities:	No Public	Heat Type:	0
Fuel Type:	0	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
-----------	------	-------	-----------	------

Land Types

Type	Size
Residual	82 x 150

Special Districts for 2022

No information available for the 2022 roll year.

Special Districts for 2021

No information available for the 2021 roll year.

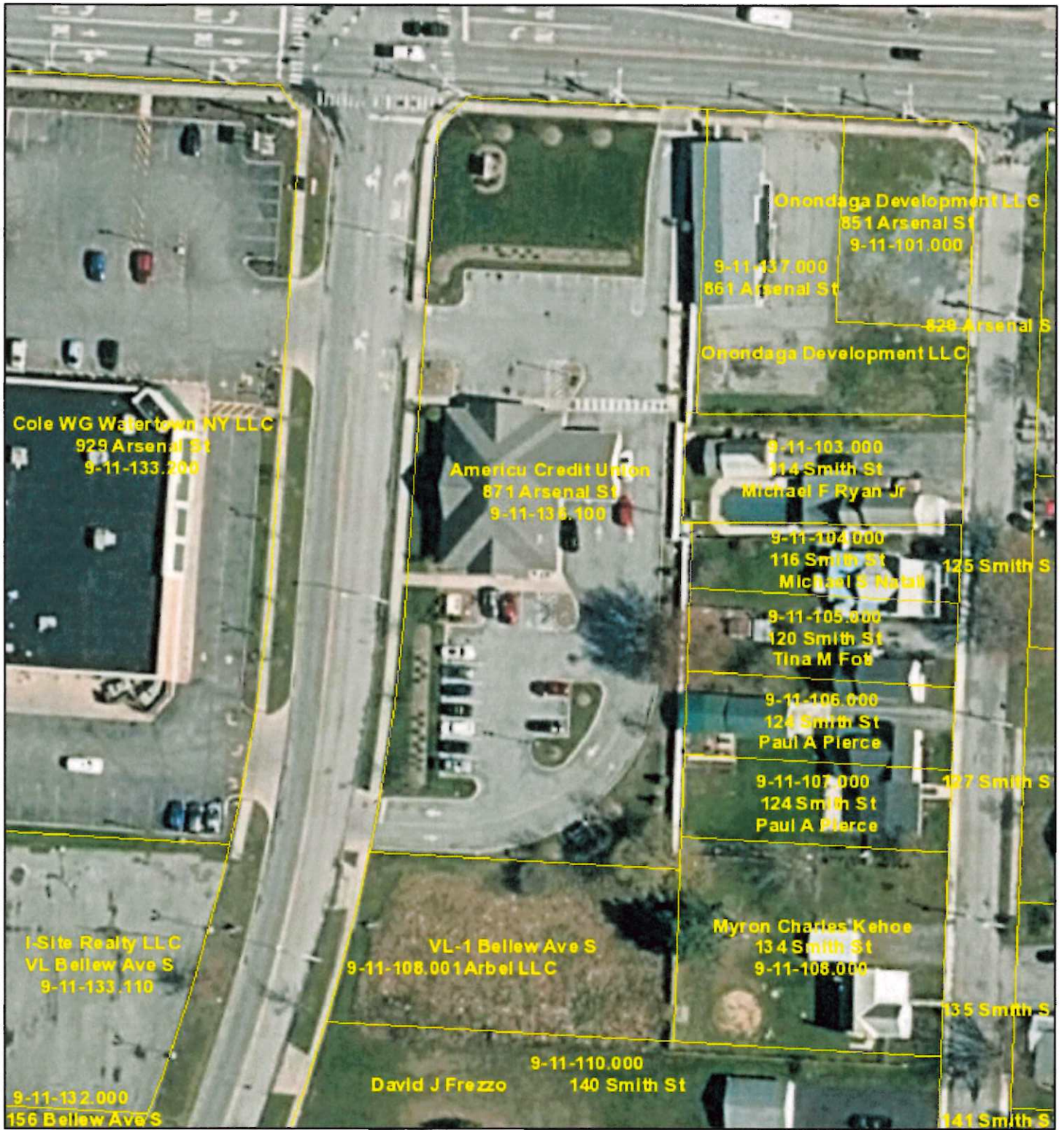
Exemptions

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

Taxes

Year	Description	Amount
2022	City	\$70.30
2022	County	\$64.52
2022	School	\$89.11
2021	City	\$71.56
2021	County	\$64.55
2021	School	\$88.13

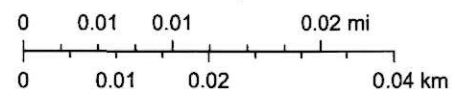
*** Taxes reflect exemptions, but may not include recent changes in assessment.**



November 18, 2022

1:1,128

- Parcels
- Counties/Shoreline
- Parcel ID
- Cities/Towns
- Property Owner
- Villages
- Street Address



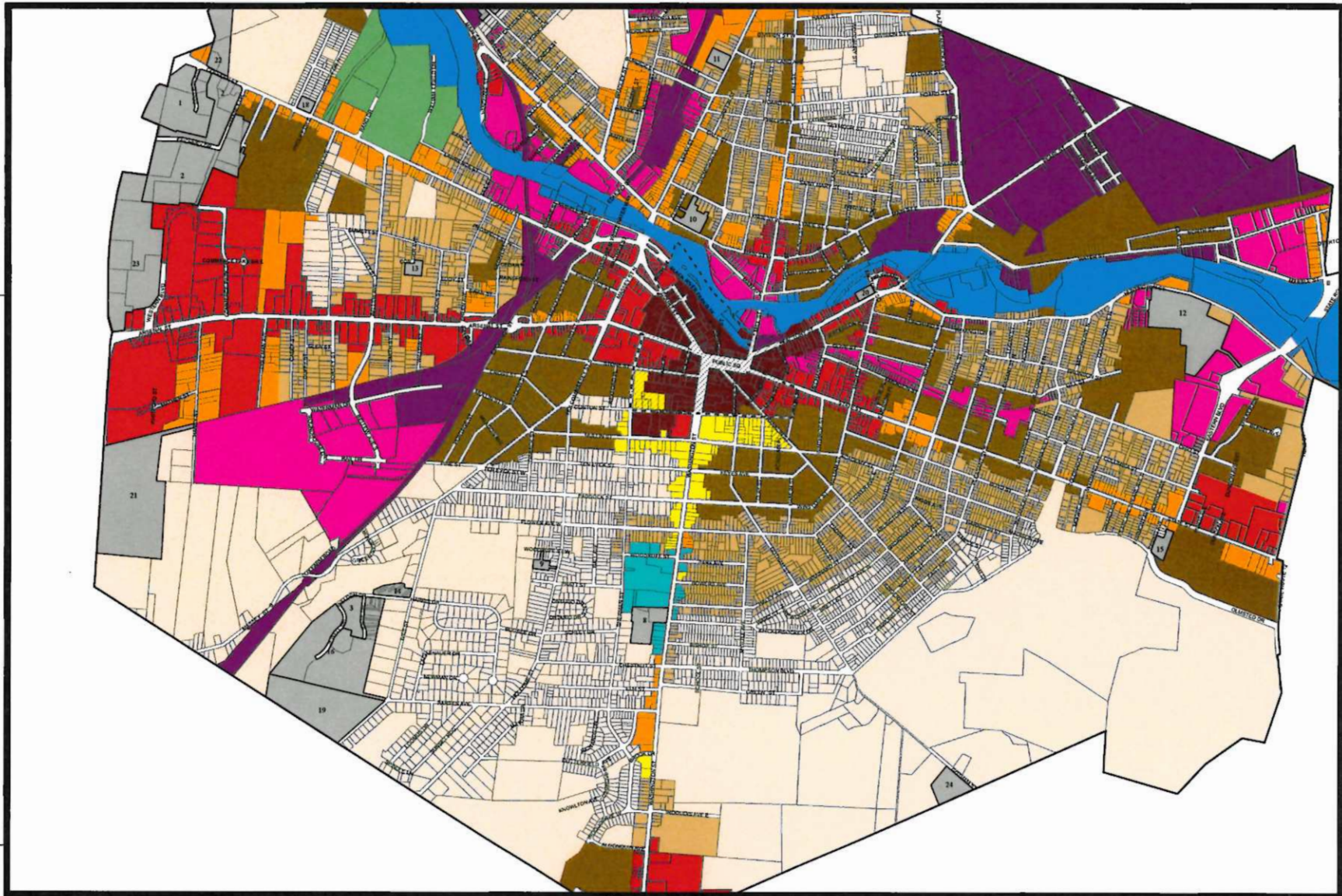
WATERTOWN NEW YORK

Adopted
FEBRUARY 16, 2016
As Amended Through
SEPTEMBER 20, 2021

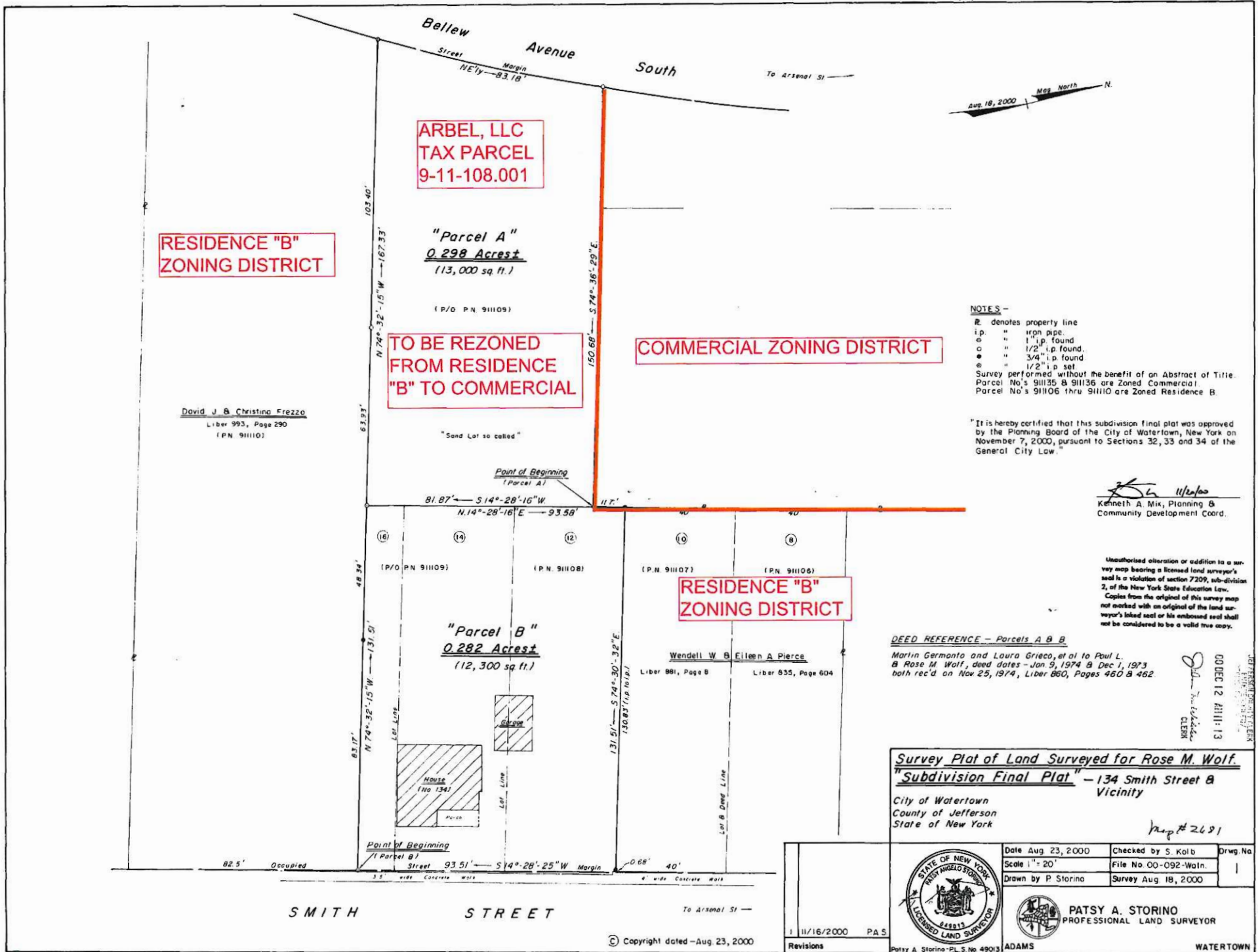


Legend

-  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



ARBEL, LLC
PARCEL 9-11-108.001
TO BE REZONED FROM
RESIDENCE "B" TO
COMMERCIAL



**RESIDENCE "B"
ZONING DISTRICT**

**ARBEL, LLC
TAX PARCEL
9-11-108.001**

**TO BE REZONED
FROM RESIDENCE
"B" TO COMMERCIAL**

COMMERCIAL ZONING DISTRICT

**RESIDENCE "B"
ZONING DISTRICT**

NOTES -
R denotes property line
i.p. " iron pipe
o " 1" i.p. found
o " 1/2" i.p. found
o " 3/4" i.p. found
o " 1/2" i.p. set

Survey performed without the benefit of an Abstract of Title.
Parcel No's 91135 & 91136 are Zoned Commercial
Parcel No's 91106 thru 91110 are Zoned Residence B.

"It is hereby certified that this subdivision final plat was approved by the Planning Board of the City of Watertown, New York on November 7, 2000, pursuant to Sections 32, 33 and 34 of the General City Law."

[Signature] 11/20/00
Kenneth A. Mix, Planning & Community Development Coord.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law. Copies from the original of this survey map not marked with an original of the land surveyor's listed seal or his embossed seal shall not be considered to be a valid true copy.

DEED REFERENCE - Parcels A & B
Marin Germano and Laura Grieco, et al to Paul L. & Rose M. Wolf, deed dates - Jan 9, 1974 & Dec 1, 1973 both rec'd on Nov 25, 1974, Liber 860, Pages 460 & 462

00 DEC 12 2000
11:11:13
[Signature]
CLERK

	Date Aug 23, 2000	Checked by S. Kolb	Drwg. No. 1
	Scale 1" = 20'	File No. 00-092-Watn.	
	Drawn by P. Storino	Survey Aug 18, 2000	
		PATSY A. STORINO PROFESSIONAL LAND SURVEYOR	
J 11/16/2000 P.A.S. Revisions		ADAMS WATERTOWN	



JEFFERSON COUNTY - STATE OF NEW YORK
 GIZELLE J. MEEKS, JEFFERSON COUNTY CLERK
 175 ARSENAL STREET
 WATERTOWN, NEW YORK 13601

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH



INSTRUMENT #: 2014-00011933
 Receipt#: 2014014022
 Clerk: SB
 Rec Date: 08/29/2014 09:56:41 AM
 Doc Grp: DEE
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: BROWNELL ABSTRACT CORPORATION
 Party1: WOLF ROSE M EST OF BY EX
 Party2: ARBEL LLC
 Town: WATERTOWN-CITY OF

Recording:
 Cover Page 5.00
 Recording Fee 35.00
 Cultural Ed 14.25
 Records Management - Coun 1.00
 Records Management - Stat 4.75
 TP584 5.00
 RP5217 All others - State 241.00
 RP5217 - County 9.00
 Sub Total: 315.00
 Transfer Tax
 Transfer Tax - State 72.00
 Sub Total: 72.00
 Total: 387.00
 **** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
 Transfer Tax #: 329
 Transfer Tax
 Consideration: 18000.00
 Transfer Tax - State 72.00
 Total: 72.00

Record and Return To:

SCHWERZMANN & WISE, PC
 137 MAIN AVENUE., PO BOX 704
 WATERTOWN NY 13601
 OFFICE MAILBOX

Gizelle J. Meeks
 Jefferson County Clerk

EXECUTOR'S DEED

This indenture, made this 1 day of August, 2014

Between Laura Lynn Olson, as Executor of the Last Will and Testament of Rose M. Wolf, dated February 17, 1994, late of the City of Watertown, New York, who died on the 11th day of August, two thousand one,

Party of the first part,

And

*Arbel, LLC
910 DealMaker offices
137 Main Ave. - 3rd floor
Watertown NY 13601*
Party of the second part,

Witnesseth that the party of the first part, to whom letters testamentary were issued by the Surrogate's County of Jefferson County, New York, on September 20, 2001 and by virtue of the power and authority given in and by said last will and testament, and/or by Article 11 of the Estates, Powers and Trusts Law, and in consideration of **Eighteen thousand and 00/100 Dollars (\$18,000.00)**, paid by the party of the second part, does hereby grant and release unto the party of the second part, the distributees or successors and assigns of the party of the second part forever:

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Watertown, County of Jefferson and State of New York, being more fully described in Schedule "A" annexed hereto;

Together with all rights, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

Together with the appurtenances, and also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually or by virtue of said will or otherwise;

To have and to hold the premises herein granted unto the party of the second part, the distributees or successors and assigns of the party of the second part forever;

And the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid;

Subject to the trust fund provisions of section thirteen of the Lien Law.

M+S

The word "party" shall be construed as if it reads "parties" whenever the sense of this indenture so requires.

In witness whereof, the party of the first part has hereunto set his hand the day and year first above written.

Estate of Rose M. Wolf

By: *Laura Lynn Olson*
Laura Lynn Olson, Executor

STATE OF MASSACHUSETTS)
) ss:
COUNTY OF Worcester)

On the 1st day of August, 2014, before me, a Notary Public in and for said State, personally appeared **Laura Lynn Olson**, personally know to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that that they executed the same in their capacity and that their signature on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the same.

Elise Teasdale
Notary Public



SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND situate on the easterly side of Bellew Avenue South, in the City of Watertown, County of Jefferson, State of New York, being part of Parcel No. 911109 as designated on the City of Watertown Assessment Maps and being further described as follows:

BEGINNING at a $\frac{1}{2}$ inch iron pipe found at the southeast corner of a 0.893 acre parcel of land that was conveyed to The Salvation Army by deed dated August 17, 1988 (Liber 1134, Page 294); said iron pipe also marks a corner of land that was conveyed to Paul L. & Rose M. Wolf by deed dated January 9, 1974 & December 1, 1973 (Liber 860, Pages 460 & 462);

THENCE from said point of beginning, South 14 degrees 28 minutes 16 seconds West a distance of 81.87 feet to a $\frac{1}{2}$ inch iron pipe set in the division line between the land of Wolf to the north and land that was conveyed to David J. & Christina Frezzo by deed dated August 29, 1985 (Liber 993, Page 290) to the south;

THENCE North 74 degrees 32 minutes 15 seconds West along said division line, a distance of 167.33 feet to a 1 inch iron pipe found in the easterly street margin of Bellew Avenue South;

THENCE Northeasterly along the easterly street margin of Bellew Avenue South as it curves to the left, a distance of 83.18 feet to a $\frac{1}{2}$ inch iron pipe found at the southwest corner of another parcel of land that was conveyed to The Salvation Army;

THENCE South 74 degrees 36 minutes 29 seconds East along the south line of The Salvation Army land, a distance of 150.68 feet to the point of beginning.

CONTAINING 0.298 acres of land more or less (13,000 square feet);

SUBJECT TO all rights or restrictions of record that an Abstract of Title might disclose.

AS SURVEYED BY Patsy A. Storino, Licensed Land Surveyor, on August 18, 2000 and being designated as Parcel A on a plat titled, "Survey Plat of Land Surveyed for Rose M. Wolf," and dated August 23, 2000.

ALL BEARINGS referenced to magnetic north as observed on survey date.

BEING A PORTION of the land that was conveyed by the following two conveyances:

(1) Martin Germonto to Paul L. and Rose M. Wolf by deed dated January 9, 1974 and recorded in the Jefferson County Clerk's Office on November 25, 1974 in Liber 860 of deeds, at Page 460 and (2) Laura Grieco and others to Paul L. and Rose M. Wolf by deed dated December 1, 1973 and recorded in the Jefferson County Clerk's Office on November 25, 1974 in Liber 860 of deeds, at Page 462.

Paul L. Wolf died on August 27, 1994 in Jefferson County, New York.



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: December 6, 2022

PRESENT:

Larry Coburn, Planning Board Chair
Michelle Capone
Linda Fields
Neil Katzman

ABSENT:

T.J. Babcock
Michael Pierce

ALSO:

Michael A. Lumbis, Planning and Community
Development Director
Michael J. Delaney, City Engineer
Dana Aikins, City Code Enforcement Supervisor
Mike Compo, City Code Enforcement
Geoffrey Urda, Planner
Sharlice Bonello, Planner
Gertrude Karris, Secretary

Planning Board Chair, Larry Coburn, called the December 6, 2022, Planning Board meeting to order at 3:01 p.m. Mr. Coburn then asked for a motion regarding the Minutes from the November 1, 2022, Planning Board Meeting. Mr. Katzman made a motion to approve the minutes as written, Ms. Fields seconded the motion, and all voted in favor.

ZONE CHANGE REQUEST – VL-1 BELLEW AVENUE SOUTH PARCEL NUMBER 9-11-108.001 - RESIDENCE B TO COMMERCIAL

The Planning Board then considered a request submitted by Robert J. Busler, PLS of LaFave, White & McGivern on behalf of ARBEL, LLC, to request a change in the approved zoning classification of VL-1 Bellew Avenue, from Residence B to Commercial.

Mr. Busler began by saying that there are no present plans to develop the property and that the owner felt it would be more attractive to a potential buyer as a Commercially zoned property. He said that the parcel is currently vacant land and compliant with the current zoning lot requirements for the Commercial District. The property is adjacent to the south end of 919 Arsenal Street, which is zoned Commercial.

Mr. Busler noted the neighboring properties to the east and south are zoned Residential B; however, they front on Smith Street and the applicant believes there would be no negative impact to those residents.

Mr. Coburn noted that rezoning this property to Commercial would be consistent with the proposed new Zoning map and the Comprehensive Plan.

Ms. Capone asked if the surrounding property owners were contacted and if there were any comments or complaints made about this property. Mr. Lumbis replied that the neighbors located

within 100 feet of the property received written notifications and Staff had not received any comments or complaints.

Discussion ensued about the new Zoning Law; Mr. Lumbis said he hopes to discuss the next steps with the City Council at their next meeting and begin the formal approval process in January. Mr. Lumbis also noted that the Planning Staff was comfortable with this Zone Change request because it is consistent with the proposed new Zoning map and the Comprehensive Plan. There were no additional comments or concerns from the Board.

Ms. Fields made a motion recommending that City Council approve the request submitted by Robert J. Busler, PLS, on behalf of ARBEL, LLC to change the approved zoning classification of VL-1 Bellew Avenue South, Parcel Number 9-11-108.001 from Residence B to Commercial.

Mr. Katzman seconded the motion. All voted in favor.

Mr. Katzman then moved to adjourn the meeting at 3:55 p.m. Ms. Capone seconded the motion, and all voted in favor.

Respectfully submitted,
Gertrude Mead Karris, Secretary

Agency Use Only [If applicable]

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"/>

PRINT FORM

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)

To: The Honorable Mayor and City Council

From: Jennifer L. Voss, Senior Planner

Subject: Restore NY Grant Application Public Hearing – YMCA, 146 Arsenal Street

At its November 7, 2022 meeting, the City Council selected the redevelopment of 146 Arsenal Street into the new YMCA Community Center as the project for which the City would apply for Restore NY grant funding through Empire State Development (ESD) on behalf of the property owners. On November 8, 2022, the City submitted the Intent to Apply for the project which has been accepted by ESD. The final application is due on January 27, 2023. If awarded, this grant would assist the Watertown Family YMCA to redevelop a large vacant brownfield site in the center of Watertown's downtown to become an 89,880 sq. ft thriving community and aquatic center.

As the official applicant, the City's responsibilities prior to submitting the application includes passing a resolution finding that the proposed project is consistent with the municipality's local revitalization or urban development plan; that the proposed financing is appropriate for the specific project; that the project facilitates effective and efficient use of existing and future public resources so as to promote both economic development and preservation of community resources; and the project develops and enhances infrastructure and/or other facilities in a manner that will attract, create, and sustain employment opportunities where applicable. Staff will prepare a resolution for the Council's consideration at the January 17, 2023, meeting.

The City Council must also hold a public hearing to allow public comments, either for or against the proposed project. Staff recommends that City Council schedule a public hearing **for 7:15 p.m. on Tuesday, January 17, 2023** to hear public comments on the RESTORE NY grant application for 146 Arsenal Street.

To: The Honorable Mayor and City Council

From: Jennifer L. Voss, Senior Planner

Subject: Restore NY Grant Application Special Project Public Hearing – Greenleaf Builders, 567 and 571 Fairbanks Street and 629 Factory Street

At its November 7, 2022 meeting, the City Council selected the redevelopment of 567 and 571 Fairbanks Street and 629 Factory Street into mixed use buildings as the special project for which the City would apply for Restore NY grant funding through Empire State Development (ESD) on behalf of the property owners. On November 30, 2022, the City submitted the Intent to Apply for the project which has been accepted by ESD. The final application is due on January 27, 2023. If awarded, this grant would assist Greenleaf Builders in the adaptive reuse of two buildings into a mix of commercial space and approximately 130 units of housing, both market rate and workforce housing, known as Housing at the Carriages.

As the official applicant, the City's responsibilities prior to submitting the application includes passing a resolution finding that the proposed special project is consistent with the municipality's local revitalization or urban development plan; that the proposed financing is appropriate for the specific project; that the project facilitates effective and efficient use of existing and future public resources so as to promote both economic development and preservation of community resources; and the project develops and enhances infrastructure and/or other facilities in a manner that will attract, create, and sustain employment opportunities where applicable. Staff will prepare a resolution for the Council's consideration at the January 17, 2023, meeting.

The City Council must also hold a public hearing to allow public comments, either for or against the proposed project. Staff recommends that City Council schedule a public hearing for 7:15 p.m. on Tuesday, January 17, 2023 to hear public comments on the RESTORE NY grant special project application for 567 and 571 Fairbanks Street and 629 Factory Street.