



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 Commission Members

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

PRIMARY REVIEWER: Geoffrey Urda, Senior Planner

SUBJECT: Subdivision Final Plat Approval – 272 Green Street

DATE: August 6, 2026

Request: Subdivision Final Plat Approval for a two-lot subdivision of **272 Green Street**, Parcel Number 13-11-102.001

Applicant: Adam Storino, PLS of Storino Geomatics on behalf of Stephen G. Gagnon and Jacqueline M. Smith-Gagnon,

Proposed Use: Vacant

Property Owner: Carol A. Capone

Overview: This proposal is being submitted for Planning Commission review under Chapter A322 (Subdivision Regulations) of the City Code. The Planning Commission has the option of not requiring a preliminary plat submission. Since this is a minor subdivision, Staff is processing this application as a final plat. A public hearing is required, and a notice has been published for it to be held at 5:20 p.m. during the Planning Commission meeting. After the public hearing and completion of Part 2 of the Short Environmental Assessment Form, the Planning Commission will be free to make a decision on the proposal.

The applicant proposes to divide the approximately 5.7-acre lot at 272 Green Street, Parcel Number 13-11-102.001, into two parcels, a 0.26-acre western section that the owners propose to sell, and an approximately 5.44-acre eastern section that would retain the 272 Green Street address.

The applicant's clients, Stephen G. Gagnon and Jacqueline M. Smith-Gagnon, propose to purchase the 0.26-acre western section. However, they do not propose to assemble it with their adjacent property at 264 Green Street, as 264 Green Street is already 200 feet wide, which is double the maximum lot width in a Residential District. Instead, the newly created parcel will be a standalone lot in the Gagnon's ownership.

Required Descriptions: The applicant has provided a suggested description for the 0.26-acre western section that would become a new parcel.

Required Drawings: The applicant has submitted a Preliminary drawing of the proposed subdivision. Any motion to grant Subdivision Approval should be contingent upon the applicant submitting a Subdivision Final Plat drawing for signature by the Clerk of the Planning Commission.

Assemblages: The applicant is not proposing to assemble either section with any other parcels.

Zoning – Area and Yard Regulations: The subject parcel is zoned Residential (R). The newly created 0.26-acre parcel will meet all dimensional regulations of the R District. The residual lands of 272 Green Street will also have approximately 49 feet of street frontage, which would conform to the requirements of the R District.

Zoning – Future Use: The applicant's cover letter does not specify a proposed future use for the newly created parcel. However, the applicant and their clients should note the following language in Section 310-131 (1):

“A zoning compliance certificate shall be required for any building, structure or part thereof that is hereafter used, occupied, erected, moved or altered. In addition, there shall be no alteration of the land surface preliminary to or incidental to any such activities, including grading, filling, excavation, paving, etc., except for testing and surveying, without first obtaining a zoning compliance certificate.”

The property owner is solely responsible for not making unapproved improvements or alterations to the land without a Zoning Compliance Certificate.

SEQR: Prior to approval, the Planning Commission must consider Part 2 of the Short Environmental Assessment Form (EAF) and make a determination of significance relative to SEQRA.

Engineering Comments: The parcel involved in this Subdivision application is located in the Western Outfall Trunk Sewer (WOTS) basin. Development may be limited based on the sewer credits remaining.

Miscellaneous: The applicant has provided a Request for Real Property Tax Law 932 Split form in order to prevent the issuance of a tax certificate on a parcel that no longer exists.

After approval, the applicant must submit one (1) reproducible Mylar print and one (1) paper copy of the final plat for signature by the clerk of the Planning Commission. The paper copy will be returned and must be filed in the County Clerk's Office within 62 days of signing.

Summary: If the Planning Commission chooses to take action on the Subdivision at the August meeting, the following should be included as a contingency with any motion for approval:

1. The applicant shall submit one (1) reproducible Mylar print and one (1) paper copy of the final plat for signature by the clerk of the Planning Commission, and upon return of the paper copy after signature, must file it in the County Clerk's Office within 62 days of signing.
2. Development will be limited based on the available credits as indicated in the New York State Department of Environmental Conservation Order on Consent.

cc: Thomas Compo, City Engineer
Adam Storino, PLS, CPESC



STORINO GEOMATICS, PLLC

PROFESSIONAL LAND SURVEYORS

165 MULLIN STREET, WATERTOWN, NY 13601

NY · NJ · PA · VT

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

14 July 2026

Revised 27 July 2026

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

RE: 272 Green Street Subdivision Request
Tax Map P.N. 13-11-102.001

Sto Geo File: 2026-048

Mr. Lumbis –

On behalf of our client, Stephen G. Gagnon and Jacqueline M. Smith-Gagnon, Storino Geomatics, PLLC is submitting for approval of a Minor Subdivision of City of Watertown Tax Map P.N. 13-11-102.001 (272 Green Street - Capone) into two (2) new parcels. An approximately 65 feet wide by 175 feet deep parcel will be subdivided from Tax Map P.N. 13-11-102.001 adjacent to the easterly boundary of City of Watertown Tax Map P.N. 13-11-202.000 (264 Green Street – Gagnon) that will be conveyed to Gagnon.

Attached please find the following for the Planning Commissions review:

- Subdivision Application Form;
- Letter of Authorization;
- Subdivision Final Plat and accompanying Suggested Legal Descriptions;
- Deed L. 1708, P. 97;
- Short Environmental Assessment Form, and
- Annotated Tax Map.

If you have any questions, comments, or require any additional information please contact me at

Respectfully Submitted,

Adam Michael Storino

Adam Michael Storino, PLS CPESC

Attachments





City of Watertown
SUBDIVISION 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: 272 Green Street

TAX PARCEL NUMBER: 13-11-102.001

ZONING DISTRICT: Residential

NUMBER OF LOTS TO DIVIDE PROPERTY INTO: 2 IS THERE A PROPOSED SUBSEQUENT ASSEMBLAGE? (Y / N)

APPLICANT INFORMATION:

APPLICANT NAME: Stephen G Gagnon and Jacqueline M. Smith-Gagnon

APPLICANT MAILING ADDRESS: 264 Green Street, Watertown NY 13601

PHONE NUMBER: [REDACTED]

E-MAIL: [REDACTED]

PROPERTY OWNER INFORMATION (if different from applicant):

PROPERTY OWNER NAME: Carol A. Capone

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):

- | | |
|---|--|
| ☒ Cover Letter* | ☒ Proposed Final Subdivision Plat Drawing* |
| ☒ Suggested Descriptions* | ☒ Tax Map with subject parcel highlighted |
| ☒ \$150 application fee | ☒ State Environmental Quality Review (SEQR) form |
| ☒ Real Property Law 932 Split Form* | ☒ Electronic Copy of Entire Submission (PDF Preferred) |

*See appendices for further information

Applicant Signature: *Stephen G Gagnon*

Date: 7/9/26

Property Owner Signature (if different) *Carol A Capone*

Date: 7/14/26

7/31/2020

**STORINO GEOMATICS, PLLC****PROFESSIONAL LAND SURVEYORS**

165 MULLIN STREET, WATERTOWN, NY 13601

NY · NJ · PA · VT

THOMAS M. STORINO, PLS
ADAM M. STORINO, PLS CPESC**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 ☐ Variance 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): 13-11-102.001

Address: 272 Green Street

Property Owner(s) Information:

Signature: X Carol A. Capone Date: 7-14-26

Printed Name: Carol A. Capone

Signature: _____ Date: _____

Printed Name: _____

Signature: _____ Date: _____

Printed Name: _____

Address: 272 Green Street

City: Watertown State: NY Zip: 13601

Phone: [REDACTED] Fax: _____ E-mail: _____

**STORINO GEOMATICS, PLLC****PROFESSIONAL LAND SURVEYORS****165 MULLIN STREET, WATERTOWN, NY 13601****NY · NJ · PA · VT**THOMAS M. STORINO, PLS
ADAM M. STORINO, PLS CPESC**LETTER OF AUTHORIZATION**

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☐ Site Plan Approval Process ☐ Variance Approval Process

These acts include:
(Initial all that apply.)

SG 1/11 Pre-application meetings with municipal staff, filing applications and/or other required documents relative to all Planning/Zoning Board applications.

SG 4/11 Main point of contact for municipal staff.

SG 4/11 Agent will be contacted on all matters instead of the owner.

SG 4/11 Attend all Planning/Zoning Board meetings on my behalf.

Tax Map Parcel Number(s): 13-11-202.000

Address: 264 Green Street

Property Owner(s) Information:

Signature: [Signature] Date: 7/9/26

Printed Name: Stephen G. Gagnon

Signature: [Signature] Date: 7/9/26

Printed Name: Jacqueline M. Smith-Gagnon

Signature: _____ Date: _____

Printed Name: _____

Address: 264 Green Street

City: Watertown State: NY Zip: 13601

Phone: [Redacted] Fax: _____ E-mail: [Redacted]



Request for Real Property Tax Law 932 Split

I am (we are) the owner(s) of, or will be the owner(s) of one or more parcels of property listed below that is the subject of a subdivision request. I hereby request that following the final approval and completion of the subdivision, that all newly designated parcels be assessed and taxed in accordance with Real Property Tax Law 932, allowing for the changes to any current or subsequent tax rolls required to implement those changes in said subdivision.

Property Address

Parcel Id

264 Green Street

13-11-202.000

272 Green Street

13-11-102.001

Owner(s) Name

Signature

Date

Stephen G. Gagnon

[Signature]

7-7-2026

Jacqueline M. Smith-Gagnon

[Signature]

7-7-2026

Carol A. Capone

X *[Signature]*

7-14-2026

Jefferson County
7/7/26
Stephen G. Gagnon
CHRISTOPHER A. DANDROW
NOTARY PUBLIC, State of New York
Qualified in Jefferson County No. 01DA6367157
Commission Expires 11/13/2029

Jefferson County
7/7/26
Jacqueline M. Smith-Gagnon
CHRISTOPHER A. DANDROW
NOTARY PUBLIC, State of New York
Qualified in Jefferson County No. 01DA6367157
Commission Expires 11/13/2029

LISA C WORDEN
Notary Public, State of New York
Reg. No. 01WO6148819
Qualified in Jefferson County
Commission Expires 06-26-2030

6/26/2030

**SUGGESTED DESCRIPTION****A 0.26 ACRE PORTION OF CITY OF WATERTOWN TAX MAP P.N. 13-11-102.001****272 GREEN STREET****LANDS OF CAROL A. CAPONE**

ALL THAT TRACT OR PARCEL OF LAND, being situate in the City of Watertown, County of Jefferson, State of New York, and being further described as follows:

BEGINNING at a point marking the intersection of the southerly margin of Green Street (reputedly 50 feet wide) with the easterly margin of Green Street (reputedly 57.5 feet wide), said point being situate along said easterly margin S 02°46'08" W, a distance of 362.15 feet from a point marking the intersection of said margin with the southerly margin of Thompson Boulevard (70 feet wide);

THENCE the following two (2) courses and distances through the parcel of land conveyed by Richard M. Capone to Carol A. Capone in a deed dated December 7, 1999, recorded in the Jefferson County Clerk's Office on December 9, 1999, in Liber 1708 of Deeds, at Page 97:

1. S 02°46'08" W, along the southerly prolongation of the easterly margin of Green Street, passing through a 1/2" capped iron rebar set at a distance of 1.00 feet, and continuing a total distance of 175.01 feet to a 1/2" capped iron rebar set at a point marking the intersection of said southerly prolongation with the easterly prolongation of the southerly boundary line of Lots shown on a plat titled "Topographical Map of Lots to be conveyed by the Watertown Board of Education along Green Street", by Cook Engineering, dated May 20, 1959, filed in the Jefferson County Clerk's Office as Map No. 343 on November 17, 1960;
2. N 87°56'17" W, along said easterly prolongation, a distance of 64.35 feet to a 5/8" capped iron rebar found (LDA) at the southeasterly corner of Lot 1;

THENCE N 02°33'11" E, along the easterly boundary line of Lot 1, passing through a 1/2" iron pipe found at a distance of 0.57 feet, and continuing a total distance of 175.00 feet to a city monument found in the aforementioned southerly margin of Green Street, said monument being situate S 02°46'08" W, a distance of 50.00 feet from a city monument found in the northerly margin of Green Street;

THENCE S 87°56'17" E, along the southerly margin of Green Street, a distance of 65.00 feet to the point and place of **BEGINNING**.

CONTAINING 0.26 Ground Acres of land more or less.

Bearings in this description are referenced to the New York State Plane Coordinate System, Central Zone (3102), as realized from static GPS observations referenced to NAD 83 (2011) made on October 16, 2017 and October 18, 2017 for the City of Watertown 2017 GPS Network - File No: 2017-027.

Distances in this description are ground distances (U.S. Survey Feet).

Caps on 1/2" capped iron rebar set are yellow and read "STO GEO".

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

ALSO SUBJECT TO AND INCLUDING any and all other rights or restrictions of record.

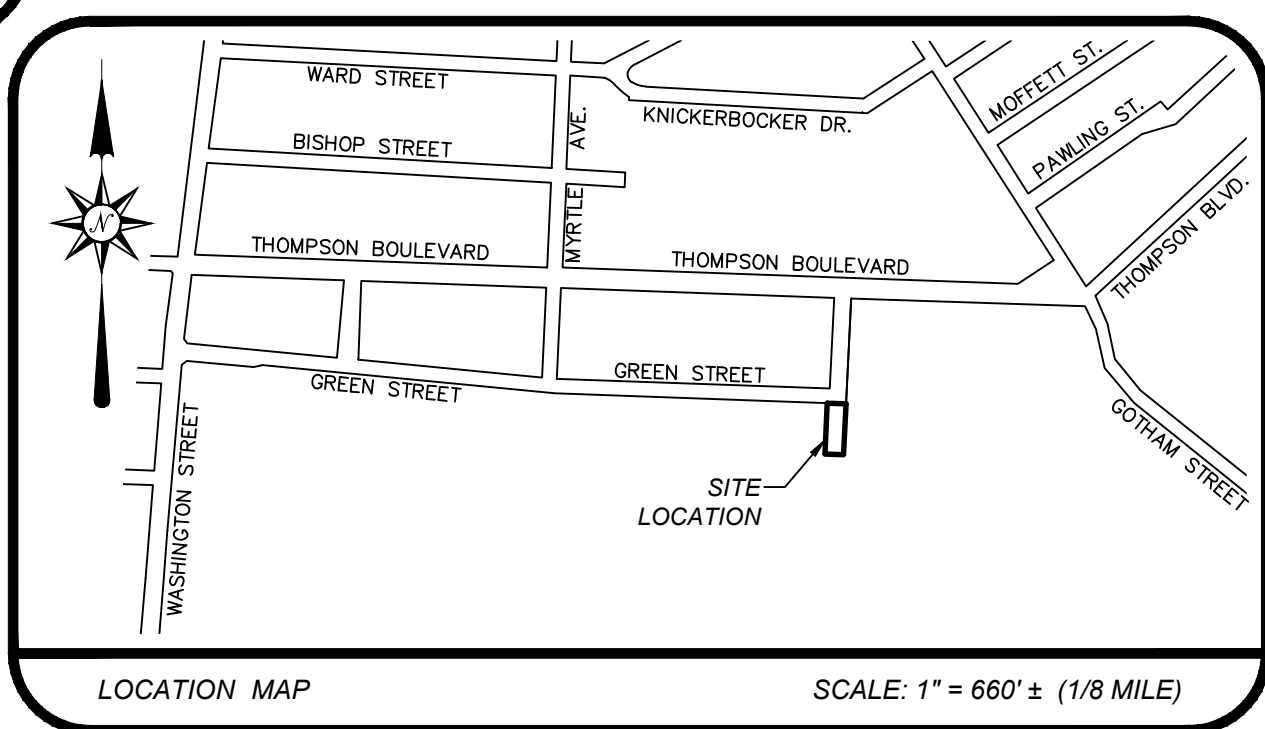
AS SURVEYED by STORINO GEOMATICS, Land Surveying Services & Consulting, PLLC, on 7/8, and 7/16/2026, shown on a plat titled "- SUBDIVISION FINAL PLAT - LANDS OF CAROL A. CAPONE AND STEPHEN G. GAGNON & JACQUELINE M. SMITH-GAGNON", File No. 2026-048, dated 7/17/2026, filed in the Jefferson County Clerk's Office as Map No. _____ on _____, a copy of which is part of this instrument.

INTENDING to describe a 0.26 Acre portion of the second parcel of land conveyed by Richard M. Capone to Carol A. Capone in a deed dated December 7, 1999, recorded in the Jefferson County Clerk's Office on December 9, 1999, in Liber 1708 of Deeds, at Page 97.

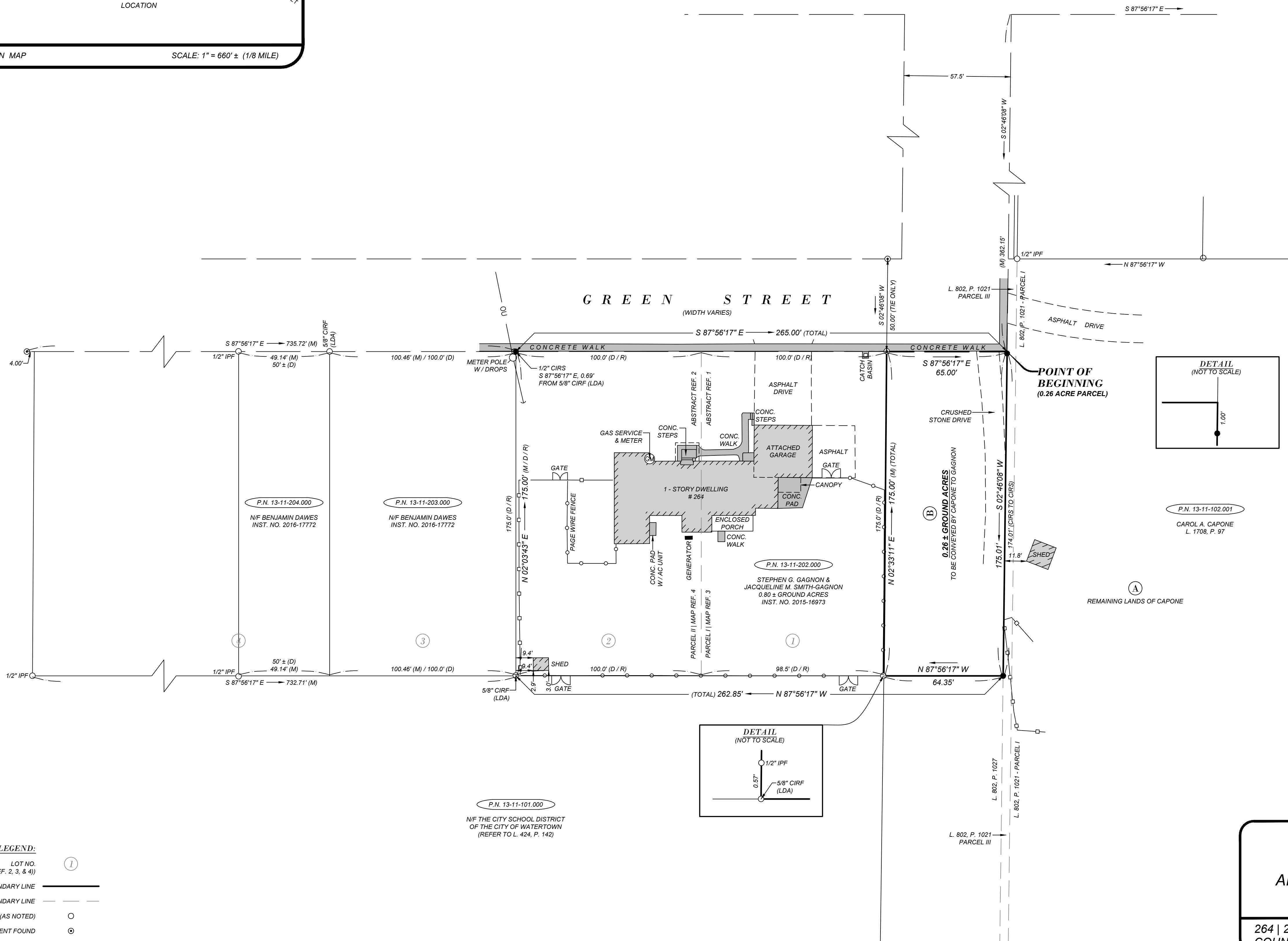
Preliminary

07/27/2026 6:15:24 PM

Thomas Michael Storino, PLS No. 50035
Licensed Land Surveyor



THOMPSON BOULEVARD
(70 FEET WIDE)



DEED REFERENCES:

- (PORTION OF CONVEYANCE)
RICHARD M. CAPONE
TO
CAROL A. CAPONE
DEED DATE: DECEMBER 7, 1999
DATE RECORDED: DECEMBER 9, 1999
LIBER 1708, PAGE 97
- MARION C. EMPSALL
TO
STEPHEN G. GAGNON &
JACQUELINE M. SMITH-GAGNON
DEED DATE: NOVEMBER 4, 2015
DATE RECORDED: NOVEMBER 10, 2015
INSTRUMENT NUMBER: 2015-16973

MAP REFERENCES:

- "MAP OF PROPERTY OF NORTHERN NEW YORK TRUST CO.", BY
WILLIAM T. FIELD ENGINEERS INCORPORATED, DATED SEPTEMBER
8, 1941, FILED IN THE JEFFERSON COUNTY CLERK'S OFFICE ON
OCTOBER 10, 1944 IN THE FOURTH WARD BOOK OF MAPS, AT PAGE
NO. 66.
- "TOPOGRAPHICAL MAP OF LOTS TO BE CONVEYED BY THE
WATERTOWN BOARD OF EDUCATION ALONG GREEN STREET", BY
COOK ENGINEERING, DATED MAY 20, 1959, FILED IN THE
JEFFERSON COUNTY CLERK'S OFFICE AS MAP NO. 343 ON
NOVEMBER 17, 1960.
- "PARCEL TO BE CONVEYED BY BOARD OF EDUCATION - CITY OF
WATERTOWN", BY COOK ENGINEERING, DATED JUNE 1959,
(DEPICTING PARCEL 1)
- "PARCEL TO BE CONVEYED BY BOARD OF EDUCATION - CITY OF
WATERTOWN", BY COOK ENGINEERING, DATED JUNE 1959,
(DEPICTING PARCEL 2)
- CITY OF WATERTOWN STREET MONUMENTATION RECORDS:
 - SHEET 146, GREEN ST.
 - SHEET 280, MYRTLE AVE.
 - SHEET 362, THOMPSON BOULEVARD

ABSTRACT REFERENCES:

- JEFFERSON ABSTRACT CORPORATION
NO. 61803-16A, DATED NOVEMBER 10, 2015
- JEFFERSON ABSTRACT CORPORATION
NO. 61803-16B, DATED NOVEMBER 10, 2015

ADJOINER REFERENCES:

- THOMPSON GARDENS INC.
TO
CITY OF WATERTOWN
DEED DATE: JUNE 15, 1938
DATE RECORDED: JULY 18, 1938
LIBER 424, PAGE 142
- EDWARD W. & MARTHA M. COLLIGAN
TO
BENJAMIN DAWES
DEED DATE: DECEMBER 2, 2016
DATE RECORDED: DECEMBER 12, 2016
INSTRUMENT NUMBER: 2016-17772

(TITLE VESTED IN THE CITY SCHOOL
DISTRICT OF THE CITY OF WATERTOWN
PURSUANT TO SECTION 48 OF CHAPTER
762 OF THE LAWS OF 1950 OF THE STATE
OF NEW YORK.)

SURVEYOR HAS MADE NO INVESTIGATION NOR INDEPENDENT
SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES,
RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY
OTHER FACTS THAT ACCURATE AND CURRENT ABSTRACT TITLE
SEARCHES MAY DISCLOSE.

NO UNDERGROUND FACILITIES, STRUCTURES OR UTILITIES ARE
SHOWN ON THIS MAP. PRIOR TO CONSTRUCTION CONTACT PRIVATE
UTILITY LOCATE AND DIG SAFELY NEW YORK FOR LOCATIONS OF
UNDERGROUND UTILITIES. (1-800-962-7962 OR 811)

(M) MEASURED DISTANCE IPF: IRON PIPE FOUND
(D) DEED DISTANCE CIRF: CAPPED IRON REBAR FOUND
(R) RECORD MAP DISTANCE

CAPS ON 1/2" CAPPED IRON REBAR SET (CIRS) ARE YELLOW AND READ
"STO GEO".

LEGEND:

LOT NO.
(PER MAP REF. 2, 3, & 4)

BOUNDARY LINE

FORMER BOUNDARY LINE

IRON FOUND (AS NOTED)

CITY MONUMENT FOUND

1/2" CAPPED IRON REBAR SET

STREET MARGIN

EDGE OF ASPHALT
(UNLESS NOTED OTHERWISE)

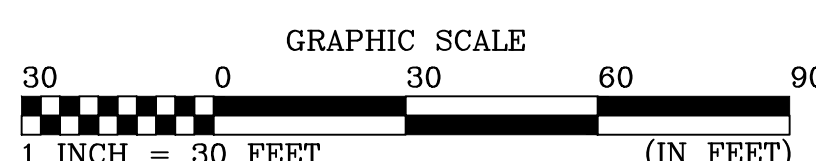
OVERHEAD UTILITY LINE

UTILITY POLE

GUY WIRE

STOCKADE FENCE

CHAIN-LINK FENCE
(UNLESS NOTED OTHERWISE)



IT IS HEREBY CERTIFIED THAT SUBDIVISION FINAL PLAT APPROVAL WAS
GRANTED ON _____, PURSUANT TO SECTIONS 32, 33, AND 34
OF THE GENERAL CITY LAW.

MICHAEL A. LUMBIS DATE
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR
CLERK OF THE CITY OF WATERTOWN PLANNING COMMISSION

UNAUTHORIZED ALTERATION OR ADDITION TO A
SURVEY MAP BEARING A LICENSED LAND
SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209,
SUB-DIVISION 3, OF THE NEW YORK STATE
EDUCATION LAW.

COPIES FROM THE ORIGINAL OF THIS SURVEY MAP
NOT MAINTAINED WITH AN ORIGINAL OF THE LAND
SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL
AND ORIGINAL SIGNATURE IN RED INK SHALL NOT BE
CONSIDERED TO BE A VALID TRUE COPY.

ANYONE POSSESSING AN UNAUTHORIZED COPY
MAY FACE CIVIL AND POSSIBLE CRIMINAL DAMAGES.
UNAUTHORIZED COPIES MAY CONTAIN FRAUDULENT,
INCORRECT, ERRONEOUS, OR MISLEADING
INFORMATION OR OMIT IMPORTANT AND RELEVANT
INFORMATION. DO NOT USE OR RELY ON
UNAUTHORIZED COPIES.

THE SEAL, SIGNATURE, AND CERTIFICATION ARE
HEREBY REVOKED AND OTHERWISE VOID ON ALL
UNAUTHORIZED COPIES.

- SUBDIVISION FINAL PLAT -
LANDS OF CAROL A. CAPONE
AND STEPHEN G. GAGNON & JACQUELINE M. SMITH-GAGNON

TAX MAP P.N. 13-11-102.001 & P.N. 13-11-202.000

264 | 272 GREEN STREET
COUNTY OF JEFFERSON

CITY OF WATERTOWN
STATE OF NEW YORK

Preliminary
07/27/2026 6:15:15 PM

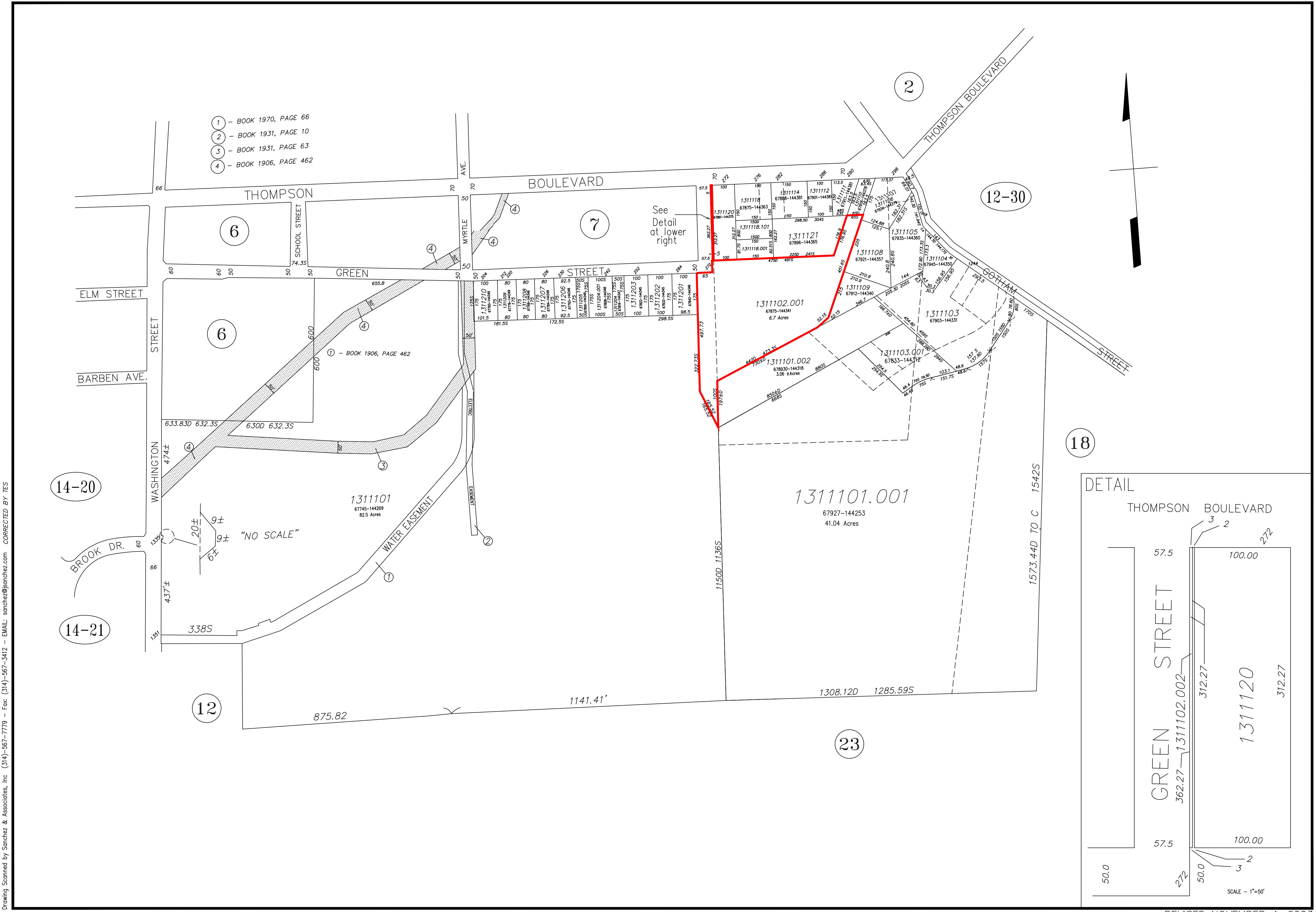
THOMAS MICHAEL STORINO
P.L.S. NO. 50035

STORINO GEOMATICS, PLLC
PROFESSIONAL LAND SURVEYORS
165 MULLIN STREET, WATERTOWN, NY 13601

NY · NJ · PA · VT

DATE: 7/27/2026
SCALE: 1" = 30'
DRAWN BY: A.M.S.
CHECKED BY: T.M.S. / J.D.F.
FILE NO. 2026-048
DWG. NO.

V101
1 OF 1



Jefferson County - New York
Jo Ann M. Wilder

RECORDING CERTIFICATE

13129

Transaction Number: 991209249776

Type of Instrument: DEED RECORD

Received From: RICHARD M CAPONE, ESQ.
CAROL A CAPONE <MAIL
272 GREEN STREET
WATERTOWN, NY 13601

Recording Charge: 51.00 Recording Pages: 3

** EXAMINED AND CHARGED AS FOLLOWS : **

** TRANSFER TAX **

** MTG/DEED AMOUNT **

.00

.00

RS#: 1563

Mortgage#:

Received Tax on Above Mortgage

Basic: .00

Special Addl: .00

Town:

Additional: .00

Mortgage Tax Total: .00

Total Recording Fees: 51.00

** THIS PAGE IS PART OF THE INSTRUMENT **

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

LIBER 1708 PAGE 97

IN (Book/Page):

ON (Recorded Date): 12/09/99

AT (Time): 02:01 Terminal ID: 113



John M. Wilder

Form 15838 N.Y. DEED-WARRANTY with Lien Covenant

THIS INDENTURE, Made this 27th day of DEC, , Nineteen Hundred and Ninety-Nine (1999)

Between RICHARD M. CAPONE, residing at 272 Green St., Watertown, NY 13601,
party of the first part,

and

CAROL A. CAPONE, residing at 272 Green St., Watertown, NY 13601, party
of the second part

Witnesseth that the party of the first part, in consideration of ONE AND LESS THAN ONE HUNDRED (\$1.00) lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, her successors and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND, in the City of Watertown County of Jefferson and State of New York, and described as shown in a deed from EUGENE N. THIEBEAU and JEANNE A. THIEBEAU to RICHARD M. CAPONE and CAROL A. CAPONE by deed dated December 16th, 1967 and recorded in the Jefferson County Clerk's Office on January 2, 1968 in Book No. 802 of Deeds at page 1021.

ALSO conveying All that tract or parcel of land, situate in the City of Watertown, County of Jefferson and State of New York and described as shown in a deed from EUGENE N. THIEBEAU and JEANNE A. THIEBEAU to RICHARD M. CAPONE and CAROL A. CAPONE by deed dated December 16, 1967 and recorded in the Jefferson County Clerk's Office on January 2, 1968 in Book No. 802 of Deeds at page 1027.

ALSO conveying All that tract or parcel of land situate in the City of Watertown, County of Jefferson and State of New York and described as shown in a deed from EUGENE N. THIEBEAU and JEANNE A. THIEBEAU to RICHARD M. CAPONE and CAROL A. CAPONE by deed dated December 16, 1967 and recorded in the Jefferson County Clerk's Office on January 2, 1968 in book no. 802 of Deeds at page 1025. EXCEPTING and RESERVING from this parcel, All that tract or parcel of land situate in the City of Watertown, County of Jefferson and State of New York and described as shown in a deed from RICHARD M. CAPONE and CAROL A. CAPONE to JULIA C. SPRAGUE by deed dated May 1, 1968 and recorded in the Jefferson County Clerk's Office on May 21, 1968 in Book No. 806 of Deeds at page 1.

ALSO CONVEYING All that tract or parcel of land situate in the City of Watertown, County of Jefferson and State of New York and described as shown in a deed from HELON G. CRENSHAW to RICHARD M. CAPONE and CAROL A. CAPONE by deed dated June 10, 1971 and recorded in the Jefferson County Clerk's Office on June 11, 1971 in Book No. 829 of Deeds at page 199.

ALSO CONVEYING All that tract or parcel of land situate in the City of Watertown, County of Jefferson and State of New York and described as shown in a deed from FLORENCE T. ADAMS to RICHARD M. CAPONE and CAROL A. CAPONE by deed dated February 15, 1989 and recorded in the Jefferson County Clerk's office on March 6, 1989 in Book No. 1161 of Deeds at page 313.

ALSO CONVEYING All that tract or parcel of land situate in the City of Watertown, County of Jefferson and State of New York and described as shown in a deed from STEVEN FROUM and SHARON FROUM to RICHARD M. CAPONE and CAROL A. CAPONE by deed dated July 29, 1996 and recorded in the Jefferson County Clerk's Office on July 29, 1996 in Liber 1520, page 327. EXCEPTING and RESERVING from the above parcel All that tract or parcel of land situate in the City of Watertown, County of Jefferson and State of New York and described as shown in a deed from RICHARD M. CAPONE and CAROL CAPONE to WILLIAM PICKETT and ESPERENZA PICKETT by deed dated August 27, 1997 and recorded in the Jefferson County Clerk's office on October 24, 1997 in Liber 1594 at page 37.

Intending to convey Watertown City Tax Parcel No.: 13-11-102.001 and Tax Parcel no.: 13-11-118.001.

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

To have and to hold the premises herein granted unto the party of the second part, her successors and assigns forever.

And said party of the first part covenants as follows:

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 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: Capone Subdivision / Gagnon Lot Line Adjustment							
Project Location (describe, and attach a location map): 272 Green Street, Watertown, NY - City of Watertown Tax Map P.N.13-11-102.001							
Brief Description of Proposed Action: The applicant proposes subdivision of an approximately 65 feet wide by 175 feet deep parcel from Tax Map P.N. 13-11-102.001 (272 Green Street - Capone) adjacent to the easterly boundary of City of Watertown Tax Map P.N. 13-11-202.000 (264 Green Street – Gagnon) that will be conveyed to Gagnon and subsequently assembled with Tax Map P.N. 13-11-202.000.							
Name of Applicant or Sponsor: Stephen G. Gagnon and Jacqueline M. Smith-Gagnon		Telephone: [REDACTED]					
		E-Mail: [REDACTED]					
Address: 264 Green Street							
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
3. a. Total acreage of the site of the proposed action?		0.3 +/- _____ 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?		0.8 +/- _____ acres					
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☒ Forest ☐ Agriculture ☐ Aquatic ☒ Other(Specify): School ☐ Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify:	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
N/A - Subdivision Only	☐	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☐	
N/A - Subdivision Only			
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☐	
N/A - Subdivision Only			
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
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?	☐	☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
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: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ 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? Northern Long-eared Bat	NO	YES
	☐	☒
16. Is the project site located in the 100-year or 500-year flood plain?	NO	YES
	☒	☐
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	YES
	☒	☐
	☐	☐
	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management): N/A - Subdivision Only	NO	YES
	☐	☒
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Stephen G. Gagnon and Jacqueline M. Smith-Gagnon</u> Date: <u>7/14/2026</u>		
Signature: <u><i>Adam Michael Storrino</i></u> for Stephen G. Gagnon and Jacqueline M. Smith-Gagnon Title: <u>Professional Land Surveyor</u>		



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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



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]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 or 500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	Yes