

November 27, 2013

The Honorable Mayor and City Council  
245 Washington St.  
Watertown, NY 13601

Re: Change of Zoning Request for Parcel # 1-27-103-000 & 1-27-104-000

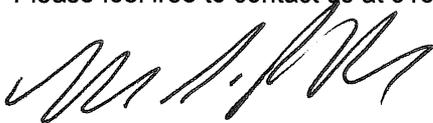
Dear Honorable Mayor and City Council,

We have recently purchased a large parcel of land on Bradley St. in The Town of Pamela that is 80 acres . This parcel is zoned Light Industrial. Contiguous to this land are two parcels located in the City of Watertown. The parcels are located at VL-R Bradley St. (1-27-103.000 / 2.0 Acres) and 1108 Lewis St. (1-27-104.000 / 5.0 Acres).

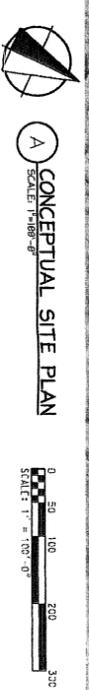
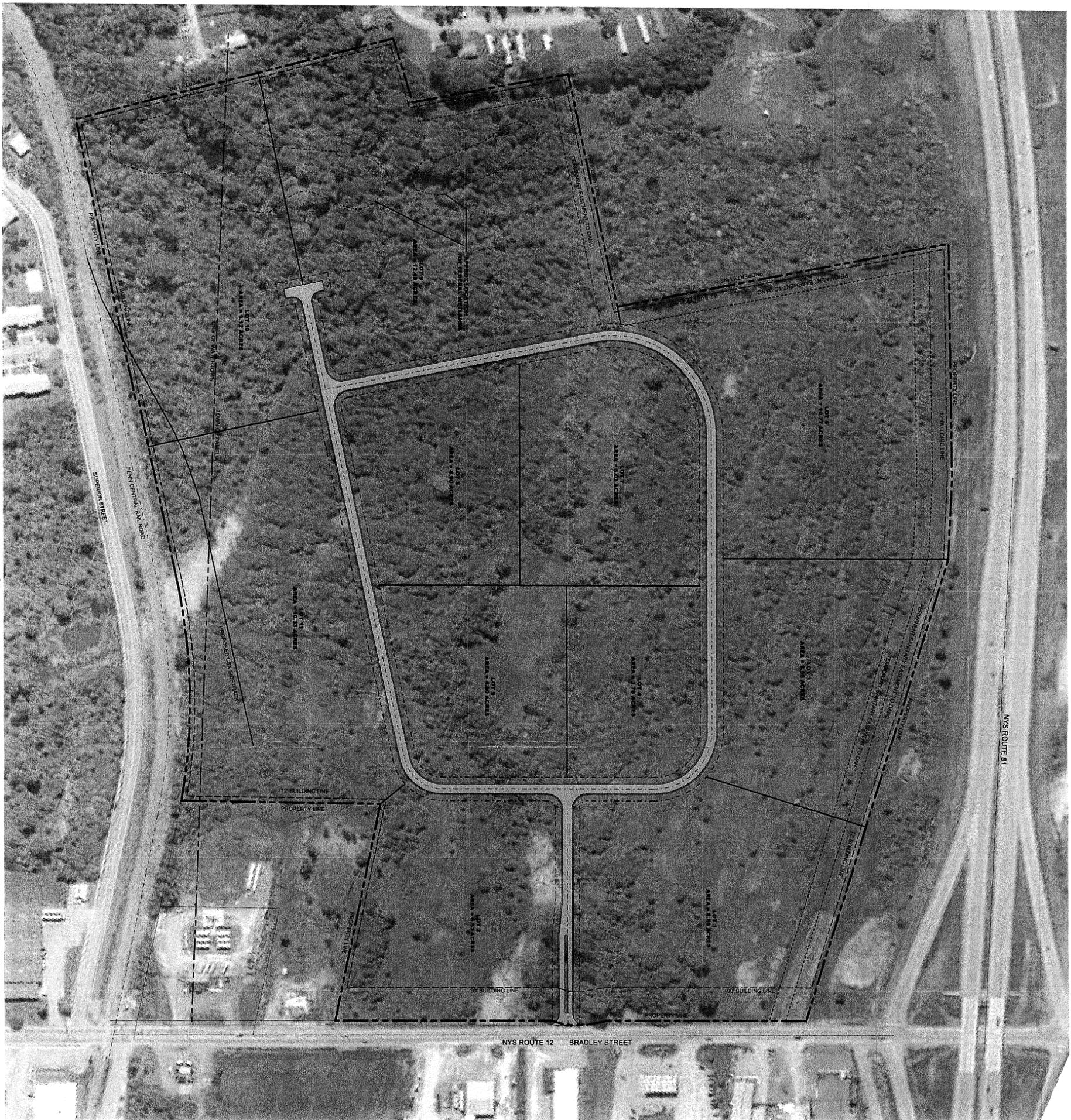
We would like to have the zoning of these two parcels changed from Residential A to Light Industrial. Our intentions are to create a new commerce park development on these parcels. Both parcels are bordered to the north by land in the Town of Pamela that we own and is zoned light industrial.

Both parcels border Superior St. to the south.

Please feel free to contact us at 315-782-1050 if you have any questions.



Mark S. Purcell  
President  
Purcell Construction Corp.



CIVIL ENGINEERING DEPT.  
 DEC 10 2013  
 WATERTOWN, NEW YORK

PLANNING DATA (TOWN OF PAMELIA)			
CURRENT ZONING CLASSIFICATION - LIGHT INDUSTRIAL (LI)			
AREA AND BULK CALCULATIONS			
FRONTAGE	280 FT	REQUIRED / ALLOWED	280 FT
FIN LOT SIZE	40,000 SF		1,460,000 SF
FIN LOT COVERAGE	50%		1.96
FRONT YARD SETBACK	10'		1.12'
SIDE YARD SETBACK	10'		1.12'
REAR YARD SETBACK	10'		1.12'

**SD-1**  
 Drawing Number

Key Plan  
 CIVIL  
**CONCEPTUAL SITE PLAN**

**BRADLEY STREET INDUSTRIAL PARK**  
 PAMELIA, NEW YORK  
 MSP REALTY  
 WATERTOWN, NEW YORK

**BDA BEARDSLEY DESIGN ASSOCIATES**  
 Architecture, Engineering, Landscape Architecture, D.P.C.

Ph 315.253.7301  
 Fax 315.253.7306  
 E-mail BDA@Beardsley.com

64 South Street  
 Auburn, New York 13021

NO	REVISION DESCRIPTION	BY	DATE
1	ISSUE TO BIDDERS		

**WARRANTY DEED WITH LIEN COVENANT**

**COPY**

**THIS INDENTURE**, made the 2nd day of OCTOBER, 2013  
between

PYRAMID COMPANY OF WATERTOWN, having an office for business at  
The Clinton Exchange, 4 Clinton Square, Syracuse, NY 13202  
grantor

MSP Realty, LLC, having an office for business at 566 Coffeen Street, Watertown, NY 13601  
grantee

**WITNESSETH**, that the grantor, in consideration of One and no/100 Dollars, paid by the  
grantee, hereby grants and releases unto the grantee, the heirs or successors and assigns of the  
grantee forever,

**ALL THAT TRACT OR PARCEL OF LAND  
PER SCHEDULE "A" ATTACHED HERETO  
AND MADE A PART HEREOF.**

Subject to all covenants, easements and restrictions of record, if any, affecting said  
premises.

BEING AND HEREBY INTENDING TO CONVEY THE SAME PREMISES  
CONVEYED TO the parties of the first part by Deed dated November 15, 1985 and recorded in the  
Jefferson County Clerk's Office on November 15, 1985 in Liber 1003 of Deeds at Page 269.

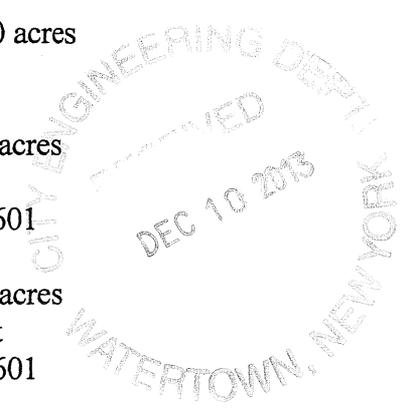
**This conveyance does not constitute all or substantially all of the grantor's assets.**

TAX ACCOUNT NO.: 74.17-1-27.2 79.70 acres  
PROPERTY ADDRESS: NYS Rte 12

TAX ACCOUNT NO.: 1-27-104.000 5.00 acres  
PROPERTY ADDRESS: 1108 Lewis Street  
Watertown, NY 13601

TAX ACCOUNT NO.: 1-27-103.000 2.00 acres  
PROPERTY ADDRESS: VL-R Bradley Street  
Watertown, NY 13601

TAX MAILING ADDRESS: 566 Coffeen St  
Watertown NY 13601



**TOGETHER** with the appurtenances and all the estate and rights of the grantor in and to said premises.

**TO HAVE AND TO HOLD** the premises herein granted unto the grantee, the heirs or successors and assigns of the grantee forever. **AND** the grantor covenants as follows:

**FIRST.** The grantee shall quietly enjoy the said premises;

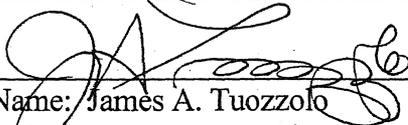
**SECOND.** The grantor will forever warrant the title to said premises;

This deed is subject to the trust provisions of Section 13 of the Lien Law. The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

**IN WITNESS WHEREOF**, the grantor has executed this deed the day and year first above written.

In presence of:

**PYRAMID COMPANY OF WATERTOWN**

By:   
Name: James A. Tuozzolo  
Title: Executive Committee Member

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

On the 26<sup>th</sup> day of September, in the year 2013, before me, the undersigned, personally appeared JAMES A. TUOZZOLO, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
Notary Public

CHRISTINE L. SAWKINS  
Notary Public, State of New York  
No. 01SA6151729  
Qualified in Onondaga County 14  
Commission Expires August 21, 20

# SCHEDULE A

all THAT TRACT OR PARCEL OF LAND situate in the Town of  
Wanalis, County of Jefferson and State of New York also situate in the City of  
Watertown, County of Jefferson and State of New York, bounded and described as  
follows:

BEGINNING at the point of intersection of the westerly street line of N.Y.S. Route  
12 (Bradley Street) with the southerly line of Parcel No. 388, Map No. 316 as  
appropriated by the People of the State of New York as a part of Interstate Route  
81;

THENCE, South 23° 35' 15" East along the westerly line of N.Y.S. Route 12 a  
distance of 487.75 feet to a point;

THENCE, South 31° 56' 50" East along the westerly line of N.Y.S. Route 12 a  
distance of 56.60 feet to a point;

THENCE, South 23° 36' 10" East along the westerly line of N.Y.S. Route 12 a  
distance of 50.00 feet;

THENCE, South 11° 02' 30" East along the westerly line of N.Y.S. Route 12 a  
distance of 37.90 feet to a New York State monument;

THENCE South 23° 37' 40" East along the westerly line of N.Y.S. Route 12 a  
distance of 554.20 feet to a New York State monument;

THENCE, South 78° 09' 15" West along the northerly boundary of premises conveyed  
by George M. Lucas and Isabelle Lucas to Parish Oil Co., Inc., by deed dated  
August 13, 1937 and recorded in the Jefferson County Clerk's Office on September  
13, 1937 in liber 421 of Deeds at Page 131 a distance of 566.31 feet to the  
northwest corner of said premises;

THENCE, South 23° 36' 10" East along the westerly boundary of the premises  
conveyed to Parish Oil Co., Inc. a distance of 500.84 feet to a point;

THENCE, along the lands of the Penn Central Railroad on a curve to the left having  
a radius of 1,505.52 feet a distance of 570.45 feet to a point, said point being  
located South 45° 30' 05" West a distance of 567.05 feet from the southwest corner  
of premises conveyed to Parish Oil Co., Inc. as aforesaid;

THENCE, continuing along the lands of the Penn Central Railroad the following  
courses and distances:

1. South 54° 33' 15" West a distance of 659.20 feet to a point; thence
2. South 34° 54' 40" East a distance of 10.00 feet to a point; thence
3. South 54° 22' 15" West a distance of 726.83 feet to a fence post  
located in the easterly line of Lewis Street (not opened);

THENCE, North 38° 21' 20" West along an existing fence line (1985) a distance of  
835.40 feet to an existing fence post;

THENCE, North 49° 46' 20" East along an existing fence line (1985) a distance of  
168.58 feet to an iron pin;

THENCE, North 33° 52' 50" West along an existing fence line (1985) a distance of  
397.56 feet to an iron pin;

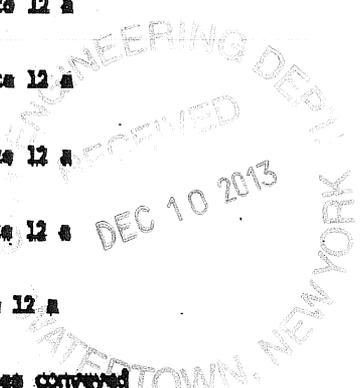
THENCE, North 54° 02' 00" East along an existing fence line (1985) a distance of  
602.04 feet to a fence post;

THENCE, North 34° 54' 40" West along an existing fence line (1985) a distance of  
852.90 feet to a point located South 65° 36' 25" West a distance of 2.40 feet from  
a New York State monument located in the southerly boundary of Parcel No. 353, Map  
No. 286 of land appropriated by the People of the State of New York for N.Y.S.  
Route 81;

THENCE, North 65° 36' 25" East along the southerly boundary of said Parcel No.  
353, Map No. 286 a distance of 2.40 feet to a New York State monument and thence  
continuing the same course a distance of 603.08 feet to another New York State  
monument;

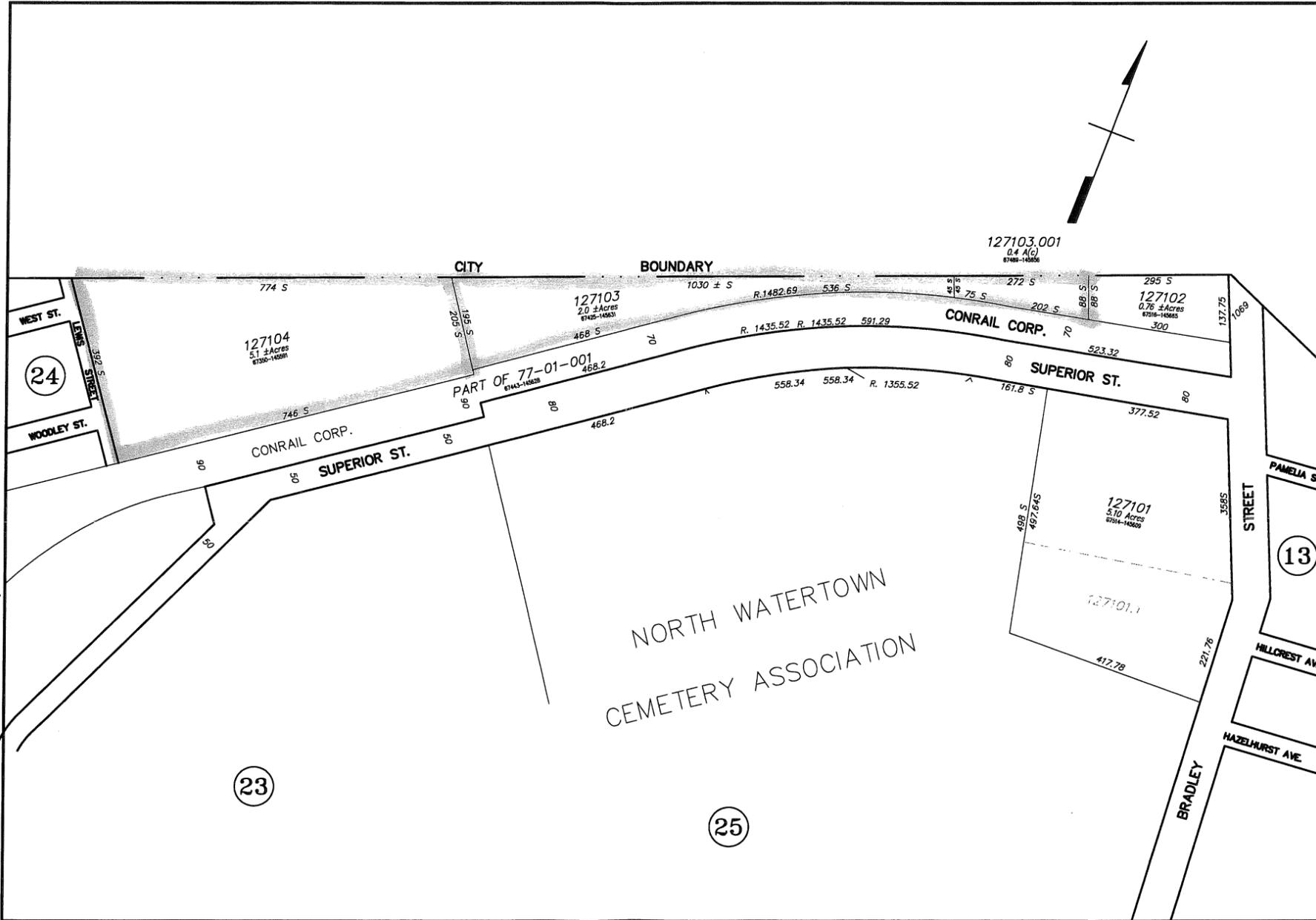
THENCE, North 69° 07' 50" East along the southerly boundary of said Parcel No.  
353, Map No. 286 a distance of 201.24 feet to a New York State monument located in  
the southeasterly corner of said Parcel No. 353;

THENCE, North 84° 06' 35" East along the southerly boundary of Parcel No. 388, Map  
No. 316 appropriated by the People of the State of New York for N.Y.S. Route 81 a  
distance of 487.75 feet to the point of beginning.



MADE FOR  
DEPARTMENT OF ASSESSMENT AND TAXATION  
CITY OF WATERTOWN, N. Y.

BY  
DEPARTMENT OF ENGINEERING  
CITY OF WATERTOWN, N. Y.



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SCALE: 1 INCH = 100 FEET  
**FOR TAX PURPOSES ONLY**  
NOT TO BE USED FOR CONVEYANCE

REVISED SEPTEMBER 23, 2004

**DISTRICT 1 MAP 27**

CITY ENGINEERING DEPT.  
RECEIVED  
DEC 10 2013  
WATERTOWN, NEW YORK

617.20  
Appendix B  
Short Environmental Assessment Form

**Instructions for Completing**

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <b>Bradley St. Commerce Park</b>			
Project Location (describe, and attach a location map): <b>1108 Lewis St. / VL-R Bradley St., Watertown, NY 13601</b>			
Brief Description of Proposed Action: <b>We propose to develop a light industrial commerce park on Bradley St.</b>			
Name of Applicant or Sponsor: <b>Purcell Construction</b>		Telephone: <b>315-782-1050</b>	
		E-Mail: <b>rick@purcellconstruction.com</b>	
Address: <b>566 Coffee St.</b>			
City/PO: <b>Watertown, NY</b>		State: <b>NY</b>	Zip Code: <b>13601</b>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		7 acres	
b. Total acreage to be physically disturbed?		7 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		88 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input 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	YES	
	<input checked="" type="checkbox"/>	<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	YES	
	<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: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: <u>Storm water management ponds are likely.</u>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Richard R. GeBell / Purcell Const.</u> Date: <u>12/9/13</u>		
Signature: <u>[Signature]</u>		

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

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

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

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

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)