

ARCHITECTURE  
ENGINEERING  
ENVIRONMENTAL  
LAND SURVEYING

9 February 2015

Mr. Justin Wood, P.E.  
City Engineer  
Room 305 – City Hall  
245 Washington St  
Watertown, NY 13601

Re: Afgritech Properties LLC,  
200 Willow Street  
Watertown, N.Y. 13601  
Harold Rozanski  
Tel: (315)785-3625

File: 2010-008s

Dear Mr. Wood:

On behalf of Afgritech Properties LLC, we are submitting the following materials for Proposed Subdivision review at the 3 March 2015 City Planning Board meeting:

- 2 – full size maps;
- 10 – 11"x17" copies;
- 10 – 11" x 17" Tax map;
- 10 – Parcel 1 Legal Description;
- 10 – Parcel 1 & 2 Combined Legal Description;
- 10 – Short EAF
- \$150 Application Fee.

The project is located on tax parcel's; 9-43-103, 77-01-001 in the City of Watertown.

Afgritech Properties LLC would like to subdivide a 0.224 ac± portion of tax parcel number 77-01-001 (New York Central lines LLC) and assemble it with tax parcel number 9-43-103 (Afgritech Properties LLC), to create a 2.477 ac± total parcel.

If there are any questions or you require additional information, please feel free to contact our office.

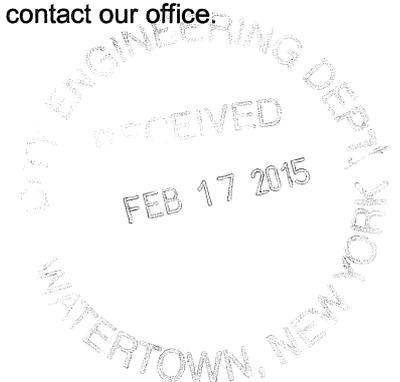
Sincerely,  
GYMO, Architecture, Engineering & Land Surveying, PC

Charles G. Patterson  
Survey Project Manager

Edward G. Olley, Jr., AIA  
William P. Plante, PLS  
Patrick J. Scordo, PE  
Ryan G. Churchill, PE  
Scott W. Soules, AIA

Gregory F. Ashley, PLS  
Michael P. Merithew, PLS  
Brandy W. Lucas, MBA

In Consultation  
Leo F. Gozalkowski, PLS  
Stephen W. Yaussi, AIA



# Short Environmental Assessment Form

## Part 1 - Project Information

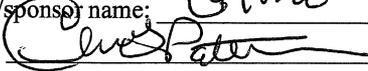
### Instructions for Completing

**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.

<b>Part 1 - Project and Sponsor Information</b>			
Afgritech Properties LLC			
Name of Action or Project: Afgritech Properties LLC			
Project Location (describe, and attach a location map): 158-200 Willow St. City of Watertown			
Brief Description of Proposed Action: Assemble a 0.224 Ac+/- Portion of Tax Parcels No. 77-01-001 Land of NY Central Lines LLC., with Tax Parcel No. 9-43-103 Land of Afgritech Properties LLC. Total Acres 2.477 +/-			
Name of Applicant or Sponsor: GYMO		Telephone: 315-788-3900	
		E-Mail: chuck@gymopc.com	
Address: 220 Sterling St.			
City/PO: Watertown		State: NY	Zip Code: 1306
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: City of Watertown Planning Board			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 2.477 acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 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): <u>Heavy Industrial</u>			
<input type="checkbox"/> Parkland			



<p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>GYMO</u> Date: <u>2/9/15</u></p> <p>Signature: <u></u></p>		

**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: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
	<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"/>

**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)

**SUGGESTED DESCRIPTION**

**New York Central Lines LLC  
City of Watertown  
Page 1 of 2**

**February 9, 2015  
Project No. 2010-008s**

**Parcel 2, 0.224 Acres±**

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

COMMENCING at a ½" iron pipe with cap set in the centerline of Willow Street, (extended southerly), said iron pipe being located a direct tie of S.25°-54'-53" E., 34.30 feet from a City Monument with brass disk found at the intersection of the westerly street margin of Willow Street and the northerly boundary line of the parcel of land conveyed by Consolidated Rail Corp. to New York Central Lines LLC by quit claim deed recorded in the Jefferson County Clerk's Office in Liber 1703 at Page 80 on November 3, 1999;

THENCE S.02°-57'-45" W., along the easterly boundary line of the parcel of land conveyed by Kent Nutrition Group, Inc. (Formerly Known as Kent Feeds, Inc.) to Afgritech Properties, LLC, by deed recorded in the Jefferson County Clerk's Office as Instrument Number 2010-11399 on August 12, 2010, a distance of 43.29 feet to the POINT of BEGINNING;

THENCE N.75°-49'-23" E., a distance of 52.32 feet to a point;

THENCE S.02°-57'-45" W., a distance of 197.77 feet to a point in the northerly street margin of Waterman Drive;

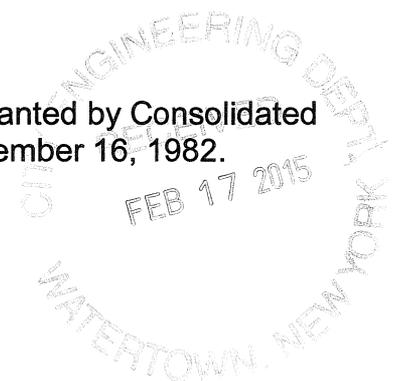
THENCE in a generally southwesterly direction along the northerly street margin of Waterman Drive along a curve to the left at a radius of 4616.68 feet, a distance of 50.88 feet to a ½" iron pipe with cap set (2010), said iron pipe being located a direct tie of S.82°-18'-50" W., 50.88 feet from the previously mentioned point;

THENCE N.02°-57'-45" E., along the easterly boundary line of the aforesaid Kent Nutrition Group, Inc. to Afgritech Properties, LLC conveyance a distance of 191.75 feet to the POINT of BEGINNING.

CONTAINING 0.224 acres of land more or less.

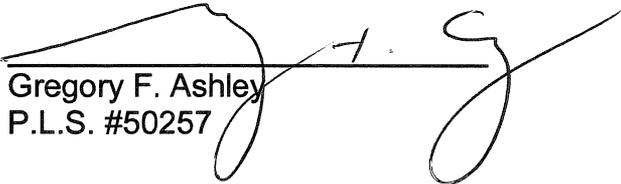
ALSO INCLUDING and SUBJECT to a permanent roadway easement granted by Consolidated Rail Corporation to H.K. Webster Stores of N.Y., Inc. by deed dated December 16, 1982.

SUBJECT to any other rights or restrictions of record.

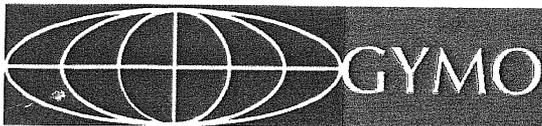


**Parcel 2, 0.224 Acre±**

IT BEING the intent to describe parcel 2, a portion of the parcel of land conveyed by Consolidated Rail Corp. to New York Central Lines LLC by quit claim deed recorded in the Jefferson County Clerk's Office in Liber 1703 at Page 80 on November 3, 1999, as shown on a map titled "Assemblage Parcel, Proposed Subdivision Plat, Parcel "1" the Land of Afgitech Properties, LLC & Parcel "2" a 0.224 Acre± Portion of the Land of New York Central Lines LLC, 200 Willow Street, City of Watertown, County of Jefferson, State of New York," dated February 9, 2015, prepared by GYMO, Architecture, Engineering & Land Surveying, P.C., Watertown, New York.



Gregory F. Ashley  
P.L.S. #50257



SUGGESTED DESCRIPTION

**Afgritech & New York Central Lines LLC**  
**City of Watertown**  
**Page 1 of 2**

**February 9, 2015**  
**Project No. 2010-008s**

**Parcels 1 & 2 Combined**

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

BEGINNING at a ½" iron pipe with cap set (2010) in the centerline of Willow Street, (extended southerly), said iron pipe being located a direct tie of S.25°-54'-53" E., 34.30 feet from a City Monument with brass disk found at the intersection of the westerly street margin of Willow Street and the northerly boundary line of the parcel of land conveyed by Consolidated Rail Corp. to New York Central Lines LLC by quit claim deed recorded in the Jefferson County Clerk's Office in Liber 1703 at Page 80 on November 3, 1999;

THENCE S.02°-57'-45" W., along the easterly boundary line of the parcel of land conveyed by Kent Nutrition Group, Inc. (Formerly Known as Kent Feeds, Inc.) to Afgritech Properties, LLC, by deed recorded in the Jefferson County Clerk's Office as Instrument Number 2010-11399 on August 12, 2010, a distance of 43.29 feet to a point;

THENCE N.75°-49'-23" E., a distance of 52.32 feet to a point;

THENCE S.02°-57'-45" W., a distance of 197.77 feet to a point in the northerly street margin of Waterman Drive;

THENCE in a generally southwesterly direction along the northerly street margin of Waterman Drive along a curve to the left at a radius of 4616.68 feet, passing through a ½" iron pipe with cap set (2010) a distance of 50.88 and continuing, a total distance of 511.02 feet to a ½" iron pipe with cap set (2010), said iron pipe being located a direct tie of S.79°-27'-31" W., 510.75 feet from the previously mentioned point;

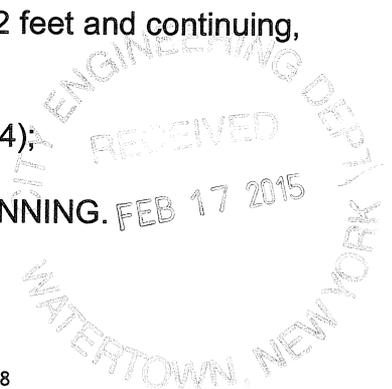
THENCE S.76°-17'-15" W., along the northerly street margin of Waterman Drive a distance of 3.98 feet to a ½" iron pipe with cap set (2010);

THENCE N.00°-51'-03" E., passing through an iron pipe set (1994) at 38.02 feet and continuing, a total distance of 203.47 feet to a ½" iron pipe with cap set (2010);

THENCE N.76°-20'-03" E., a distance of 25.82 feet to an iron pipe set (1994);

THENCE N.75°-36'-53" E., a distance of 453.85 feet to the POINT of BEGINNING.

CONTAINING 2.477 acres of land more or less.



**Parcels 1 & 2 Combined**

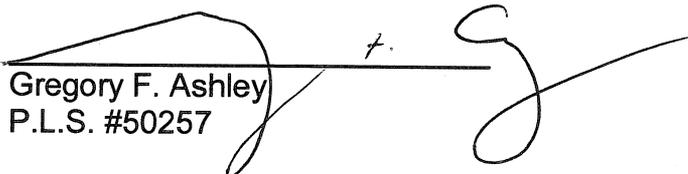
SUBJECT to that portion of a 50 foot sewer easement that crosses the westerly portion of the above described 2.477 acre parcel.

ALSO INCLUDING and SUBJECT to a permanent roadway easement granted by Consolidated Rail Corporation to H.K. Webster Stores of N.Y., Inc. by deed dated December 16, 1982.

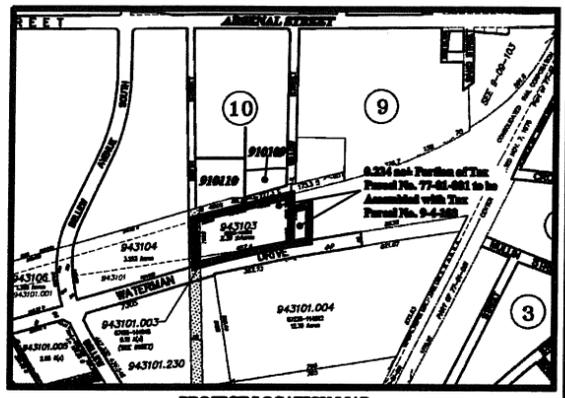
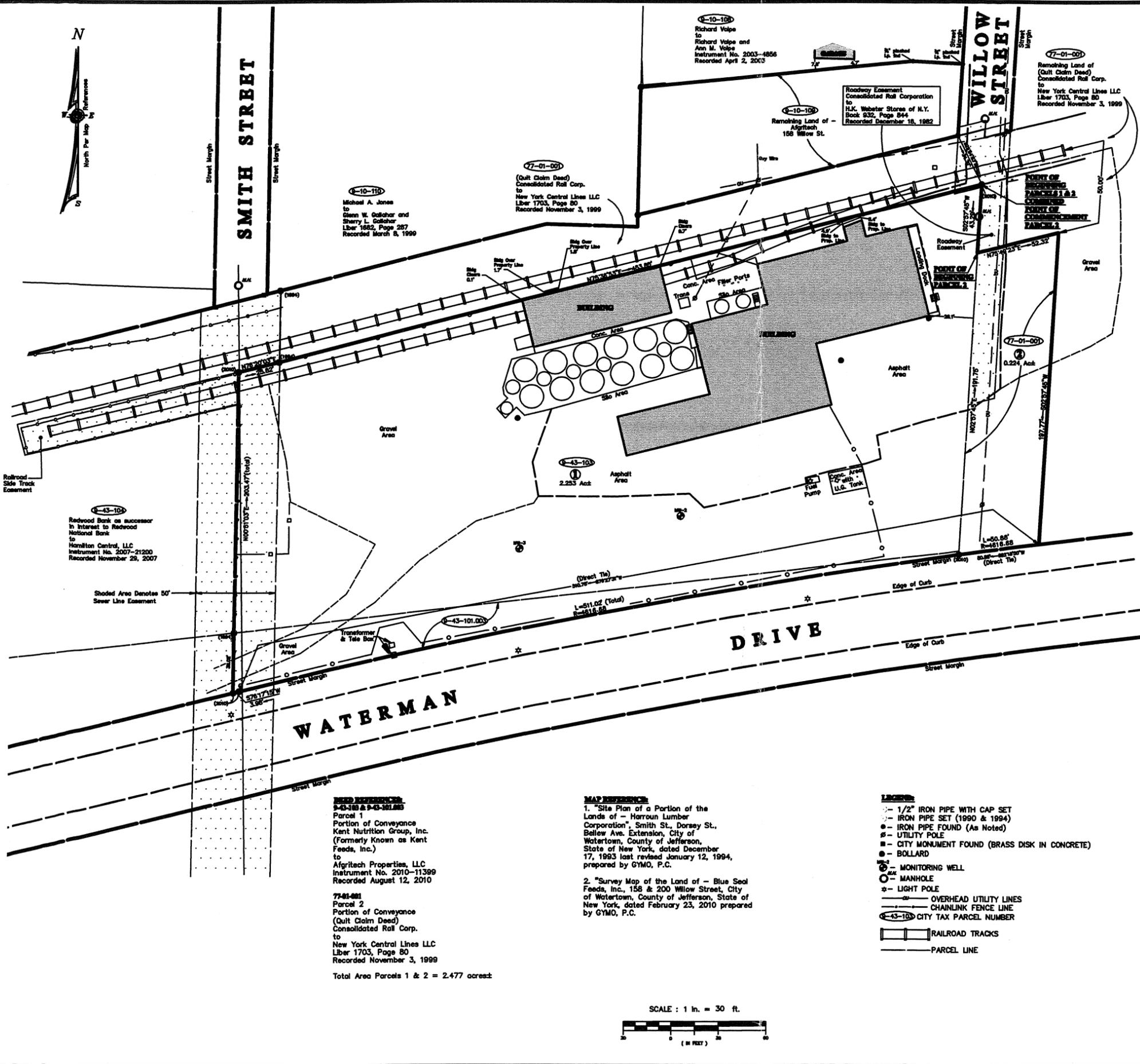
ALSO INCLUDING a permanent railroad sidetrack easement granted by Consolidated Rail Corporation to H.K. Webster Stores of N.Y., Inc. by deed dated December 16, 1982.

SUBJECT to any other rights or restrictions of record.

IT BEING the intent to describe a portion of the parcel of land conveyed by Kent Nutrition Group, Inc. (Formerly known as Kent Feeds, Inc.) to Afgritech Properties, LLC by deed recorded in the Jefferson County Clerk's Office as Instrument Number 2010-11399 on August 12, 2010, and a portion of the parcel of land conveyed by Consolidated Rail Corp. to New York Central Lines LLC by quit claim deed recorded in the Jefferson County Clerk's Office in Liber 1703 at Page 80 on November 3, 1999, as shown on a map titled "Assemblage Parcel, Proposed Subdivision Plat, Parcel "1" the Land of Afgritech Properties, LLC & Parcel "2" a 0.224 Acre± Portion of the Land of New York Central Lines LLC, 200 Willow Street, City of Watertown, County of Jefferson, State of New York," dated February 9, 2015, prepared by GYMO, Architecture, Engineering & Land Surveying, P.C., Watertown, New York.



Gregory F. Ashley  
P.L.S. #50257



PROJECT LOCATION MAP  
NOT TO SCALE

(77-01-001)  
Remainder Land of  
(Quit Claim Deed)  
Consolidated Rail Corp.  
to  
New York Central Lines LLC  
Liber 1703, Page 80  
Recorded November 3, 1999

(43-10)  
Redwood Bank as successor  
in interest to Redwood  
National Bank  
to  
Hamilton Central, LLC  
Instrument No. 2007-21200  
Recorded November 29, 2007

(10-110)  
Michael A. Jones  
to  
Glen W. Colloher and  
Sherry L. Colloher  
Liber 1682, Page 287  
Recorded March 8, 1999

(77-01-001)  
(Quit Claim Deed)  
Consolidated Rail Corp.  
to  
New York Central Lines LLC  
Liber 1703, Page 80  
Recorded November 3, 1999

(10-100)  
Richard Volpe  
to  
Richard Volpe and  
Ann M. Volpe  
Instrument No. 2003-4806  
Recorded April 2, 2003

Roadway Easement  
Consolidated Rail Corporation  
to  
H.K. Webster Stores of N.Y.  
Book 632, Page 844  
Recorded December 18, 1982

(77-01-001)  
Remainder Land of  
(Quit Claim Deed)  
Consolidated Rail Corp.  
to  
New York Central Lines LLC  
Liber 1703, Page 80  
Recorded November 3, 1999

(43-10)  
2.253 Acrt  
Asphalt Area

(77-01-001)  
0.224 Acrt

**NEED REVISIONS**  
9-43-105 & 9-43-101.003  
Parcel 1  
Portion of Conveyance  
Kent Nutrition Group, Inc.  
(Formerly Known as Kent  
Feeds, Inc.)  
to  
Algritch Properties, LLC  
Instrument No. 2010-11399  
Recorded August 12, 2010

77-01-001  
Parcel 2  
Portion of Conveyance  
(Quit Claim Deed)  
Consolidated Rail Corp.  
to  
New York Central Lines LLC  
Liber 1703, Page 80  
Recorded November 3, 1999

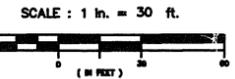
Total Area Parcels 1 & 2 = 2.477 acres±

**MAP REFERENCES**

1. "Site Plan of a Portion of the Lands of - Harroun Lumber Corporation", Smith St., Dorsey St., Bellow Ave. Extension, City of Watertown, County of Jefferson, State of New York, dated December 17, 1983 last revised January 12, 1994, prepared by GYMO, P.C.
2. "Survey Map of the Land of - Blue Seal Feeds, Inc., 158 & 200 Willow Street, City of Watertown, County of Jefferson, State of New York, dated February 23, 2010 prepared by GYMO, P.C.

**LEGEND**

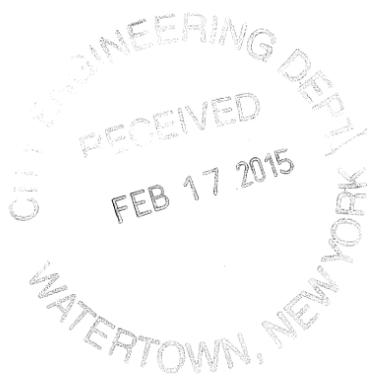
- 1/2" IRON PIPE WITH CAP SET
- IRON PIPE SET (1990 & 1994)
- IRON PIPE FOUND (As Noted)
- UTILITY POLE
- CITY MONUMENT FOUND (BRASS DISK IN CONCRETE)
- BOLLARD
- MONITORING WELL
- MANHOLE
- LIGHT POLE
- OVERHEAD UTILITY LINES
- CHAINLINK FENCE LINE
- ④-43-100 CITY TAX PARCEL NUMBER
- ▬ RAILROAD TRACKS
- PARCEL LINE



**NOTES**

1. All adjorners are per the City of Watertown Assessment Office.
2. Subject parcels are City of Watertown Assessment Parcel No. 9-43-103, 9-43-101.003 and a portion of Parcel No. 77-01-001.
3. "Zoning Ordinance of the City of Watertown New York," adopted January 26, 1959, subject parcels are Zoned HI, Heavy Industrial District and are subject to verification by a City of Watertown Zoning Official.
4. This survey was performed in February 2015 with substantial snow cover and is subject to any facts that would be disclosed by an unobstructed survey.
5. Underground facilities, structures and utilities have not been plotted. There may be other underground facilities, structures and utilities, the existence of which is presently not known and therefore not shown on this map. This map was in no way created for or is to be used for construction purposes.
6. This survey was prepared without the benefit of an Updated Abstract of Title and is subject to any changes which may occur as a result of a complete title search.

Prior to any construction contact Underground Facilities Protective Organization, (UFPO) at 1-800-962-7962 for exact location of all underground utilities.



ASSEMBLAGE PARCEL

PROPOSED SUBDIVISION PLAT, PARCEL "1" OF THE LAND OF ALGRITCH PROPERTIES, LLC & PARCEL "2" OF 0.224 ACRES PORTION OF THE LAND OF NEW YORK CENTRAL LINES LLC 200 WILLOW STREET

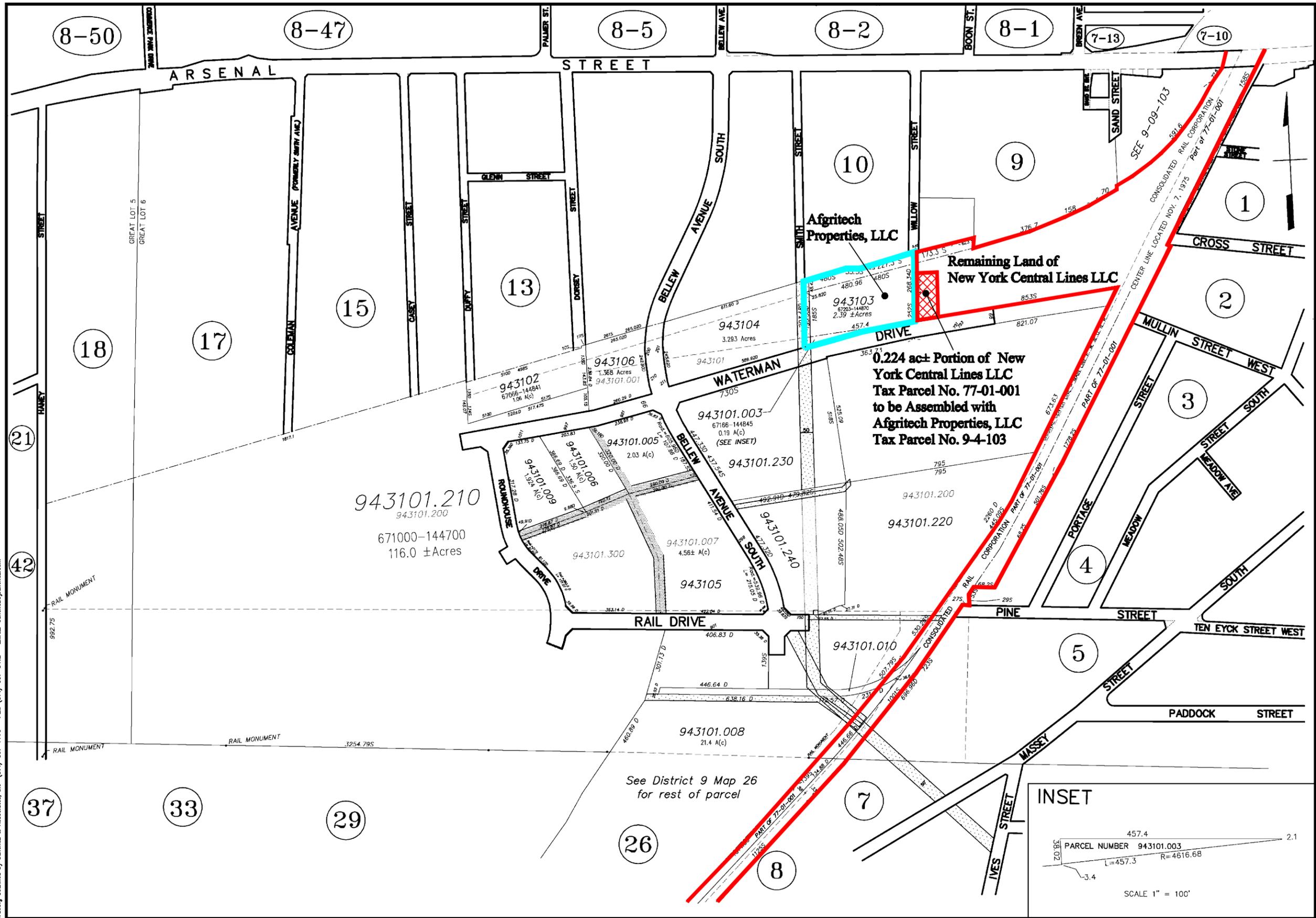


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GYMO  
ARCHITECTURE, ENGINEERING  
& LAND SURVEYING, P.C.  
A PROFESSIONAL CORPORATION  
100 STATE STREET, SUITE 200  
WATERTOWN, NEW YORK 13155  
TEL: 315.882.1111  
WWW.GYMO.PC

CITY OF WATERTOWN COUNTY OF JEFFERSON STATE OF NEW YORK

File No.: 2010-008  
Scale: 1" = 30'  
Date: 2/9/2015  
Survey Date: 1/27/15  
Drawn By: C.G.P.  
Checked By:  
Drawn No.

01

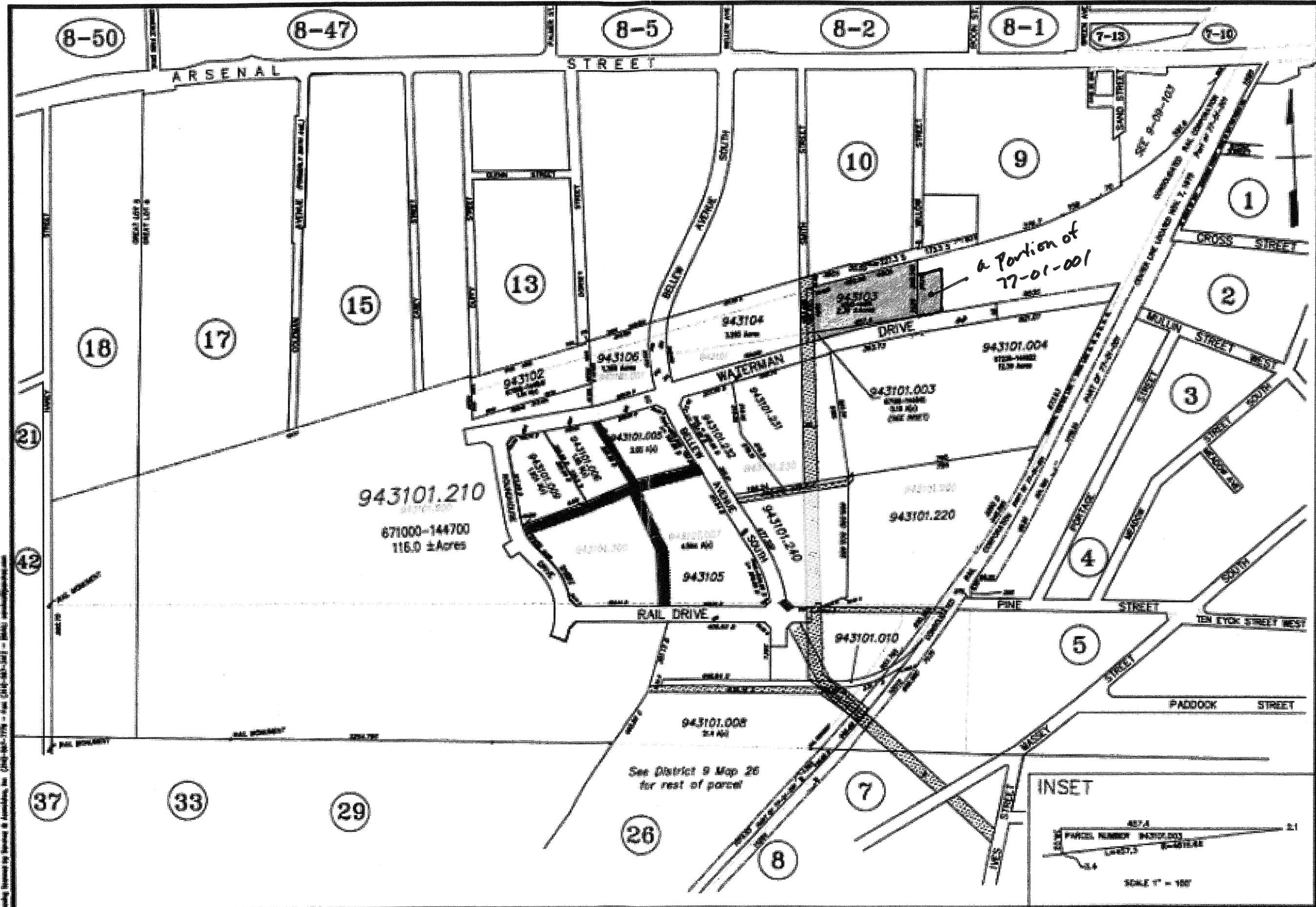


Provided by www.Landmaxdata.com

Drawing Scanned by Sanchez & Associates, Inc. (314)-567-7779 - Fax: (314)-567-3412 - EMAIL: sanchez@sanchez.com

SCALE: 1 INCH = 200 FEET FOR TAX PURPOSES ONLY  
NOT TO BE USED FOR CONVEYANCE

DISTRICT 9 MAP 43  
REVISED JANUARY 4, 2008



Map prepared by Surveyors & Assessors, Inc. (2007-04-17) - File (2010-03-18) - (Map) 10/20/10

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

# DISTRICT 9 MAP 43