

BERNIER, CARR & ASSOCIATES, P.C.

Engineers ♦ Architects ♦ Surveyors

327 Mullin Street
Watertown, New York 13601

Phone (315) 782-8130 ♦ Fax (315) 782-7192

ENCLOSURE TRANSMITTAL

TO: City of Watertown Engineering Department
245 Washington Street
Watertown, N.Y. 13601

DATE	2/20/2014	JOB NO.	2014-226
ATTENTION	Mr. Kenneth Mix		
RE:	Neighbors of Watertown, Inc.		
	Lot Line Adjustment – Court & Safford		

- WE ARE SENDING YOU
- Attached
 - Under separate cover via _____ the following items:
 - Shop drawings
 - Prints
 - Application for payment
 - Samples
 - Specifications
 - Copy of letter
 - Change Order(s)
 - _____

COPIES	DATE	No.	DESCRIPTION
		10	Sets – Lot Line Adjustment Application
		1	Check #47684 Application Fee

- THESE ARE TRANSMITTED as checked below:
- For approval
 - For your use
 - As requested
 - For review and comment _____
 - Forwarded at the request of _____
 - For your information
 - For your file
 - Returned for corrections
 - For signature
 - Retain ____ copy
 - Return ____ copies for distribution

REMARKS

Ken,

Please note that we are currently in the process of conducting the field work for this project. Though there will not be any significant changes in the survey map and legal descriptions there will be differences in the bearings, distances and minimal differences in areas when the final map and descriptions are submitted before the public hearing.

If there are any questions please do not hesitate to contact me.

Thank you,



Gerry

COPY TO File & Neighbors of Watertown, Inc.

SIGNED: *Gerald A. Kostyk, PLL*

JOSEPH L. THESIER, P.E.

BERNARD H. BROWN, A.I.A.

RICK W. TAGUE, A.I.A.

PAMELA S. BEYDR, A.I.A.

MICHAEL J. HARRIS, A.I.A.,
LEED, A.P.

February 20, 2014

City of Watertown Engineering Department
245 Washington Street, Room 305
Watertown, N.Y. 13601

Re: Lot Line Adjustment – City of Watertown Assessment Parcels
701123, 122-130 Court Street, 701134, 223 J.B. Wise Place &
701112.003, North of Safford Lane

KRIS D. DIMMICK, P.E., PWLF

MICHAEL F. PECK, P.L.S.

GERALD A. KOSTYK, P.L.S.

MARI L. CECIL, A.I.A., C.S.I.

MICKEY G. LEHMAN, P.E.

MATTHEW J. COOPER, P.E.

JASON S. JANTZI, A.I.A., C.S.I.

MARK B. KIMBALL, P.E.,

LEED GREEN ASSOCIATE

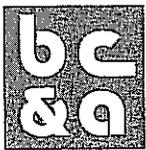
Dear Members of the Board,

As you are probably aware Neighbors of Watertown, Inc. (Neighbor's) have recently purchased a portion of the former Empsall's Store complex that fronts Court Street and extended back to J.B. Wise Place. Neighbors Tax Parcel No. is 701123 and is known as 130 Court Street. The current Court Street property that Neighbor's owns consists of 15,699 Square Feet (S.F.) of land having a frontage of approximately 80' on Court Street.

As part of Neighbor's development plan they are going to purchase a strip of land that lies between their building on Court Street and a building that fronts on J.B. Wise Place currently owned by Vina Bonner. The Bonner parcel is known as 223 J.B. Wise Place and Tax Parcel 701134.

Neighbor's land purchase will consist of approximately 1080 S.F. of land. The conveyance of land will take into consideration any easements and rights that are associated with the buildings and property owners.

Neighbor's respectfully request that the City of Watertown Planning Board allow the 1080 S.F. parcel described above and shown on the attached survey to be added to their existing Parcel 701123 consisting of 15,699 S.F. This action would be in compliance with the Zoning Ordinance of the City of Watertown, New York and more specifically the requirements of the Commercial Zone in the ordinance.



327 MULLIN STREET
WATERTOWN, NY 13601
TEL. (315) 782-8130
FAX (315) 782-7192

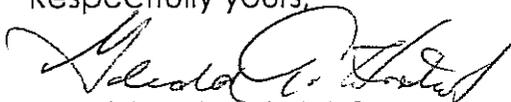
WWW.THEBCGROUP.COM

Neighbor's also recently purchased, from the City of Watertown, Tax Parcels 70112.003 and 70114.001 that consist of 811 S.F. and 2442 S.F. respectively and have a frontage of approximately 50 feet on the City of Watertown Tax Parcel 70117.001; also known as Safford Lane.

Also as part of Neighbor's development plan they are going to purchase a 1247 S.F. parcel which is part of the land currently owned by Watertown Rx, LLC and is known as Tax Parcel 70115 that also fronts on the city parcel known as Safford Lane. The Watertown Rx parcel is west of the above referenced Neighbor's parcel as shown on the attached survey map.

Neighbor's would respectfully request that the City of Watertown Planning Board combine Tax Parcel's 70114.001 and 70112.003 currently owned by Neighbor's along with the above referenced 1247 S.F. parcel being purchased from Watertown Rx, LLC. The combined parcel would have an approximate frontage of 50' on the city owned parcel known as Safford Lane and would be approximately 110' back to the former Empsalls Store parcel. The combined parcels would consist of approximately 4500 S.F. This action would also be in compliance with the Zoning Ordinance of the City of Watertown, New York and more specifically the requirements of the Commercial Zone in the ordinance.

Respectfully yours,



Gerald A. Kostyk, P.L.S.



SUGGESTED DESCRIPTION

Watertown Rx, LLC to Neighbors of Watertown, Inc.
City of Watertown, NY

February 20, 2014
Project No. 2013-226

ALL THAT TRACT or parcel of land situate in the City of Watertown, County of Jefferson, State of New York, and further described as follows:

BEGINNING at a point in the northerly corner of the parcel of land conveyed to North Country Community Development Corporation to Watertown Rx, LLC, by Deed recorded in the Jefferson County Clerk's Office in Instrument No. 2005-15850 on October 4, 2005;

THENCE S 15° 34' 53" E, a distance of 46.07 feet to a point;

THENCE S 81° 01' 18" W, a distance of 40.50 feet to a point;

THENCE N 33° 31' 39" W, a distance of 27.32 feet to a point;

THENCE N 57° 23' 29" E, a distance of 51.04 feet to the point of beginning.

CONTAINING 1,247 square feet of land more or less.

SUBJECT to any rights or restrictions of record.

IT BEING the intent to describe a portion of the parcel of land conveyed by North Country Community Development Corporation to Watertown Rx, LLC, by Deed recorded in the Jefferson County Clerk's Office in Instrument No. 2005-15850 on October 4, 2005.

Bernier Carr & Associates
327 Mullin Street
Watertown, New York 13601


Gerald A. Kostyk, P.L.S. #50011

SUGGESTED DESCRIPTION

Composite Parcel Safford Lane
City of Watertown, NY

February 20, 2014
Project No. 2013-226

ALL THAT TRACT or parcel of land situate in the City of Watertown, County of Jefferson, State of New York, and further described as follows:

BEGINNING at a point in the northerly corner of the parcel of land conveyed to North Country Community Development Corporation to Watertown Rx, LLC, by Deed recorded in the Jefferson County Clerk's Office in Instrument No. 2005-15850 on October 4, 2005;

THENCE S 15° 34' 33" E, a distance of 46.07 feet to a point;

THENCE S 09° 02' 47"E, a distance of 73.66 feet to a point in the northerly margin of the City of Watertown parcel known as Safford Lane;

THENCE S 82° 07' 31" W, along the northerly margin of Safford Lane a distance of 23.29 feet to an angle point in said northerly margin;

THENCE N 80° 41' 14"W, continuing along the northerly margin of Safford Lane a distance of 27.64 feet to a point;

THENCE N 09° 18' 46" E, a distance of 19.35 feet to a point;

THENCE N 03° 07' 32" W, a distance of 30.78 feet to a point;

THENCE N 09° 24' 22" W, a distance of 19.47 feet to a point;

THENCE N 33° 31' 39" W, a distance of 27.32 feet to a point;

THENCE N 57° 23' 29" E, a distance of 51.04 feet to the point of beginning

CONTAINING 4500 square feet of land more or less.

SUBJECT to any rights or restrictions of record.

IT BEING the intent to describe:

1. All of the parcel of land conveyed by the City of Watertown to Neighbors of Watertown, Inc., by Deed recorded in the Jefferson County Clerk's Office in Instrument No. 2013-18959 on December 20, 2013.
2. All of the parcel of land conveyed by the City of Watertown to Neighbors of Watertown, Inc., by Deed recorded in the Jefferson County Clerk's Office in Instrument No. 2013-18960 on December 20, 2013.
3. A portion of the parcel of land conveyed by North Country Community Development Corporation to Watertown Rx, LLC, by Deed recorded in the Jefferson County Clerk's Office in Instrument No. 2005-15850 on October 4, 2005.

Bernier Carr & Associates
327 Mullin Street
Watertown, New York 13601


Gerald A. Kostyk, P.L.S. #50011

SUGGESTED DESCRIPTION

Vina Bonner to Neighbors of Watertown, Inc.
City of Watertown, NY

February 20, 2014
Project No. 2013-226

ALL THAT TRACT or parcel of land situate in the City of Watertown, County of Jefferson, State of New York, and further described as follows:

BEGINNING at the most westerly corner of the parcel of land conveyed by Bayview Loan Servicing, LLC, to Vina Bonner by Deed recorded in the Jefferson County Clerk's Office in Instrument No. 2014-841 on January 27, 2014;

THENCE N 56° 55' 17" E, along the aforementioned Bonner northwesterly property line a distance of 7.47 feet to a point;

THENCE S 33° 20' 01" E, a distance of 109.91 feet to a point in the southeasterly property line of the aforementioned Bonner;

THENCE S 57° 23' 29" W, along the Bonner southeasterly property line a distance of 12.03 feet to the southerly corner of the Bonner property;

THENCE N 34° 11' 26" W, along the Bonner southwesterly property line a distance of 55.62 feet to a point;

THENCE N 56° 01' 20" E, along the Bonner property line a distance of 6.00 feet to a point;

THENCE N 33° 58' 40" W, along the Bonner property line a distance of 54.12 feet to the point of beginning.

CONTAINING 1,080 square feet of land more or less.

SUBJECT to any rights or restrictions of record.

IT BEING the intent to describe a portion of the parcel of land conveyed by Bayview Loan Servicing, LLC, to Vina Bonner by Deed recorded in the Jefferson County Clerk's Office in Instrument No. 2014-841 on January 27, 2014.

Bernier Carr & Associates
327 Mullin Street
Watertown, New York 13601


Gerald A. Kostyk, P.L.S. #50011

SUGGESTED DESCRIPTION

Composite Parcel – 130 Court Street
City of Watertown, NY

February 20, 2014
Project No. 2013-226

ALL THAT TRACT or parcel of land situate in the City of Watertown, County of Jefferson, State of New York, and further described as follows:

BEGINNING at a point in the southeasterly street margin of Court Street, said point is situate N 32° 59' 58" W, along the southeasterly street margin of Court Street a distance of 140.42 feet from the intersection of the southeasterly street margin of Court Street and the northerly street margin of Public Square;

THENCE N 32° 59' 58" W, along the southeasterly street margin of Court Street a distance of 80.12 feet to a point;

THENCE N 56° 39' 03" E, a distance of 158.27 feet to a point;

THENCE N 33° 25' 06" W, a distance of 13.22 feet to a point;

THENCE N 56° 55' 17" E, a distance of 38.93 feet to a point;

THENCE S 33° 20' 01" E, a distance of 109.91 feet to a point;

THENCE S 57° 23' 29" W, a distance of 68.31 feet to a point;

THENCE N 26° 32' 42" W, distance of 16.07 feet to a point;

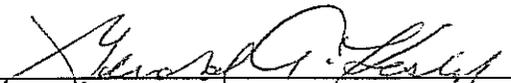
THENCE S 57° 01' 47" W, a distance of 123.32 feet to the point of beginning.

CONTAINING 15,699 square feet of land more or less.

SUBJECT to any rights or restrictions of record.

IT BEING the intent to describe the parcel of land conveyed by Psychedelic Entertainment, LLC, to Neighbors of Watertown, Inc., by Deed recorded in the Jefferson County Clerk's Office in Instrument No. 2013-18808 on December 18, 2013, and a portion of the parcel of land conveyed by Bayview Loan Servicing, LLC, to Vina Bonner by Deed recorded in the Jefferson County Clerk's Office in Instrument No. 2014-841 on January 24, 2014.

Bernier Carr & Associates
327 Mullin Street
Watertown, New York 13601


Gerald A. Kostyk, P.L.S. #50011

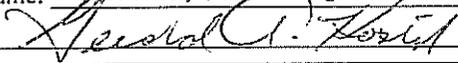
617.20
Appendix B
Short Environmental Assessment Form

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			
Neighbors of Watertown, Inc., 112-116 Franklin Street, Watertown, N.Y. 13601			
Name of Action or Project: Lot Line Adjustment - Survey of a Portion of the Land of Neighbors of Watertown, Inc., Bonner & Watertown Rx, LLC			
Project Location (describe, and attach a location map): 130 Court Street and Safford Lane, City of Watertown - Various location maps attached with this application			
Brief Description of Proposed Action: Please refer to the action explanatory letter provided with this application			
Name of Applicant or Sponsor: Gerald A. Kostyk, L.S. For Neighbors of Watertown, Inc.		Telephone: 315-782-8130	
		E-Mail: gkostyk@thebcgroup.com	
Address: Bernier, Carr and Associates, 327 Mullin Street			
City/PO: Watertown		State: NY	Zip Code: 13634
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?		_____ 0.49 acres	
b. Total acreage to be physically disturbed?		_____ N/A acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 0.68 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 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			

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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Gerald A. Kostyk, L.S. For Neighbors of Watertown, Inc.</u>		Date: <u>2/20/2014</u>
Signature: <u></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)

PRINT

Gerry Kostyk

From: Gary Beasley [gary@neighborsofwatertown.com]
Sent: Thursday, February 20, 2014 10:56 AM
To: Gerry Kostyk
Subject: authorization

Gerry,

This is to authorize you to represent Neighbors Of Watertown, Inc. in the matter of lot line adjustments and site plan work related to the Empsall property and adjoining spaces.

Gary C. Beasley

Neighbors Of Watertown, Inc.
112 Franklin Street
Watertown, NY 13601
gary@neighborsofwatertown.com
(315) 783-8497 - office
(315) 436-8480 - mobile