

February 3, 2014

To: Planning Board of the City of Watertown, NY

From: Lucy A. Majo

1311 Loomus Dr., Watertown, NY 13601

I would like to petition the Planning Board for the City of Watertown for approval to split my current property at 1311 Loomus Drive into two partials. My current lot is comprised of three lots that were purchased in 1999 and joined into two lots. I would like to split off or subdivide the outlined partials marked No. 1 and 2 in the attached information to make salable building lots along Barben Avenue.

Lucy A. Majo

1311 Loomus Dr

Watertown, NY 13601

315-788-8955



SUGGESTED DESCRIPTION

**Majo  
City of Watertown**

**December 16, 2013  
Project No. 2013-109s**

**Parcel 1**

ALL THAT TRACT OR PARCEL OF LAND, being a portion of Lots 29 & 30 as shown on a map titled "Barben Green Final Plat", prepared by Passero Associates, P.C., recorded in the Jefferson County Clerk's Office in Plat Cabinet 1A, No's 1191 & 1192 on February 26, 1988, situate in the City of Watertown, County of Jefferson, State of New York and being further described as follows:

BEGINNING at a point in the southerly street margin of Barben Avenue, said point being located a direct tie of S.87°-26'-10" E., 145.54 feet from a point at the intersection of the southerly street margin of Barben Avenue and the easterly street margin of Loomus Drive;

THENCE S.87°-26'-10" E., along the southerly street margin of Barben Avenue a distance of 75.00 feet to a ½" iron pipe with cap set;

THENCE S.02°-31'-24" W., a distance of 266.10 feet to a ½" iron pipe with cap set;

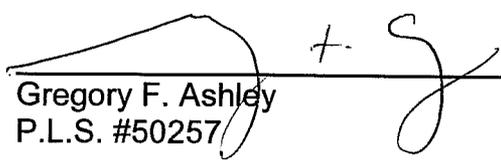
THENCE S.44°-00'-19" W., a distance of 113.91 feet to a ¾" iron pipe found;

THENCE N.02°-35'-51" E., passing through ¾" iron pipes found at 96.19 feet, 223.57 feet and 351.12 feet respectively and continuing, a total distance of 351.50 feet to the POINT of BEGINNING.

CONTAINING 0.533 acres 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 Paul Majo and Lou Majo a/k/a Lucy A. Majo to Paul K. Majo and Lucy A. Majo, Trustees, or their successors in trust under the Majo Living Trust by deed recorded in the Jefferson County Clerk's Office in Liber 1840, Page 307 on February 06, 2002, as shown on a map titled "Proposed Subdivision Plat, Parcels 1 & 2 the Land of Paul K. Majo & Lucy A. Majo, Trustees, or their successors in trust under the Majo Living Trust, Barben Avenue, City of Watertown, County of Jefferson, State of New York," dated December 16, 2013, prepared by GYMO, Architecture, Engineering & Land Surveying, P.C., Watertown, New York.

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

SUGGESTED DESCRIPTION

**Majo  
City of Watertown**

**December 16, 2013  
Project No. 2013-109s**

**Parcel 2**

ALL THAT TRACT OR PARCEL OF LAND, being a portion of Lots 29 & 30 as shown on a map titled "Barben Green Final Plat", prepared by Passero Associates, P.C., recorded in the Jefferson County Clerk's Office in Plat Cabinet 1A, No's 1191 & 1192 on February 26, 1988, 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 in the southerly street margin of Barben Avenue, said pipe being located a direct tie of S.87°-26'-10" E., 220.54 feet from a point at the intersection of the southerly street margin of Barben Avenue and the easterly street margin of Loomus Drive;

THENCE S.87°-26'-10" E., along the southerly street margin of Barben Avenue a distance of 83.24 feet to a point;

THENCE S.02°-31'-24" W., passing through a ¾" iron pipe found at 0.53 feet and continuing, a total distance of 150.31 feet to a ½" iron pipe found;

THENCE S.87°-20'-58" E., a distance of 19.05 feet to a ½" iron pipe found;

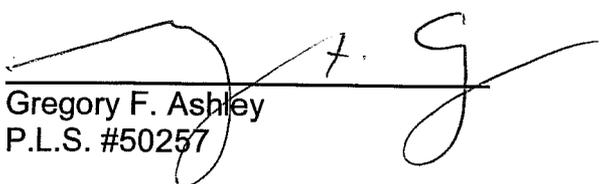
THENCE S.44°-00'-19" W., a distance of 154.43 feet to a ½" iron pipe with cap set;

THENCE N.02°-31'-24" E., a distance of 266.10 feet to the POINT of BEGINNING.

CONTAINING 0.423 acres of land more or less.

SUBJECT to any rights or restrictions of record.

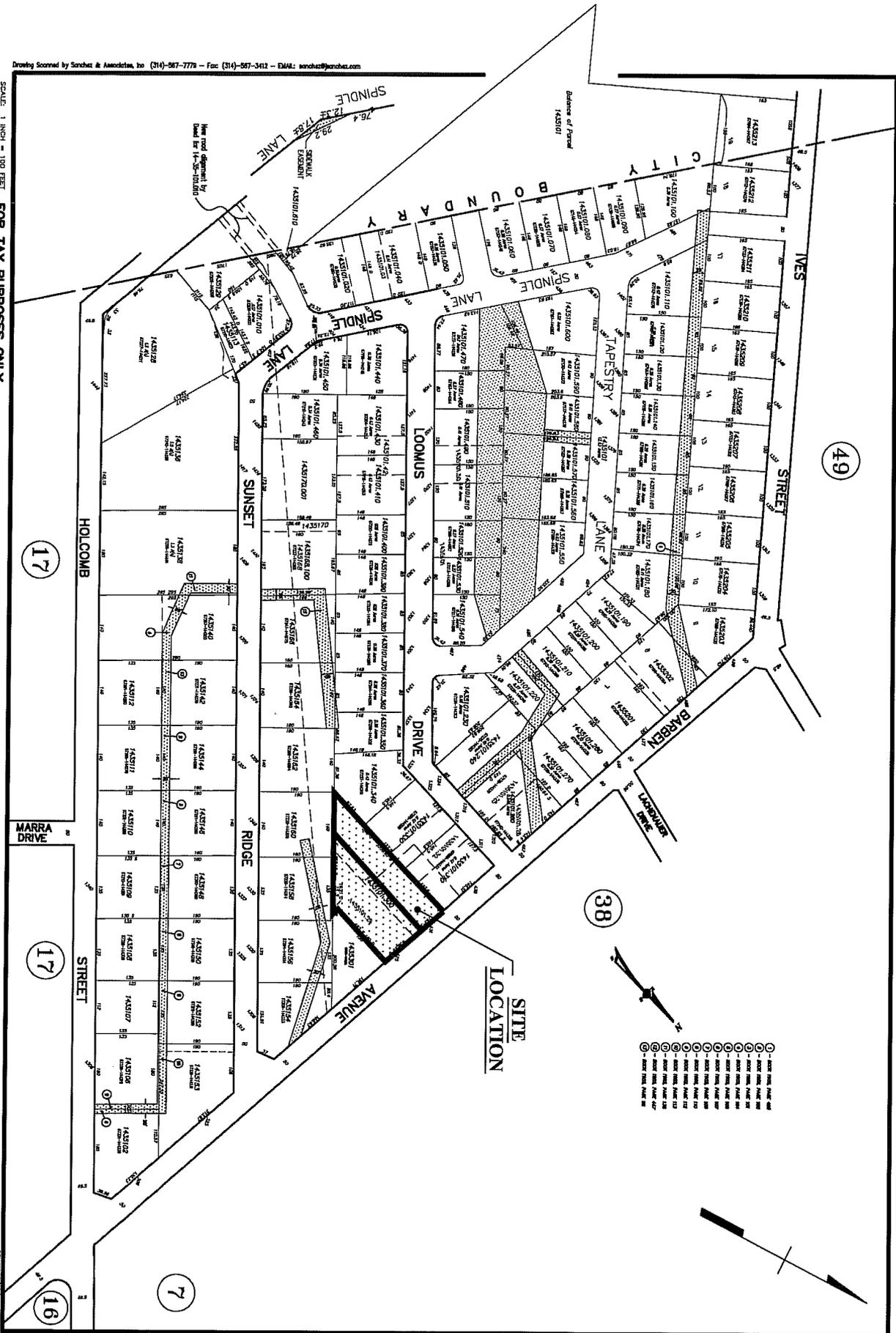
IT BEING the intent to describe a portion of the parcel of land conveyed by Paul Majo and Lou Majo a/k/a Lucy A. Majo to Paul K. Majo and Lucy A. Majo, Trustees, or their successors in trust under the Majo Living Trust by deed recorded in the Jefferson County Clerk's Office in Liber 1840, Page 307 on February 06, 2002, as shown on a map titled "Proposed Subdivision Plat, Parcels 1 & 2 the Land of Paul K. Majo & Lucy A. Majo, Trustees, or their successors in trust under the Majo Living Trust, Barben Avenue, City of Watertown, County of Jefferson, State of New York," dated December 16, 2013, prepared by GYMO, Architecture, Engineering & Land Surveying, P.C., Watertown, New York.

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

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

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

- ① - 100' TYPICAL PAVEMENT WIDTH
- ② - 100' TYPICAL PAVEMENT WIDTH
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SITE  
LOCATION

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

DISTRICT 14 MAP 35

Drawing Scanned by Sanchez & Associates, Inc (314)-567-7776 - Fax: (314)-567-3412 - EMAIL: sanchez@sanchez.com

**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.

<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project: <i>MASO</i>							
Project Location (describe, and attach a location map): <i>425 &amp; 431 BARBEN AVE. (TAX PARCEL NO. 1435101.300</i>							
Brief Description of Proposed Action: <i>SUBDIVIDE INTO 2 PARCELS 0.533 ACRES &amp; 0.423 ACRES</i>							
Name of Applicant or Sponsor: <i>MASO LIVING TRUST (PAUL &amp; LUCY) MASO</i>		Telephone: <i>782 8637</i>					
Address: <i>1311 LOOMUS DRIVE</i>		E-Mail:					
City/PO: <i>WATERLOO</i>		State: <i>NY</i>	Zip Code: <i>13601</i>				
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> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input 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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<i>0.956</i> acres					
b. Total acreage to be physically disturbed?		<i>N/A</i> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>1.4 ±</i> 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 type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____							
<input type="checkbox"/> Parkland							



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"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Lucy A. Majo</u>	Date: <u>6/13/2014</u>	
Signature: <u>Lucy A. Majo</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: 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"/>

	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**

# LOOMUS DRIVE

Street Margin

Street Margin

14-35-101.330  
Reny Management, Inc.  
to  
Edward R. Gaus  
and Mary C. Gaus  
Liber 1569, Page 36  
Recorded May 28, 1997

14-35-101.310  
Paul K. Majo and Lucy A. Majo  
to  
Paul K. Majo and Lucy A. Majo,  
Trustees, or their successors in  
trust under the Majo Living Trust  
Liber 1840, Page 310  
Recorded February 06, 2002

14-35-101.340  
Reny Management, Inc.  
to  
Kimberly A. Donegan  
Liber 1605, Page 30  
Recorded January 27, 1998

14-35-162  
Timothy J. Robinson  
and Stephanie L. Robinson  
to  
Michelle A. Tinsley  
and William W. Tinsley III  
Instrument No. 2003-18927  
Recorded November 06, 2003

14-35-160  
Dorothy A. Spencer  
and Dorothy F. Peckham  
to  
David A. Ewing-Chow  
and Suzanne A. Ewing-Chow  
Liber 1867, Page 198  
Recorded July 1, 2002

14-35-158  
Weichert Relocation  
Resources, Inc.  
to  
Stephen R. Smith  
Instrument No. 2008-10438  
Recorded June 24, 2008

14-35-301  
Joseph N. Rizzo and  
Carol A. Rizzo  
to  
Emily G. Sprague  
Liber 1622, Page 23  
Recorded June 03, 1998

**DEED REFERENCE:**  
Parcels 1 & 2  
Portion of Conveyance  
Tax Parcel No. 14-35-101.300  
Paul Majo and Lou Majo a/k/a  
Lucy A. Majo  
to  
Paul K. Majo and Lucy A. Majo,  
Trustees, or their successors in  
trust under the Majo Living Trust  
Liber 1840, Page 307  
Recorded February 06, 2002

**MAP REFERENCE:**  
1. "Barben Green, Final Plat"  
prepared by Passero Associates,  
P.C., Filed in the Jefferson County  
Clerk's Office in Plat Cabinet 1A,  
No's 1191 & 1192 on February  
26, 1988.  
2. "Map of Lot 31 & Northerly  
1/2 of Lot 32, Barben Green  
Subdivision, City of Watertown,  
Jefferson County, New York,"  
dated December 20, 1996,  
prepared by Lafave, White, &  
McGivern.  
3. "Survey map of Lots 29 & 30,  
Barben Green Subdivision, City of  
Watertown, Jefferson County,  
New York," dated April 24, 2000,  
prepared by Lafave, White, &  
McGivern.

Area Parcel 1 = 0.533 acres±  
Area Parcel 2 = 0.423 acres±

GRAPHIC SCALE

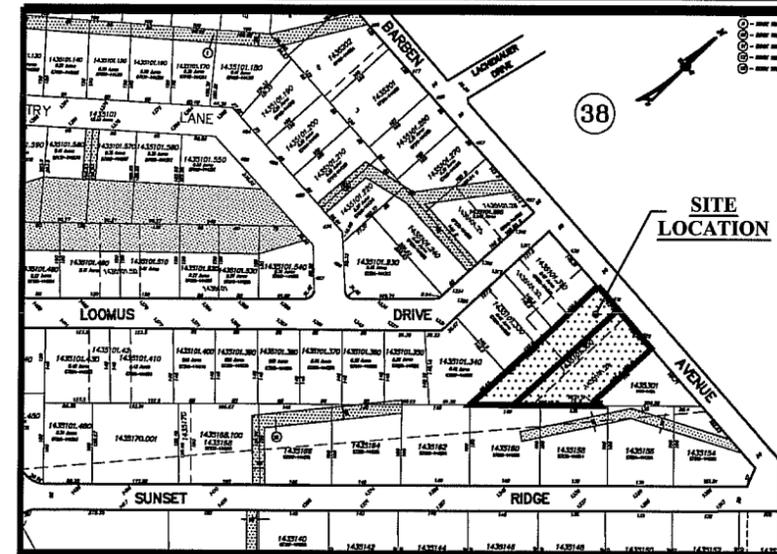


( IN FEET )  
1 Inch = 30 ft.

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**& LAND SURVEYING, P.C.**  
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SUCH LICENSEE SHALL AFFIX HIS OR  
HER SEAL AND THE NOTATION "ALTERED  
BY" FOLLOWED BY HIS OR HER  
SIGNATURE, DATE AND A SPECIFIC  
DESCRIPTION OF ALTERATION.  
ONLY BOUNDARY SURVEY MAPS WITH  
THE SURVEYOR'S SEAL AND ORIGINAL  
SIGNATURE ARE GENUINE TRUE AND  
CORRECT COPIES OF THE SURVEYOR'S  
ORIGINAL WORK AND OPINION.

BARBEN AVENUE

Street Margin



PROJECT LOCATION MAP  
NOT TO SCALE

- NOTES:**
- All adjiners are per the City of Watertown Assessment Office.
  - Subject parcel is City of Watertown Assessment Parcel No. 14-35-101.300.
  - Subject parcel is zoned residential A, the set back lines as shown are as interpreted in the handbook titled "Zoning Ordinance of the City of Watertown New York," amended through December 01, 2011 and are subject to verification by a City of Watertown Zoning Official.
  - Barben Avenue is a 50 foot wide public street.
  - Underground facilities, structures and utilities have not been plotted. There may be 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. Prior to any construction contact Dig Safely New York at 1-800-962-7962 for exact location of all underground utilities.
  - 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.

- LEGEND:**
- ⊙ - 1/2" IRON PIPE WITH CAP SET
  - - IRON PIPE FOUND (As Noted)
  - ∅ - UTILITY POLE
  - 30 - LOT NUMBER (SEE MAP REF. NO. 1)
  - ou— OVERHEAD UTILITY LINES

**CERTIFICATION:**  
It is hereby certified that this subdivision final plat was approved by the Planning board of the City of Watertown, New York on \_\_\_\_\_, pursuant to Sections 32, 33, and 34 of the General City Law.

Kenneth A. Mix,  
Planning & Community Development Coordinator,  
Clerk of the City of Watertown Planning Board

**PROPOSED SUBDIVISION PLAT, PARCELS 1 & 2 the**  
**LAND of PAUL K. MAJO & LUCY A. MAJO, TRUSTEES,**  
**or their SUCCESSORS in TRUST UNDER the MAJO**  
**LIVING TRUST**  
**BARBEN AVENUE**  
CITY of WATERTOWN COUNTY of JEFFERSON STATE of NEW YORK

File No.: 2013-109s  
Scale: 1" = 30'  
Drawn By: C.G.P.  
Checked By:  
Date: 12/16/2013

Drwg. No.  
01



ARCHITECTURE  
ENGINEERING  
LAND SURVEYING  
220 Sterling Street  
Watertown, NY 13155  
Tel: (315) 738-9900  
Fax: (315) 738-6008  
www.gymopc.com

Revisions:  
Survey: