



ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

April 19, 2016

Honorable Mayor and City Council
City of Watertown
ATTN: ENGINEERING DEPT.
245 Washington St, Room 305
Watertown, NY 13601

Re: Fast Lube of Watertown
Zone Change Application
File: 89-191a

Dear Honorable Mayor and City Council:

On behalf of James Petersen, I write to request a zone change of the back 52' of property for 1552 State Street (Tax Parcel#: 12-16-113.000) from Residential B to Neighborhood Business. Currently, the front 100' of the property is zoned Neighborhood Business. This parcel then would all be Neighborhood Business.

In the future the owner would like to park on the property. He wishes to remove an existing landscape buffer located in the middle of the property and install a new buffer 15' wide at the side of the property adjacent to the residence at 114 South Pearl Ave. This landscape buffer is consistent with site plan landscape and buffer zone guidelines. The owner will also install a 6' high wooden fence at the side of the property.

Included in this submission are an application fee of \$100.00 and 15 complete sets of this application including this cover letter, Copy of the Deed, Tax Map, Short Environmental Assessment Form Part I, and Proposed Land Use Plan.

If you have any questions, or require any additional information, please let me know.

Sincerely,
GYMO Architecture, Engineering & Land Surveying, D.P.C.

Edward G. Olley Jr., AIA
Principal, Director of Architecture

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
Hayward B. Arthur III, MPS
Brandy W. Lucas, MBA
Howard P. Lyndaker III, PLS

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



JoAnn M. Wilder, Clerk
175 Arsenal Street
Watertown, NY 13601
(315) 785-3081

Jefferson County Clerk Recording Cover Sheet

Received From :
CAPONE LAW FIRM
OFFICE MAILBOX
420 WOOLWORTH BLDG
WATERTOWN, NY 13601

Return To :
CAPONE LAW FIRM
OFFICE MAILBOX
420 WOOLWORTH BLDG
WATERTOWN, NY 13601

First GRANTOR

LIVINGSTON, ROY A

First GRANTEE

PETERSEN, JAMES

Index Type : Land Records

File Number : 2007-00012927

Type of Transaction : Deed - (Other Property)

Recording Fee : \$215.00

Recording Pages : 5

The Property affected by this instrument is situated in Watertown-City Of, in the County of Jefferson, New York

Real Estate Transfer Tax

RETT # : 4694

Deed Amount : \$75,000.00

RETT Amount : \$300.00

Total Fees : \$515.00

State of New York

County of Jefferson

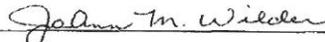
I hereby certify that the within and foregoing was recorded in the Clerk's office for Jefferson County, New York

On (Recorded Date) : 07/26/2007

At (Recorded Time) : 1:32:26 PM



Doc ID - 003241120005


JoAnn M. Wilder, Clerk



This sheet constitutes the Clerk's endorsement required by section 319 of Real Property Law of the State of New York and conforms to Jefferson County local Law. THIS PAGE IS PART OF YOUR DOCUMENT AND IS NOT A BILL, ALL FEES HAVE BEEN PAID.

Record & Return before law firm

Form 1583S N.Y. DEED-WARRANTY with Lien Covenant

THIS INDENTURE, Made this 24th day of July, Two Thousand Seven (2007)

Between **ROY A. LIVINGSTON** residing at 1020 Gardner Drive, Watertown, New York 13601, **party of the first part,**

and

JAMES PETERSEN, residing at 1272 Gotham Street, Watertown, New York, 13601, **party of the second part,**

Witnesseth that the party of the first part, in consideration of One Dollar and Zero Cents, (\$1.00) lawful money of the United States, and other good and valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, his heirs, successors and assigns forever,

See Schedule "A" hereto annexed and incorporated into this Deed for reference consisting of two (2) pages.

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, his heirs, successors and assigns forever.

And said party of the first part covenants as follows:

First, That the party of the second part shall quietly enjoy the said premises;

Second, That said party of the first part will forever **Warrant** the title to said premises.

Third, That, in Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the party of the first part has hereunto set her hands the day and year first above written.

IN PRESENCE OF


ROY A. LIVINGSTON

STATE OF NEW YORK)
) ss:
COUNTY OF JEFFERSON)

On the 24th day of July, in the year 2007, before me the undersigned, a Notary Public in and for the State, personally appeared, **ROY A. LIVINGSTON**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individuals, or the persons upon behalf of which the individuals acted, executed the instrument.


Notary Public-State of New York

Richard M. Capone
Notary Public, State of New York
No. 02CA0558350
Qualified in Jefferson County
Commission Expires Oct. 31, 2009

SCHEDULE "A"

All that CERTAIN LOT, PIECE OR PARCEL OF LAND, situate, lying and being in the City of Watertown, County of Jefferson and State of New York, bounded and described as follows, to wit:

Being lots number one (1) and two (2) of the John A. Reese Addition to the City of Watertown, as shown on a map of said addition filed in the Jefferson County Clerk's Office February 20, 1901, in Book of Maps No. 2, page 29, to which map reference is hereby made for a more particular description. Said lot being a portion of the land conveyed to said John A. Reese by Orilla Weaver by deed dated September 25, 1984, and recorded in Jefferson County Clerk's Office September 26, 1984 in Liber 276 at page 340.

SAID LOT No. 1 is known as 1548 State Street and Tax Parcel No. 12-16-112. Said Lot No. 2 is known as 1552 State Street and Tax Parcel No. 12-16-113. Said Lot No. 1 was conveyed to the grantor by deed from Michael J. Flanigan and wife by deed dated April 25, 1946, and recorded in Liber 457 of Deeds at Page 360. Said Lot No. 2 was conveyed to the grantor by deed from Ambrose Gormley and Co., Inc. dated August 9, 1957 and recorded in Liber 652 of Deeds at Page 191.

BEING AND INTENDING TO DESCRIBE the premises conveyed by warranty deed from Arthur C. Moore to Gale T. Keyes and Helen C. Keyes, his wife, dated June 30, 1986 and recorded in the Jefferson County Clerk's Office on July 3, 1986 in Book No. 1028 of Deeds at Page 92.

ALSO ALL THAT TRACT OR PARCEL OF LAND situate in the City of Watertown, County of Jefferson and State of New York, known and designated as Lot No. 3 of the John A. Reese Addition to the City of Watertown, as shown on a map of said addition filed in Jefferson County Clerk's Office February 20, 1901, in Book of Maps No. 2, at page 29, to which map referenced is hereby made for a more particular description.

BEING the premises known as 110 South Pearl Avenue, Watertown, New York.

BEING AND INTENDING to describe the same premises as were conveyed by Ralph E. Smith by warranty deed dated August 19, 1986 to Gale T. Keyes and Helen Keyes and recorded in the Jefferson County Clerk's Office on August 21, 1986 in Book No. 1035 of Deeds at Page 189.

Being more accurately described by recent survey performed by GYM0 May 22, 1997, as follows:

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 intersection of the southerly street margin of State Street and the westerly street margin of South Pearl Avenue;

THENCE S.28°-11'W. along the westerly street margin of South Pearl Avenue a distance of 152.00 feet to an iron pin found;

THENCE N.61°-49'W. a distance of 108.00 feet to an iron pipe set;

THENCE N.28°-11'E. a distance of 152.00 feet to an iron pipe found in the southerly street margin of State Street;

THENCE S.61°-49'E. along the southerly street margin of State Street a distance of 108.00 feet to the point of beginning.

CONTAINING 0.377 acres of land more or less.

BEING THE SAME PREMISES conveyed by Roy A. Livingston to James Petersen and Roy A. Livingston by Warranty Deed dated July 7, 1995, and recorded in the Jefferson County Clerk's Office in Book 1463 of Deeds at Page 071.

Also known as 1552 State Street and Keys Avenue, Tax Map Number 12-0016-113.000.

ALSO,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,

lying and being in the City of Watertown, County of Jefferson, State of New York, bounded and described as follows: Beginning at a cross cut in a cement walk in the westerly line of Le Ray Street, said cross being 3.52 ft. distant on a N.47° 50' E. course from the intersection of said westerly line of Le Ray Street with the northerly line of Main Street West as now established, and running thence from said cross and place of beginning on a N.30°41'W. course 136.58 ft. to an iron pipe; thence at an interior angle of 90°18' with said last mentioned course on a N. 59°01'E. course 94.50 ft. to an iron pipe; thence at an interior angle of 99°01' with said last mentioned course on a S.40°00' E. course 115.60 ft. to an iron pipe situate in the westerly line of Le Ray Street; thence at an interior angle of 92°10'; with said last mentioned course on a S.47°50'W. course 115.5 ft. along the westerly line of Le Ray Street to said cross cut in said cement walk and place of beginning.

Also all that tract or parcel of land situate in the City of Watertown, County of Jefferson and State of New York, bounded and described as follows: Beginning at a cross cut in a cement walk in the westerly line of Le Ray Street, said cross being 3.52 ft. distant on a N. 47°50'E. course from the intersection of said westerly line of Le Ray Street with the northerly line of Main Street West as now established, and running thence from said cross and place of beginning on a N. 30°41'W. course 136.58 ft. to an iron pipe; thence at an interior angle of 89°42' with said last mentioned course on a S. 59°01'W. course 4.65 feet to the northerly line of Main Street West as now established; thence at an interior angle of 89°48' with said last mentioned course on a S.31°11'E. course 137.28 ft. along the northerly line of Main Street West as now established to the westerly line of Le Ray Street; thence at an interior angle of 79°01' to said last mentioned course on a N.47°50'E. course 3.52 ft. along the westerly line of Le Ray Street to the said cross cut in said cement walk and place of beginning.

TOGETHER WITH all the right, title and interest of the party of the first part in and to all lands lying between the southerly line of the parcel herein last described and the center line of Main Street West and between the easterly and westerly lines of said last described parcel prolonged to the center line of Main Street West, also all the right, title and interest of the party of the first part in and to so much of Le Ray Street as lies between the easterly lines of the premises described in this deed and the center line of said Le Ray Street and between the northerly line prolonged to the center of Le Ray Street of the parcel first described and the center line of Main Street West prolonged to the center line of Le Ray Street.

The premises conveyed herein are the same premises set forth on a certain survey map dated May 22, 1923 and made by Cronin & Hopstein, Civil Engineers, and filed in the Jefferson County Clerk's Office on the 26th day of June 1923.

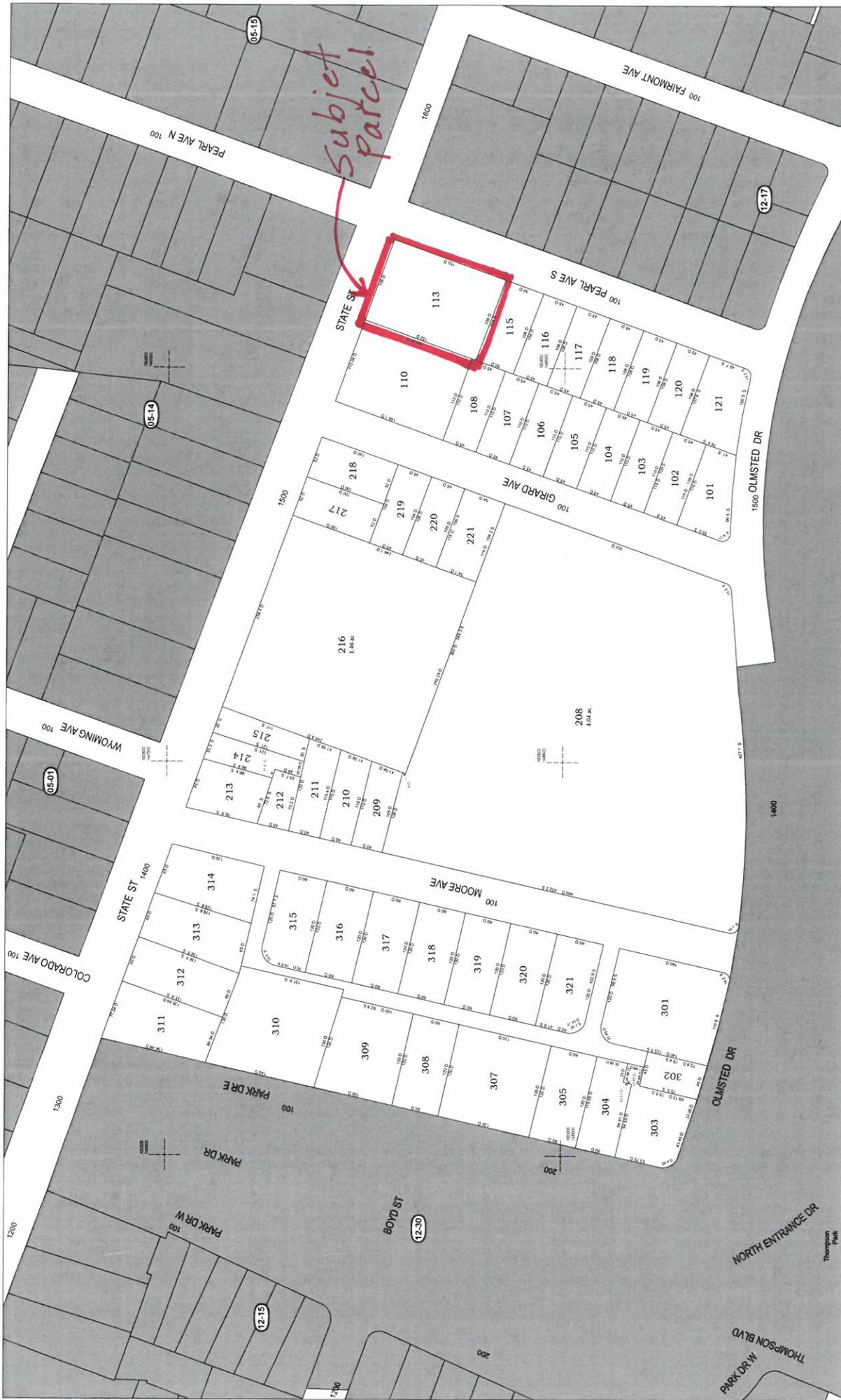
EXCEPTING premises appropriated by the State of New York by Notice of Appropriation dated April 16, 1992, and recorded on that date in the Jefferson County Clerk's Office at Liber 1298 of Deeds at page 7.

SUBJECT to an easement granted to Niagara Mohawk Power Corporation and New York Telephone Co., dated October 18, 1992, and recorded in the Jefferson County Clerk's Office on January 5, 1993, in Liber 1329 of Deeds at page 314.

BEING THE SAME PREMISES conveyed by Frederick J. Lava to Roy A. Livingston by Warranty Deed dated July 6, 1995, and recorded in the Jefferson County Clerk's Office on July 12, 1995, in Liber 1463 of Deeds at Page 66.

Also known as 500 West Main Street, Tax Map # 1-0001-122.000.

BOTH PARCELS BEING SUBJECT TO AN INDEBTEDNESS SECURED BY A MORTGAGE UPON SAID PREMISES HELD BY COMMUNITY BANK, N.A.



Subject Parcel

Section 12 Block 16

Tax Map

City of Watertown



- Property Line
- Building Footprint
- City Boundary
- Other Street Boundary
- Courtesy Of
- Parcel ID
- Address
- Lot Area (sq. ft.)

No Map Changes

For Tax Purposes Only
Not to be Used for Conveyance

City of Watertown GIS
City of Watertown
Assessment Department

Short Environmental Assessment Form

Part 1 - Project Information

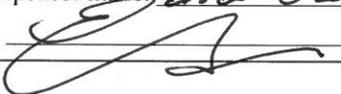
Instructions for Completing

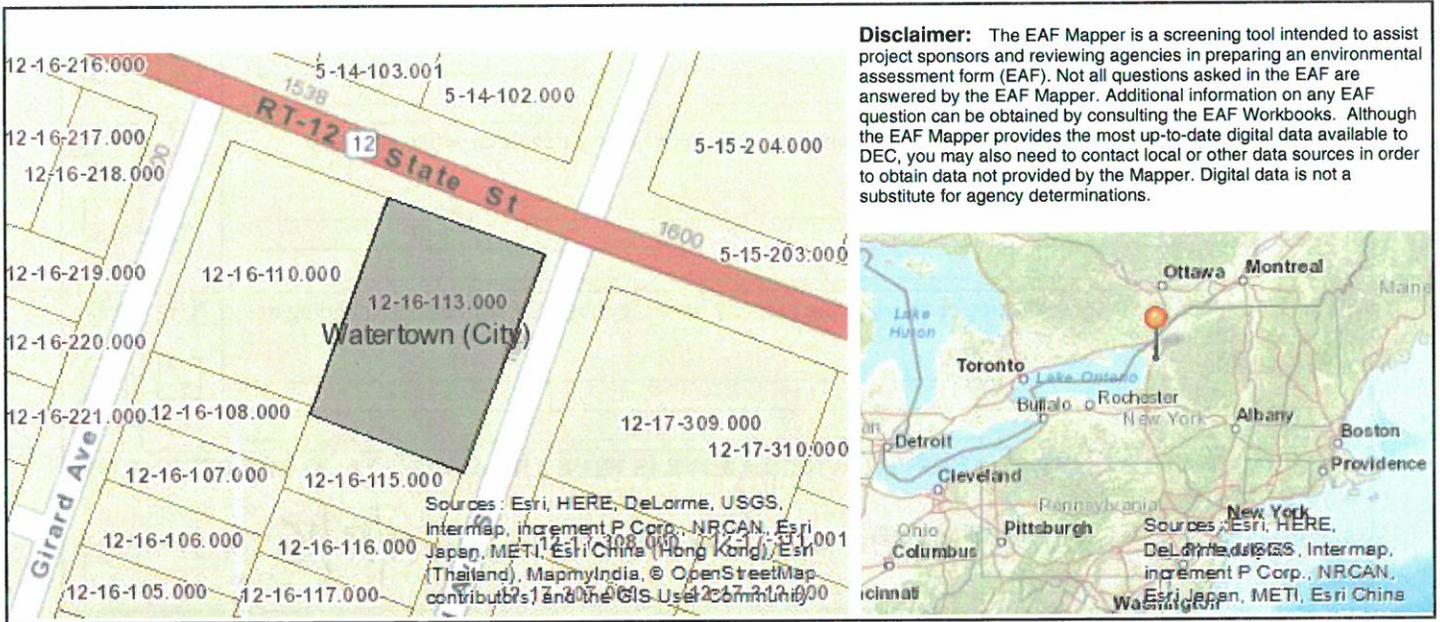
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

Part 1 - Project and Sponsor Information				
Fast Lube of Watertown				
Name of Action or Project: Zone Change				
Project Location (describe, and attach a location map): 1552 State Street, Watertown, NY 13601				
Brief Description of Proposed Action: To request a zone change of the back 52' of property for 1552 State Street (Tax Parcel#: 12-16-113.000) from Residential B to Neighborhood Business. Currently, the front 100' of the property is zoned Neighborhood Business. This parcel then would all be Neighborhood Business. In the future the owner would like to park on the property. He wishes to remove an existing landscape buffer located in the middle of the property and install a new buffer 15' wide at the side of the property adjacent to the residence at 114 South Pearl Ave. This landscape buffer is consistent with site plan landscape and buffer zone guidelines. The owner will also install a 6' high wooden fence at the side of the property.				
Name of Applicant or Sponsor: GYMO Architecture, Engineering & Land Surveying		Telephone: 315-782-8432 E-Mail: ed@gymopc.com		
Address: 1220 Sterling 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.			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? .38 +/- acres				
b. Total acreage to be physically disturbed? .067 +/- acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .38 +/- 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 checked="" type="checkbox"/> Other (specify): <u>Neighborhood Business</u> <input type="checkbox"/> Parkland				

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input 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"/>	<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"/>	<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: NA _____	<input type="checkbox"/>	<input 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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<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 checked="" 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES _____ _____			

<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>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</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>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</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>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>E.G. O'LEARY JR. AIA</u> Date: <u>4/19/18</u></p> <p>Signature: </p>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No