



ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

23 March 2016

City Engineers Office
Room 305 – City Hall
245 Washington St
Watertown, NY 13601

Re: Purcell Construction,
345 Engine Street & 566 Coffeen Street
Watertown, N.Y. 13601
Ms. Christina Schneider
Tel: (315)782-1050

File: 82-051s.01

Members of the Planning Board:

On behalf of Purcell Construction, we are submitting the following materials for Proposed Subdivision review at the 3 May 2016 City Planning Board meeting:

- 2 – full size maps;
- 10 – 11"x17" copies;
- 10 – 11" x 17" Tax maps;
- 10 – Parcel 1 Legal Descriptions;
- 10 – Parcel 2 Legal Descriptions;
- 10 – Parcel 1 & 3 Combined Legal Descriptions;
- 10 – Short EAF
- \$150 Application Fee.

The project is located on tax parcel's 7-16-114 & 7-16-113 in the City of Watertown.

Purcell Construction would like to subdivide a 0.177 ac± portion of tax parcel number 7-16-114 (R. P. Purcell) and assemble it with tax parcel number 7-16-113 (Robert P. Purcell), to create a 0.846 ac± total parcel. The 1.45 ac± remainder portion of tax parcel number 7-16-114 is to be conveyed to National Grid.

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

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

Gregory F. Ashley, PLS
Senior 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
Brandy W. Lucas, MBA
Howard P. LYNDAKER, III PLS

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



SUGGESTED DESCRIPTION

**Purcell
City of Watertown**

**March 01, 2016
Project No. 82-051s.01**

Parcel 1

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 mag nail set in the northeasterly street margin of Coffeen Street (New York State Route 12F), said nail being at the southwesterly corner of the parcel of land conveyed by The Augsbury Corporation to Robert P. Purcell by deed recorded in the Jefferson County Clerk's Office in Liber 916 at Page 345 on July 6, 1981;

THENCE N.59°-19'-35" W., along the northeasterly street margin of Coffeen Street (New York State Route 12F), a distance of 0.75 feet to a mag nail set;

THENCE N.46°-11'-04" W., along the northeasterly street margin of Coffeen Street (New York State Route 12F), a distance of 15.58 feet to a mag nail set at the easterly boundary line of the parcel of land conveyed by Consolidated Rail Corporation 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 N.00°-03'-30" W., along the easterly boundary line of said Consolidated Rail Corporation to New York Central Lines, LLC conveyance, a distance of 177.12 feet to a 1/2" iron pipe with cap set;

THENCE S.75°-59'-33" E., a distance of 74.06 feet to a 1/2" iron pipe with cap set;

THENCE S.19°-20'-30" W., passing through an iron pipe set (1982) at 27.48 feet and continuing, a total distance of 180.55 feet to the POINT of BEGINNING.

CONTAINING 0.177 acres of land more or less.

SUBJECT to any rights or restrictions of record.

IT BEING the intent to describe Parcel 1, a portion of the parcel of land conveyed by The Owasco River Railway, Inc. to R.P. Purcell by quit claim deed recorded in the Jefferson County Clerk's Office in Liber 927, at Page 732 on December 01, 1982, as shown on a map titled "Assemblage Parcel, Subdivision Plat Parcels 1 & 2 the land of R.P. Purcell & Parcel 3 the land of Robert P. Purcell, 345 Engine Street & 566 Coffeen Street, City of Watertown, County of Jefferson, State of New York," dated March 01, 2016, prepared by GYMO, Architecture, Engineering & Land Surveying, P.C., Watertown, New York.

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



SUGGESTED DESCRIPTION

**Purcell
City of Watertown**

**March 01, 2016
Project No. 82-051s.01
Page 1 of 2**

Parcel 2

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:

COMMENCEING at a mag nail set in the northeasterly street margin of Coffeen Street (New York State Route 12F), said nail being at the southwesterly corner of the parcel of land conveyed by The Augsbury Corporation to Robert P. Purcell by deed recorded in the Jefferson County Clerk's Office in Liber 916 at Page 345 on July 6, 1981;

THENCE N.59°-19'-35" W., along the northeasterly street margin of Coffeen Street (New York State Route 12F), a distance of 0.75 feet to a mag nail set;

THENCE N.46°-11'-04" W., along the northeasterly street margin of Coffeen Street (New York State Route 12F), a distance of 15.58 feet to a mag nail set at the easterly boundary line of the parcel of land conveyed by Consolidated Rail Corporation 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 N.00°-03'-30" W., along the easterly boundary line of said Consolidated Rail Corporation to New York Central Lines, LLC conveyance, a distance of 177.12 feet to a ½" iron pipe with cap set, said iron pipe being the POINT of BEGINNING;

THENCE N.00°-03'-30" W., along the easterly boundary line of said Consolidated Rail Corporation to New York Central Lines, LLC conveyance, a distance of 96.59 feet a point;

THENCE in a generally northerly direction along the easterly boundary line of said Consolidated Rail Corporation to New York Central Lines, LLC conveyance, along a curve to the right having a radius of 1888.08 feet, a distance of 164.01 feet to a point, said point being located a direct tie of N.02°-23'-30" E., 163.94 feet from the last mentioned point;

THENCE N.05°-18'-30" E., passing through an iron pipe set (1982) at 170.00 feet and continuing, a total distance of 219.70 feet to a point in the shoreline of the Black River;

THENCE in a generally easterly direction along the shoreline of the Black River as it winds and turns a distance of 222.0 feet± to a point, said point being located a direct tie of S.62°-31'-46" E., 216.80 feet from the last mentioned point;

THENCE S.28°-04'-00" W., a distance of 186.05 feet to a railroad spike set (1982);

THENCE S.62°-14'-00" E., a distance of 32.50 feet to a railroad spike set (1982);

THENCE S.30°-11'-00" W., a distance of 62.00 feet to an iron pipe set (1982);

THENCE S.19°-20'-30" W., a distance of 173.99 feet to a ½" iron pipe with cap set;

Parcel 2

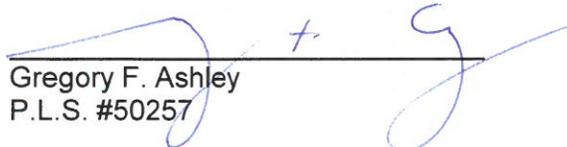
THENCE N.75°-59'-33" W., a distance of 74.06 feet to the POINT of BEGINNING.

CONTAINING 1.45 acres of land more or less.

SUBJECT to a permanent easement granted to the City of Watertown, dated September 8, 1964, Registry No. 138,613, covering a 36-inch sewer line occupation.

SUBJECT to any other rights or restrictions of record.

IT BEING the intent to describe a portion of the parcel of land conveyed by The Owasco River Railway, Inc. to R.P. Purcell by quit claim deed recorded in the Jefferson County Clerk's Office in Liber 927, at Page 732 on December 01, 1982, as shown on a map titled "Assemblage Parcel, Subdivision Plat Parcels 1 & 2 the land of R.P. Purcell & Parcel 3 the land of Robert P. Purcell, 345 Engine Street & 566 Coffeen Street, City of Watertown, County of Jefferson, State of New York," dated March 01, 2016, prepared by GYMO, Architecture, Engineering & Land Surveying, P.C., Watertown, New York.


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



SUGGESTED DESCRIPTION

**Purcell
City of Watertown**

**March 01, 2016
Project No. 82-051s.01
Page 1 of 2**

Assemblage Parcel 1 & 3

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 mag nail set in the northeasterly street margin of Coffeen Street (New York State Route 12F), said nail being at the southwesterly corner of the parcel of land conveyed by The Augsbury Corporation to Robert P. Purcell by deed recorded in the Jefferson County Clerk's Office in Liber 916 at Page 345 on July 6, 1981;

THENCE N.59°-19'-35" W., along the northeasterly street margin of Coffeen Street (New York State Route 12F), a distance of 0.75 feet to a mag nail set;

THENCE N.46°-11'-04" W., along the northeasterly street margin of Coffeen Street (New York State Route 12F), a distance of 15.58 feet to a mag nail set in the easterly boundary line of the parcel of land conveyed by Consolidated Rail Corporation 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 N.00°-03'-30" W., along the easterly boundary line of said Consolidated Rail Corporation to New York Central Lines, LLC conveyance, a distance of 177.12 feet to a ½" iron pipe with cap set;

THENCE S.75°-59'-33" E., a distance of 74.06 feet to a ½" iron pipe with cap set;

THENCE S.19°-20'-30" W., a distance of 27.48 feet to an iron pipe set (1982) at the northwesterly corner of aforementioned The Augsbury Corporation to Robert P. Purcell conveyance, (Liber 916, Page 345).

THENCE S.61°-51'-23" E., along the northeasterly boundary line of said The Augsbury Corporation to Robert P. Purcell conveyance, (Liber 916, Page 345), a distance of 198.57 feet to an iron pipe found at a corner thereof;

THENCE S.27°-39'-35" W., along the southeasterly boundary line of said The Augsbury Corporation to Robert P. Purcell conveyance, (Liber 916, Page 345), a distance of 160.28 feet to ½" iron pipe with cap set in the northeasterly street margin of Coffeen Street (New York State Route 12F);

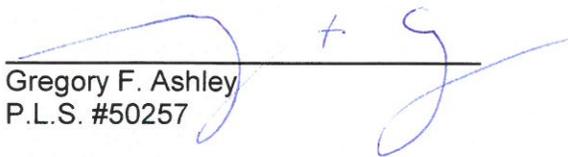
THENCE N.58°-56'-00" W., along the northeasterly street margin of Coffeen Street (New York State Route 12F), a distance of 176.73 feet to the POINT of BEGINNING.

CONTAINING 0.846 acres of land more or less.

SUBJECT to any rights or restrictions of record.

Assemblage Parcel 1 & 3

IT BEING the intent to describe a portion of the parcel of land conveyed by The Owasco River Railway, Inc. to R.P. Purcell by quit claim deed recorded in the Jefferson County Clerk's Office in Liber 927, at Page 732 on December 01, 1982, and the parcel of land conveyed by The Augsbury Corporation to Robert P. Purcell by deed recorded in the Jefferson County Clerk's Office in Liber 916 at Page 345 on July 6, 1981 as shown on a map titled "Assemblage Parcel, Subdivision Plat Parcels 1 & 2 the land of R.P. Purcell & Parcel 3 the land of Robert P. Purcell, 345 Engine Street & 566 Coffeen Street, City of Watertown, County of Jefferson, State of New York," dated March 01, 2016, prepared by GYMO, Architecture, Engineering & Land Surveying, P.C., Watertown, New York.



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

Short Environmental Assessment Form

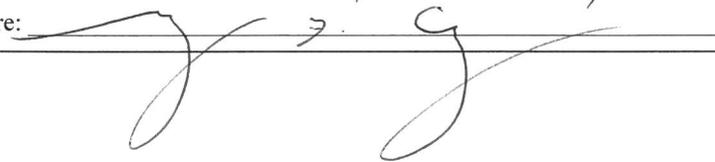
Part 1 - Project Information

Instructions for Completing

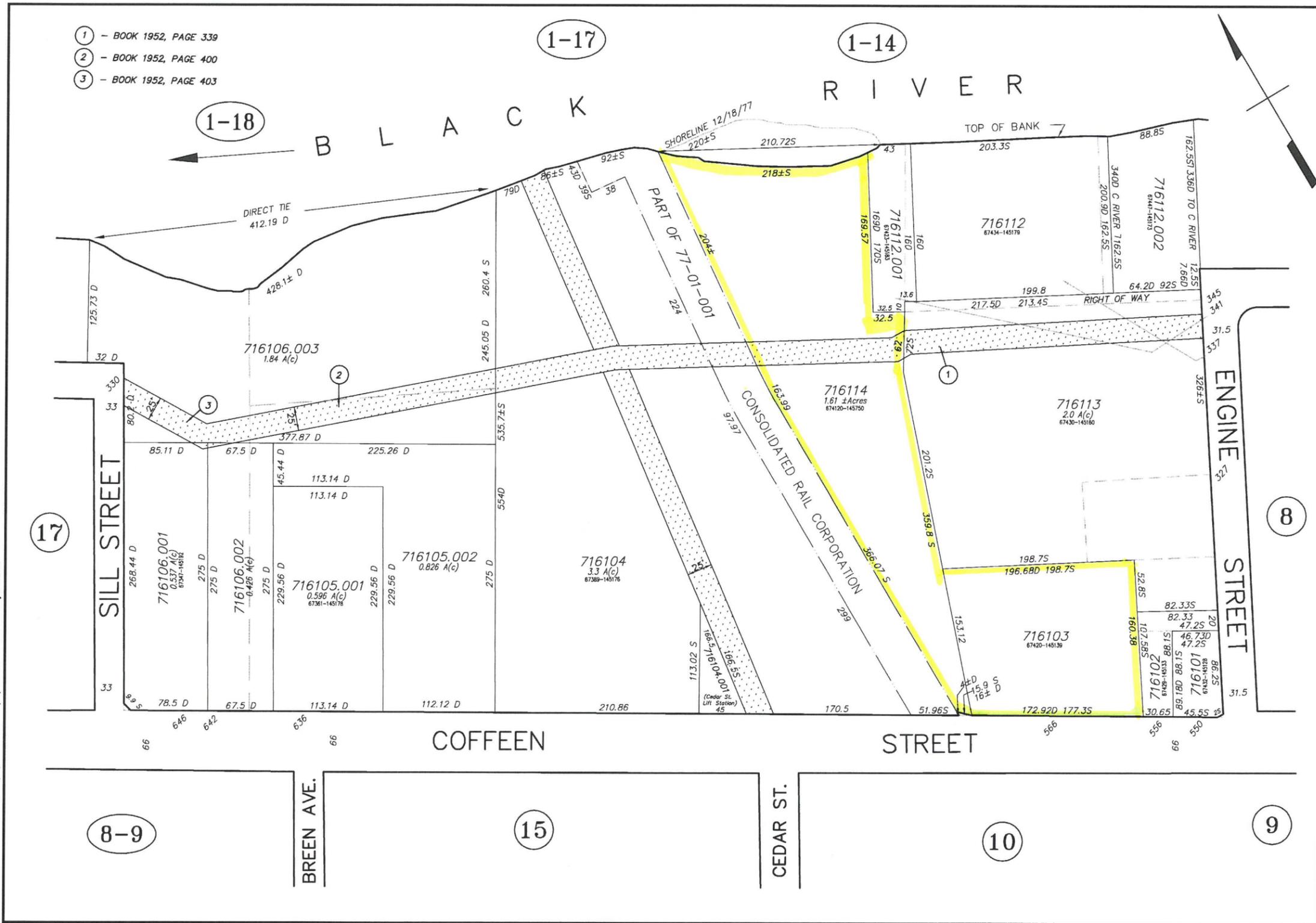
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
Name of Action or Project: Assemblage Parcel, Subdivision Plat Parcels 1 & 2 the Land of R.P. Purcell & Parcel 3 the Land of Robert P. Purcell			
Project Location (describe, and attach a location map): 345 Engine Street and 566 Coffeen Street.			
Brief Description of Proposed Action: Two Lot Subdivision and Assemblage			
Name of Applicant or Sponsor: GYMO, DPC., Gregory F. Ashley		Telephone: 315-788-3900	
		E-Mail: greg@gymopc.com	
Address: 220 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	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:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ 2.29 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? _____ 2.29 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 checked="" type="checkbox"/> Other (specify): <u>Heavy Industry</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>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>Investigation of former coal gasification site, ongoing. NYS DEC spill number 0105722, class 2, "MPG"</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" 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>GREGORY F. ASHLEY</u></p>		<p>Date: <u>3/29/2016</u></p>
<p>Signature: </p>		

- ① - BOOK 1952, PAGE 339
- ② - BOOK 1952, PAGE 400
- ③ - BOOK 1952, PAGE 403



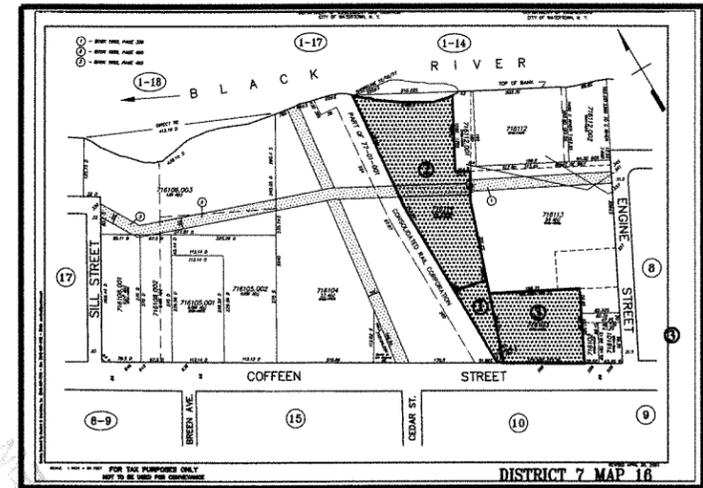
Drawing Scanned by Sanchez & Associates, Inc. (314)-567-7779 - Fax: (314)-567-3412 - EMAIL: msandwich@panopticon.com

SCALE: 1 INCH = 50 FEET
FOR TAX PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

REVISED APRIL 30, 2004

DISTRICT 7 MAP 16

Provided by www.Landmaxdata.com

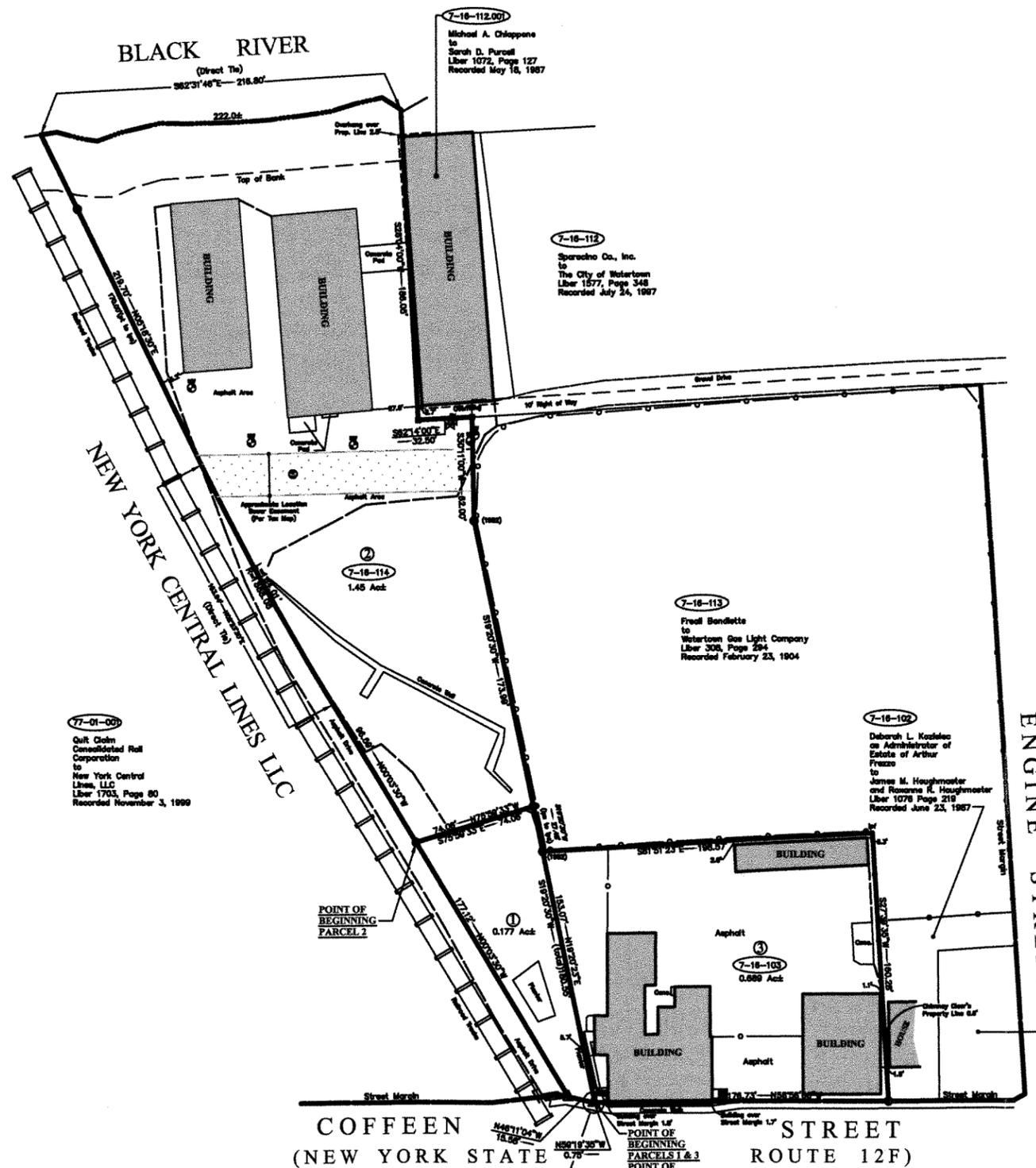


PROJECT LOCATION MAP
NOT TO SCALE

COPYRIGHT © 2016
GYMTOPC
ARCHITECTURE, ENGINEERING
& LAND SURVEYING, P.C.
A PROFESSIONAL CORPORATION
STATE OF NEW YORK
13601 Spring Street
Watertown, NY 13601
Tel: (315) 734-3000
Fax: (315) 734-3000
www.gymtopc.com

ASSEMBLAGE PARCEL
SUBDIVISION FINAL PLAT PARCELS 1 & 2
the LAND OF R.P. PURCELL & PARCEL 3
the LAND OF ROBERT P. PURCELL
345 ENGINE STREET & 566 COFFEEN STREET
CITY OF WATERTOWN COUNTY OF JEFFERSON STATE OF NEW YORK

File No: 82-0216-01
Scale: 1" = 40'
Date: 3/1/2016
Surveyed: 8/2/15, 2/28/16
Drawn By: G.P.P.
Checked By:
Orig. No.



DEED REFERENCES:
Parcels 1 & 2
Quit Claim
Tax Parcel No. 7-16-114
The Oswego River Railway, Inc.
to
R.P. Purcell
Liber 927, Page 732
Recorded December 01, 1982

Parcel 3
Tax Parcel No. 7-16-103
The Augsburg Corporation
to
Robert P. Purcell
Liber 916, Page 345
Recorded July 6, 1981

Parcel 1 Area = 0.177 acres;
Parcel 2 Area = 1.45 acres;
Parcel 3 Area = 0.889 acres;

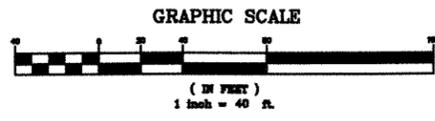
Parcels 1 & 3 Combined Area = 0.846 acres;

LEGEND:
○ - 1/2" IRON PIPE WITH CAP SET
○ - IRON PIPE SET (1982)
● - IRON PIPE FOUND
■ - RAIL ROAD SPIKE SET (1982)
▲ - MAG NAIL SET
○ - NYS DOT REBAR/CAP
⊕ - WATER VALVE
⊗ - MONITORING WELL
⊙ - SANITARY MANHOLE
① - PARCEL NUMBER
--- CHAINLINK FENCE LINE
⑦-16-103 TAX PARCEL NUMBER

NOTES:
1. All adjiners are per the City of Watertown Assessment Office.
2. Subject parcels are City of Watertown Assessment Parcel No. 7-16-114 & 7-16-103.
3. Subject parcels are zoned Light Industry as shown on a map titled "Zoning Map of the City of Watertown New York," revised July 2015 and are subject to verification by a City of Watertown Zoning Official.
4. Coffeen Street (NYS Route 12F) varies in width and is a public street.
5. 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 1-800-962-7882 for exact location of all underground utilities.
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.

It is hereby certified that subdivision final plat approval was granted on _____ pursuant to Sections 32, 33, and 34 of the General City Law.

Michael A. Lumble, Planning & Community Development Coordinator,
Clerk of the City of Watertown Planning Board



77-01-00
Quit Claim
Consolidated Rail
Corporation
to
New York Central
Lines, LLC
Liber 1703, Page 80
Recorded November 3, 1999

7-16-112.00
Michael A. Chappone
to
Sarah D. Purcell
Liber 1072, Page 127
Recorded May 16, 1987

7-16-112
Sparaco Co., Inc.
to
The City of Watertown
Liber 1577, Page 348
Recorded July 24, 1987

7-16-113
Fred Bandette
to
Watertown Gas Light Company
Liber 308, Page 294
Recorded February 23, 1904

7-16-102
Deborah L. Koshlitz
as Administrator of
Estate of Arthur
Frezza
to
James M. Houghmaster
and Rosemary R. Houghmaster
Liber 1078 Page 219
Recorded June 23, 1987

7-16-101
Watertown Redevelopment
Company, LLC
to
Black River Apartments, LLC
Instrument No. 2015-1988
Recorded February 5, 2015