

JOSEPH L. THESIER, P.E.

April 21, 2015

RICK W. TAGUE, A.I.A.

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

KRIS D. DIMMICK, P.E., P.W.L.F.

GERALD A. KOSTYK, P.L.S.

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

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MATTHEW J. COOPER, P.E.

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

MARK B. KIMBALL, P.E.,
LEED GREEN ASSOCIATESHAWN M. TRAVERS, R.A.,
LEED GREEN ASSOCIATEKEVIN E. LEWIS, A.I.A.,
NCARB

MICHAEL F. PECK, P.L.S.

City of Watertown Engineering Department245 Washington Street, Room 305
Watertown, N.Y. 13601**Re: Lot Line Adjustment - City of Watertown Assessment Parcels
701123, 122-130 Court Street and 118 Court Street City of Watertown**

Dear Members of the Board,

Neighbors of Watertown, Inc. (NOW) is continuing to work on the development of the former Empsalls property. As part of the development project NOW purchased 118 Court Street, City of Watertown Assessment Parcel 701122, in January of this year. 118 Court Street consists of a 2,132 sq. ft. parcel of land in the Commercial Zone.

Last year NOW applied for and received approval from the City of Watertown Planning Board to add a strip of land from City of Watertown Assessment Parcel 701134, owned by Vina Bonner, to 122 and 130 Court Street known as City of Watertown Assessment Parcel 701123. The addition of this strip brought the total sq. ft. of Parcel 701134 to 15,933 sq. ft.

NOW respectfully requests that the City of Watertown Planning Board allow them to take an approximately 17 foot X 17 foot parcel of land consisting of 305 sq. ft. from the rear of 118 Court Street and add it to City of Watertown Assessment Parcel 701123 making the total area of Parcel 701123 16,238 sq. ft. This action would leave the remainder of 118 Court Street (City of Watertown Assessment Parcel 70122) with 1,827 sq. ft. of land. Therefore his action would comply with the Zoning Ordinance of the City of Watertown, New York and more specifically the requirements of the Commercial Zone in the ordinance.

If there are any questions pertaining to this requested action please do not hesitate to contact me.

Respectfully yours,



Gerald A. Kostyk, P.L.S.
Principal / Survey Division

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

WWW.THEBCGROUP.COM



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.

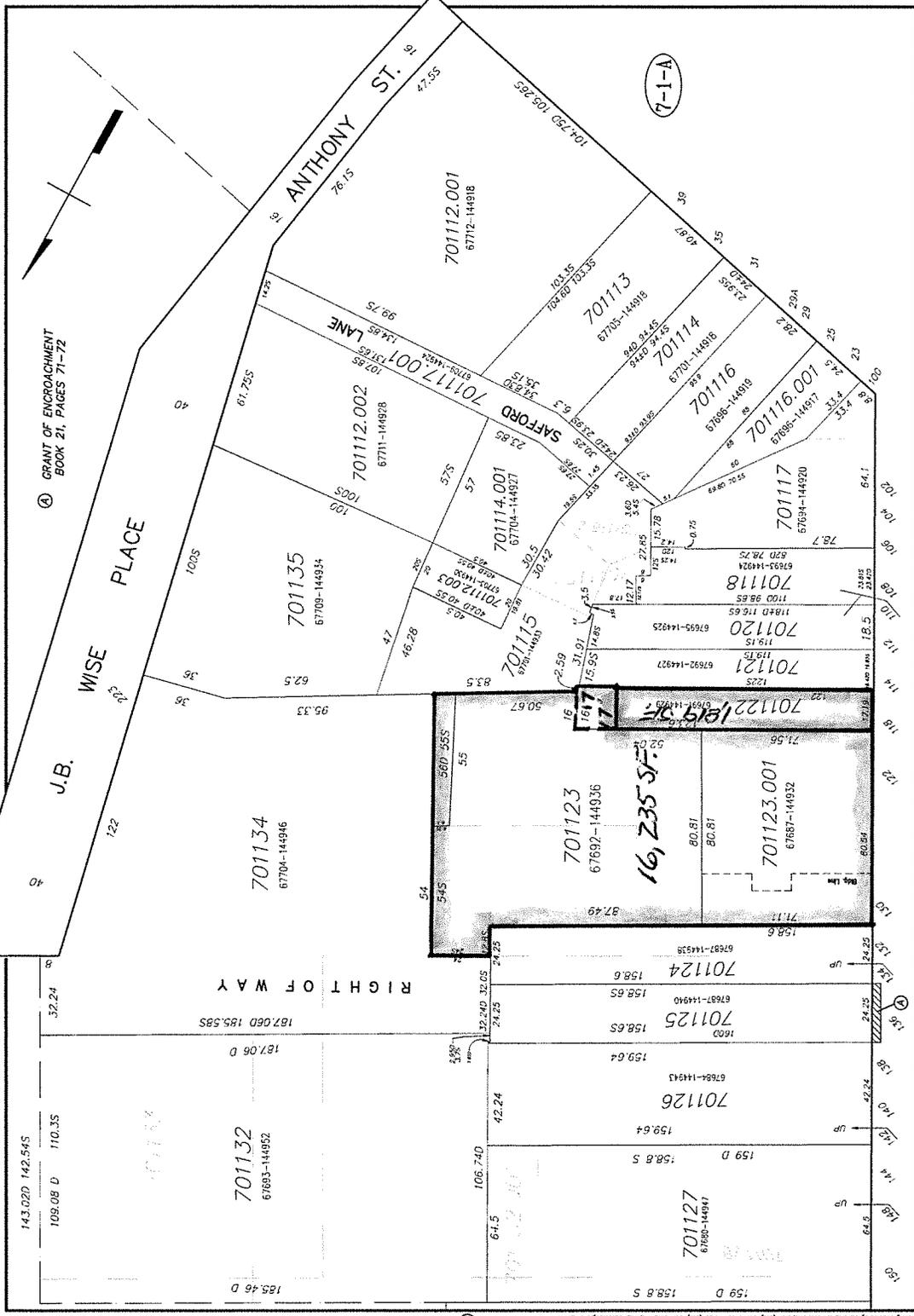
Gary C. Beasley

Neighbors Of Watertown, Inc.
112 Franklin Street
Watertown, NY 13601
gary@neighborsofwatertown.com
(315) 782-8497 - office
(315) 486-8480 - mobile

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

DEPARTMENT OF ENGINEERING
CITY OF WATERTOWN, N. Y.

GRANT OF ENCROACHMENT
BOOK 21, PAGES 71-72



SCALE: 1" = 20 FEET

FOR TAX PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

REVISED JANUARY 22, 2004

DISTRICT 7 MAP 1-B

COURT STREET

7-1-A

7-1-A

Printing Provided by Standard & Associates, Inc. (315) 587-7778 - Fax: (315) 587-2112 - EMail: standardprint.com

SUGGESTED DESCRIPTION

Parcel "A" – Front Portion of 118 Court Street
City of Watertown, NY

April 21, 2015
Project No. 2015-202

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 northeasterly street margin of Court Street, said point is situate N 33° 03' 14" W, along the northeasterly street margin of Court Street a distance of 140.42 feet from the intersection of the northeasterly street margin of Court Street and the northerly street margin of Public Square;

THENCE N 56° 59' 55" E, a distance of 105.37 feet to a point;

THENCE S 33° 18' 21" E, a distance of 17.52 feet to a capped pin set;

THENCE S 57° 21' 11" W, a distance of 105.45 feet to a point in the northeasterly street margin of Court Street;

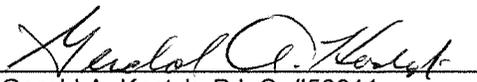
THENCE N 33° 03' 14" W, along the northeasterly street margin of Court Street a distance of 17.01 feet to the point of beginning.

CONTAINING 1,827 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 JZZY Holdings, LLC to Neighbors of Watertown, Inc. by Deed recorded in the Jefferson County Clerk's Office in Instrument No. 2015-1390 on January 27, 2015.

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


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

SUGGESTED DESCRIPTION

Parcel "B" – Rear Portion of 118 Court Street
City of Watertown, NY

April 21, 2015
Project No. 2015-202

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 capped pin set at the most easterly corner of the parcel of land conveyed by JZZY Holdings, LLC to Neighbors of Watertown, Inc. by Deed recorded in the Jefferson County Clerk's Office in Instrument No. 2015-1390 on January 27, 2015;

THENCE S 57° 21' 11" W, a distance of 16.67 feet to a capped pin set;

THENCE N 33° 18' 21" W, a distance of 17.66 feet to a point;

THENCE N 56° 59' 55" E, a distance of 17.82 feet to a point at the most northerly corner of the aforementioned JZZY Holdings to Neighbors parcel;

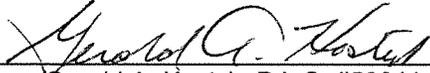
THENCE S 29° 36' 05" E, along the northeasterly property line of the Neighbors parcel, passing through a capped pin set at a distance of 16.00 feet and continuing a total of distance of 17.80 feet to the point of beginning.

CONTAINING 305 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 JZZY Holdings, LLC to Neighbors of Watertown, Inc. by Deed recorded in the Jefferson County Clerk's Office in Instrument No. 2015-1390 on January 27, 2015.

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

April 21, 2015
Project No. 2015-202

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 northeasterly street margin of Court Street, said point is situate N 33° 03' 14" W, along the northeasterly street margin of Court Street a distance of 140.42 feet from the intersection of the northeasterly street margin of Court Street and the northerly street margin of Public Square;

THENCE N 33° 03' 14" W, along the northeasterly street margin of Court Street a distance of 80.55 feet to a point;

THENCE N 56° 44' 55" E, a distance of 158.07 feet to a capped pipe found (GYMO);

THENCE N 33° 09' 09" W, a distance of 12.59 feet to a capped pin set;

THENCE N 56° 50' 51" E, a distance of 23.67 feet to a railroad spike set;

THENCE S 33° 15' 05" E, a distance of 109.24 feet to a capped pin set;

THENCE S 60° 15' 43" W, a distance of 9.23 feet to a capped pin set;

THENCE S 55° 41' 55" W, a distance of 18.68 feet to a capped pin set;

THENCE S 55° 41' 55" W, a distance of 31.99 feet to a capped pin set;

THENCE S 29° 36' 05" E, a distance of 1.80 feet to a point;

THENCE S 57° 21' 11" W, a distance of 16.61 feet to a point;

THENCE N 33° 18' 21" W, a distance of 17.66 feet to a point;

THENCE S 56° 59' 55" W, a distance of 105.37 feet to the point of beginning.

CONTAINING 16,238 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 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.
2. All of the parcel of land conveyed by Thomas L. Matthews to Brighton Apartments Association by Deed recorded in the Jefferson County Clerk's Office in Liber 1247 at Page 209 on December 28, 2990.
3. All of the parcel of land conveyed by Vina Bonner to Neighbors of Watertown, Inc. by Deed recorded in the Jefferson County Clerk's Office in Instrument No. 2015- _____ on April __, ____.
4. A portion of the parcel of land conveyed by JZZY Holdings, LLC to Neighbors of Watertown, Inc. by Deed recorded in the Jefferson County Clerk's Office in Instrument No. 2015-1390 on January 27, 2015.

SUGGESTED DESCRIPTION

Composite Parcel – 130 Court Street
City of Watertown, NY

April 21, 2015
Project No. 2015-202

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



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

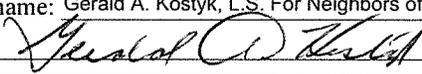
617.20
Appendix B
Short Environmental Assessment Form

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.			
Project Location (describe, and attach a location map): 130 Court Street and 118 Court Street, 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 checked="" type="checkbox"/>
			YES <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 <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 0.05 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?		_____ 0.37 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, I.S. For Neighbors of Watertown, Inc.</u>		Date: <u>4/21/2015</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?"

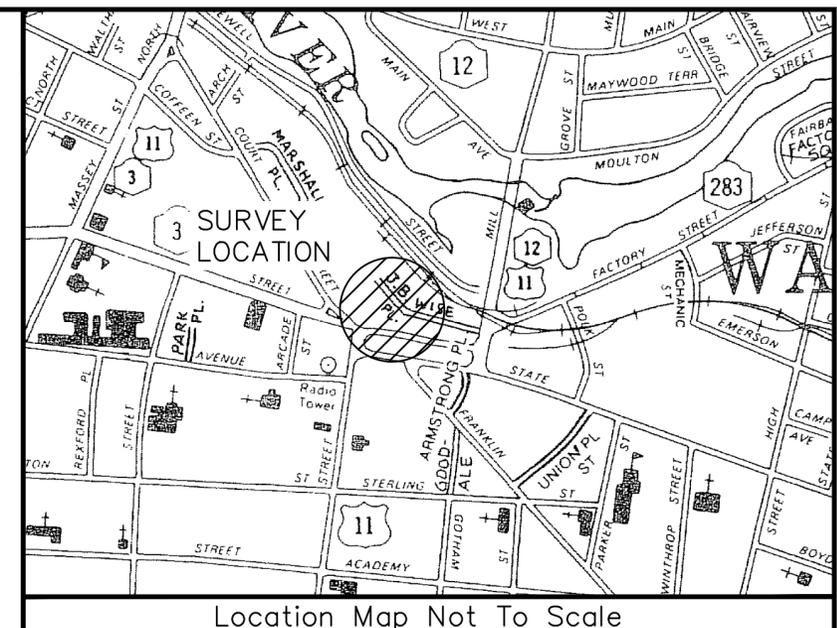
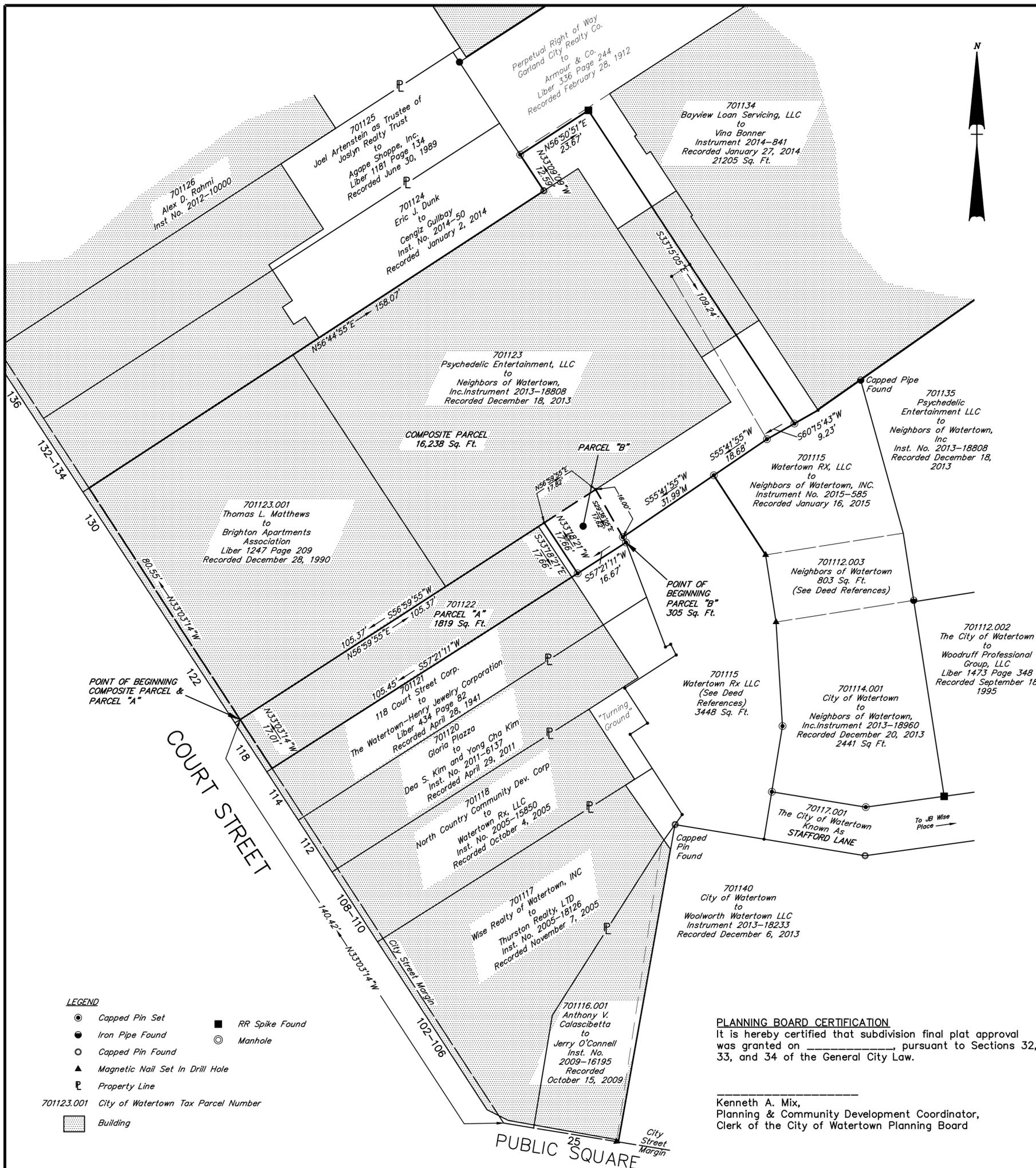
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use 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



MAP REFERENCES

- Survey Map of Parcels A and B Land of Woodruff Professional Group LLC. Prepared by GYMO File 95109, Last Revision 7-2-1996
- Survey Map of the Land of Empsall Plaza, LLC and Empsall Plaza South, LLC. Prepared by GYMO File 95109, Last Revision 7-2-1996
- Survey Map of the Land at - 108-110 Court Street. Prepared by GYMO File 2000-122s02, Last Revision 7-29-2005
- Assemblage Plat of Parcels of Land Known as Tax Map P.N. 7-01-113.000, Tax Map P.N. 7-01-114.000, a Portion of Tax Map P.N. 7-01-112.001, Lands of the City of Watertown. Prepared by Storino Geomatics File 2013-019-COW, Dated 6-24-2013
- Map of Lands Owned By Howell Cooper and The Lois P. Cooper Estates located in the City of Watertown. Prepared by Field Emerson and Morgan, Inc. Dated 4-4-1946
- ALTA/ACSM Land Title Survey of 108-110 Court Street. Prepared by Bernier Carr and Associates File 94270, Last Revision 7-28-1994
- Survey Map of the Land at - 144, 148, 150 Court Street and 247, 259, 263 J.B. Wise Place. Prepared by GYMO File 87346, Dated 7-9-1996
- Survey Map of the Land at - 25 Public Square. Prepared by GYMO File 96090, Dated 6-6-1996
- Survey Map of the Land of Empsall Plaza LLC. Prepared by GYMO File 94270, Dated 10-21-2002

NOTES

- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2, of the New York State Education Law.
- Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this tract.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current abstract title search may disclose (Composite Parcel).
- Existing Surveyed Site is under construction drives, walks and other similar features are not shown on this map.
- After extensive document research it is the opinion of this surveyor that there is an implied access easement or easement by necessity from Court Street along and behind the buildings at 132-150 Court Street.

DEED REFERENCES

- PARCEL 701123
 Psychedelic Entertainment, LLC to
 Neighbors of Watertown, Inc.
 Instrument 2013-18808
 Recorded December 18, 2013
- Vina Bonner
 to
 Neighbors of Watertown, Inc.
 Instrument 2015-
 Recorded April
- PARCELS "A" & "B" - 701122
 JZZY Holdings, LLC to
 Neighbors of Watertown, Inc.
 Instrument No. 2015-1390
 Recorded January 27, 2015

PLANNING BOARD CERTIFICATION
 It is hereby certified that subdivision final plat approval was granted 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

**LOT LINE ADJUSTMENT MAP (SUBDIVISION FINAL PLAT)
 NEIGHBORS OF WATERTOWN, INC. PROPERTIES
 118, 122 & 130 COURT STREET
 City of Watertown Co. of Jefferson State of New York**

Drawn By G.A.K.	Survey Date MISC.
Checked By M.J.M.	Revisions:
Scale 1" = 20'	Sheet No. 1
Date 4/21/2015	
File No. 2015-202	

bc & a
BERNIER, CARR & ASSOCIATES
 327 Mullin Street
 Watertown, New York 13601
 Bernier, Carr & Associates, Engineers,
 Architects and Land Surveyors, P.C.

- LEGEND**
- Capped Pin Set
 - Iron Pipe Found
 - Capped Pin Found
 - ▲ Magnetic Nail Set In Drill Hole
 - Property Line
 - 701123.001 City of Watertown Tax Parcel Number
 - Building
 - RR Spike Found
 - Manhole