



ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

20 April 2015

Mr. Justin Wood, P.E.
City Engineer
Room 305 – City Hall
245 Washington St
Watertown, NY 13601

Re: WGS Arsenal Housing Associates, LLC,
1108 Arsenal Street
Watertown, N.Y. 13601
c/o Gregory Ashley, PLS, GYMO, PC
Tel: (315)788-3900

File: 2015-079s

Dear Mr. Wood:

On behalf of Prime LLC, we are submitting the following materials for Proposed Subdivision review at the 5 May 2015 City Planning Board meeting:

- 2 – full size maps;
- 10 – 11"x17" copies;
- 10 – 11" x 17" Tax map;
- 10 – Parcel 2 Legal Description;
- 10 – Short EAF
- \$150 Application Fee.

The project is located on tax parcel 8-20-101 in the City of Watertown.

Prime LLC would like to subdivide a 1.011 acre± portion (Parcel 2) out of tax parcel number 8-20-101 (WGS Arsenal Housing Associates, LLC).

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

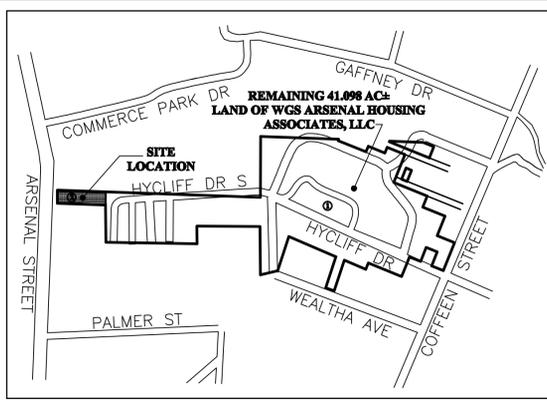
Sincerely,
GYMO, Architecture, Engineering & Land Surveying, PC


Gregory F. Ashley, PLS
Senior Survey Project Manager

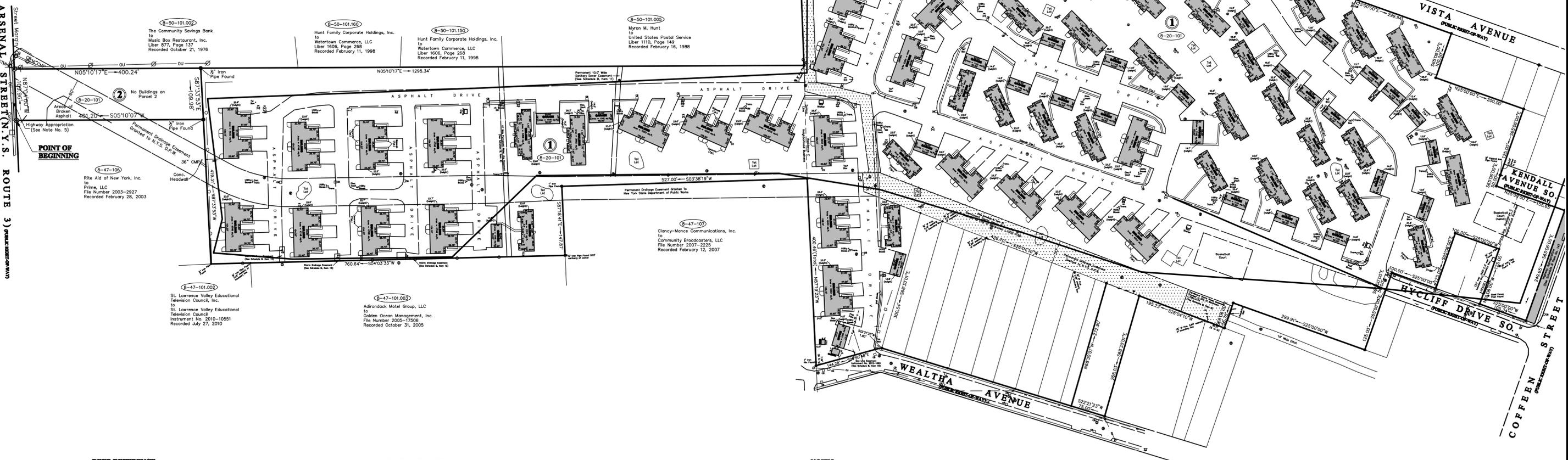
Edward G. Olley, Jr., AIA
William P. Plante, PLS
Patrick J. Scordo, PE
Ryan G. Churchill, PE
Scott W. Soules, AIA

Gregory F. Ashley, PLS
Michael P. Merithew, PLS
Brandy W. Lucas, MBA

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



**PROJECT LOCATION MAP
NOT TO SCALE**



DEED REFERENCE:
Arsenal Housing Associates, L.P.
to
WGS Arsenal Housing
Associates, LLC
File Number 2008-11939
Dated July 20, 2008
Recorded July 17, 2008

Parcel "1" Area = 41.098 acres±
Parcel "2" Area = 1.011 acres±

ZONING INFORMATION:
Per the Zoning Ordinance of the City of Watertown, New York, as amended through May 1, 2003, a large portion of the subject premises is zoned Residence C and the remaining portion of the subject premises is zoned Neighborhood Business.

No building used in whole or in part for dwelling purposes shall be erected, altered or extended so as to provide less lot area per family than 2500 square feet for land zoned Residence C and no less than 1000 square feet for land zoned Neighborhood Business.

Residence C and Neighborhood Business have the same setback requirements as follows:

Maximum Lot Coverage 40%
Minimum Front Yard 20 feet
Minimum Rear Yard 25 feet
Minimum Side Yard 5 feet

The minimum required yards in any Residence District shall be increased by one foot for each foot that the perpendicular wall or walls facing thereon exceeds 20 feet in height.

CERTIFICATION:
It is hereby certified that this Subdivision Final Plat was approved by the Planning board of the City of Watertown, New York on May 5, 2015, pursuant to Sections 32, 33, and 34 of the General City Law.

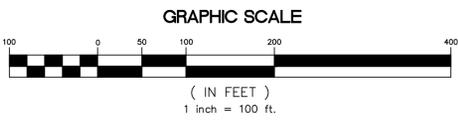
Kenneth A. Mix,
Planning & Community
Development Coordinator

LEGEND:

— 1/2" IRON PIPE WITH CAP SET	— FIRE HYDRANT
● IRON PIPE FOUND (As Noted)	— WATER VALVE
△ MAG NAIL SET	— STORM SEWER MANHOLE
— UTILITY POLE	— SANITARY SEWER MANHOLE
— RAIL ROAD SPIKE FOUND	— OVERHEAD UTILITY LINES
— CATCH BASIN	— GAS LINE
— GUY ANCHOR	— STORM DRAIN LINE
— CLEAN OUT	— FENCE LINE OR FENCE LINE REMAINS
— GAS MARKER	— CHAIN LINK FENCE
— TRANSFORMER	— WOOD FENCE LINE
— SIGN	— CONCRETE CURB
	— TAX PARCEL NUMBER

- NOTES:**
- All adjoiners are per the City of Watertown Assessment Office.
 - Subject parcel is a portion of City of Watertown Assessment Parcel No. 8 - 20 - 101.
 - 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 Underground Facilities Protective Organization, (UFPO) at 1-800-962-7962 for exact location of all underground utilities.
 - Arsenal Street Varies in width.
 - Appropriation of property by the People of the State of New York by deed recorded in the Jefferson County Clerk's Office in Liber 1296, at Page 71 on March 30, 1992. Appropriation parcel contains 0.014 acres±.
 - 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.
 - Improvements shown on Parcel 1 are from previous surveys and subject to survey update.



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WARNING - IT IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ALTER THIS DOCUMENT IN ANY MANNER. 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 CONSIDERED TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

**SUBDIVISION FINAL PLAT, PARCELS "1 & 2" the
LAND OF WGS ARSENAL HOUSING ASSOCIATES, LLC
ARSENAL STREET (N.Y.S. ROUTE 3)**

City of WATERTOWN	COUNTY of JEFFERSON	STATE of NEW YORK
File No.: 2015-079e	Drwg. No. 01	
Scale: 1" = 100'		
Drawn By: C.G.P.		
Checked By:		
Date: 5/05/2015		



Survey: 5/05/15



SUGGESTED DESCRIPTION

WGS Arsenal Housing Associates, LLC
City of Watertown
1.011 Acre±

April 14, 2015
Project No. 2015-079s
Page 1 of 2

Parcel No. 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:

BEGINNING at a ½" iron pipe with cap set at the intersection of the northerly street margin of Arsenal Street (N.Y.S. Route 3) and the most southwesterly corner of the parcel of land conveyed by Rite Aid of New York, Inc. to Prime, LLC by deed recorded in the Jefferson County Clerk's Office in Instrument Number 2003-2927 on February 28, 2003;

THENCE N.87°-04'-00" W., along the northerly street margin of Arsenal Street (N.Y.S. Route 3) a distance of 109.96 feet to a ½" iron pipe with cap set at the intersection of said northerly street margin of Arsenal Street and the easterly boundary line of the parcel of land conveyed by The Community Savings Bank to Music Box Restaurant, Inc. by deed recorded in the Jefferson County Clerk's Office in Liber 877, at Page 137 on October 21, 1976;

THENCE N.05°-10'-17" E., along the easterly boundary line of said Community Savings Bank to Music Box Restaurant, Inc. conveyance, a distance of 400.24 feet to a ½" iron pipe found;

THENCE S.87°-33'-53" E., a distance of 109.98 feet to a ½" iron pipe found;

THENCE S.05°-10'-07" W., along the westerly boundary line of the aforesaid Rite Aid of New York, Inc. to Prime, LLC conveyance, a distance of 401.20 feet to the POINT of BEGINNING.

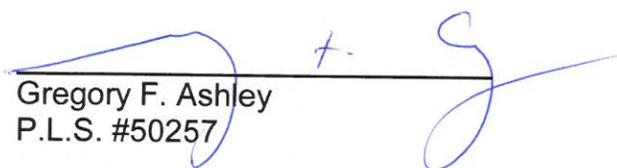
CONTAINING 1.011 acres of land more or less.

SUBJECT to a 60 foot wide permanent drainage easement granted by Mary Garifo and Anthony Verne to New York State Department of Public Works by deed recorded in the Jefferson County Clerk's Office in Liber 572 at Page 68 on July 30, 1952.

Parcel No. 2

SUBJECT to any other rights or restrictions of record.

IT BEING the intent to describe Parcel No. 2, a portion of the parcel of land conveyed by Arsenal Housing Associates, L.P. to WGS Arsenal Housing Associates, LLC, by deed recorded in the Jefferson County Clerk's Office as Instrument Number 2008-11939 on July 20, 2008, as shown on a map titled "Proposed Subdivision Plat, Parcels 1" & 2" the Land of WGS Arsenal Housing Associates, LLC, Arsenal Street (N.Y.S. Route 3), City of Watertown, County of Jefferson, State of New York" dated April 14, 2015, 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

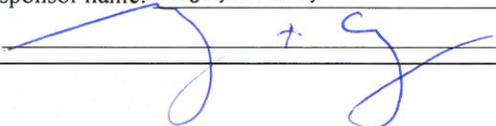
Instructions for Completing

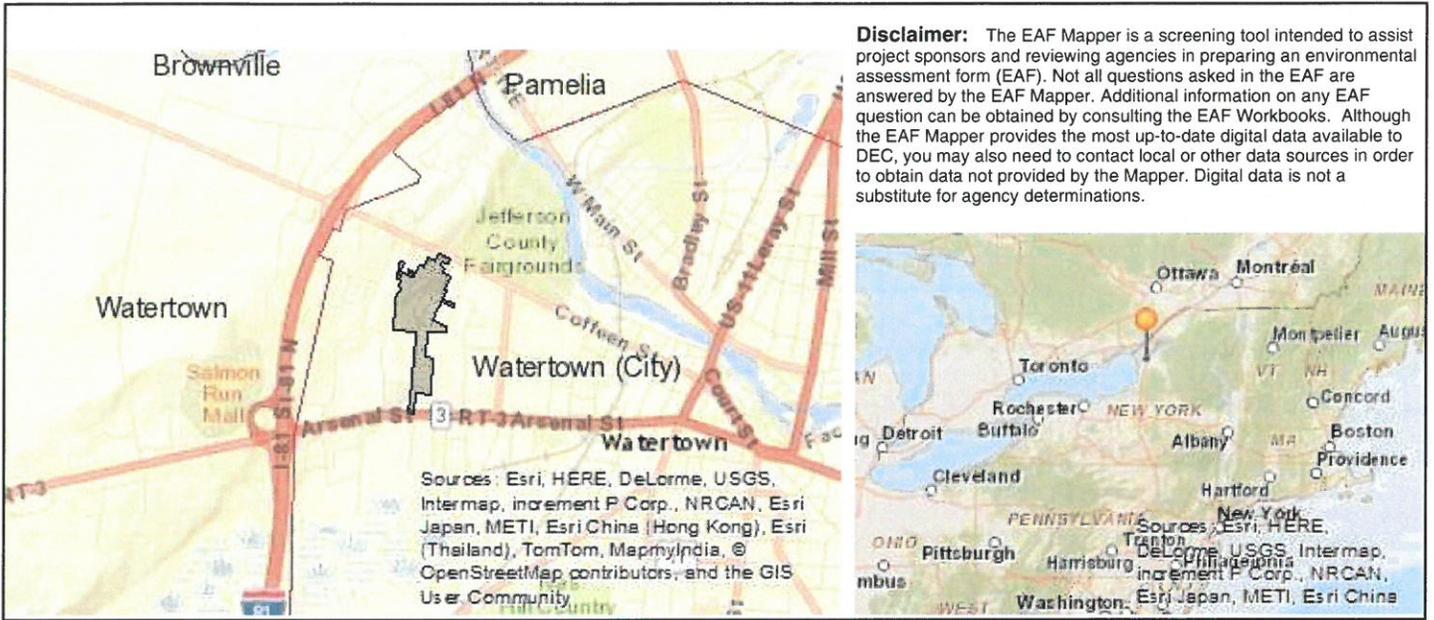
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
WGS Arsenal Housing Associates, LLC c/o GYMO, DPC			
Name of Action or Project: WGS Arsenal Housing Associates, LLC Subdivision			
Project Location (describe, and attach a location map): 1108 Arsenal Street			
Brief Description of Proposed Action: Subdivide a 1.011 acre portion of Tax Parcel 8-20-101, with 109.96' frontage on Arsenal Street.			
Name of Applicant or Sponsor: Prime LLC c/o Gregory Ashley PLS, GYMO, DPC		Telephone: 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 <input 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: City of Watertown Planning Board			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? 1.011 acres			
b. Total acreage to be physically disturbed? 0 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.0 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 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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES		
	<input type="checkbox"/>	<input checked="" 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: _____	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES		
	<input type="checkbox"/>	<input checked="" 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: _____	NO	YES	
	<input checked="" 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: _____	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES		
	<input checked="" 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?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Is the proposed action located in an archeological sensitive area?	NO	YES		
	<input type="checkbox"/>	<input checked="" 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?	NO	YES		
	<input type="checkbox"/>	<input checked="" 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: _____	NO	YES		
	<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 checked="" type="checkbox"/> Urban <input 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?	NO	YES		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
16. Is the project site located in the 100 year flood plain?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES		
	a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" 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 checked="" 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 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: Gregory F. Ashley _____</p>		<p>Date: 4/20/2015 _____</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]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
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]	Yes