



ARCHITECTURE  
ENGINEERING  
ENVIRONMENTAL  
LAND SURVEYING

June 21, 2016

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

Re: Cleveland Funeral Home  
**Zone Change Application**  
File: 2015-157a

Dear Honorable Mayor and City Council:

On behalf of Darrell Main, I write to request a zone change for 404 Sherman Street (Tax Parcel#: 10-14-126) from Residential C to Limited Business.

The future use of this property will remain the same. The owner is requesting the zone change in order to allow for additional flexibility in regards to future signage he is contemplating for the site.

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 a Survey map.

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



Cheryl D Lane, Clerk  
175 Arsenal Street  
Watertown, NY 13601  
(315) 785-3081

**Jefferson County Clerk Recording Cover Sheet**

126

**Received From :**  
JEFFERSON ABSTRACT CORPORATION  
ATTN: KEITH GOUTREMOUT  
119 SHERMAN STREET  
WATERTOWN, NY 13601

**Return To :**  
TIMOTHY A. FARLEY, ESQ.  
OFFICE MAILBOX  
514 STATE STREET  
CARTHAGE, NY 13619

**First SIDE 1 NAME**

CLEVELAND, LYNN S

**First SIDE 2 NAME**

MAIN, DARRELL W

**Index Type :** Land Records

**File Number :** 2013-00011244

**Type of Transaction :** Deed - (Res-Agr)  
**Recording Fee :** \$195.00  
**Recording Pages :** 4

The Property affected by this instrument is situated in Various, in the County of Jefferson, New York

**Real Estate Transfer Tax**

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**RETT # :** 3  
**Deed Amount :** \$850,000.00  
**RETT Amount :** \$3,400.00  
**Total Fees :** \$3,595.00

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) :** 08/01/2013  
**At (Recorded Time) :** 2:23:10 PM



Doc ID - 006864110004

Cheryl D Lane, 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.

Entered By: MLASHWAY Printed On : 08/01/2013 At : 2:50:26PM

**THIS INDENTURE**

Made the 1st day of August Two Thousand Thirteen (2013).

BETWEEN

**LYNN S. CLEVELAND and CORBY L. CLEVELAND  
1401 HOLCOMB STREET  
WATERTOWN, NY 13601**

**GRANTOR(S)**

**AND**

**DARRELL W. MAIN AND DELTRA L. MAIN, HIS WIFE  
16923 COUNTY ROUTE 64  
WATERTOWN, NY 13601, AS TENANTS BY THE ENTIRETY**

**GRANTEE(S)**

**WITNESSETH** that the grantor(s) in consideration of one (\$1.00) Dollars, lawful money of the United States, and other good and valuable consideration, paid by the grantee(s), hereby grant(s) and release(s) unto the grantee(s), their distributees, successors or assigns forever,

**ALL THOSE TRACTS OR PARCELS OF LAND** situate in the City of Watertown, Village of Chaumont and Village of Cape Vincent, County of Jefferson and State of New York, as described in the attached Schedule "A" which is hereby incorporated herein by reference (referred to as the "Premises"), together with interest, if any, of the Grantor(s) in and to any streets and roads abutting the Premises to the centerlines thereof.

TOGETHER with the appurtenances and all the estate and rights of the grantor(s) in and to said premises.

**TO HAVE AND TO HOLD** the premises herein granted unto the grantee(s), their distributees and assigns forever.

And the grantor(s) covenant(s) as follows:

**FIRST.** That the grantee(s) shall quietly enjoy the said premises:

**SECOND.** That the grantor(s) will forever **WARRANT** the title to said premises.

This deed is subject to the trust provisions of Section 13 of the Lien Law. The words "grantor(s)" and "grantee(s)" shall be construed to read in the plural whenever the sense of this deed so requires.

Corby L. Cleveland joins in the signing of this deed to convey all of her right title and interest in the properties at 404 Sherman Street and 1401 Holcomb Street.

**IN WITNESS WHEREOF**, the grantor(s) has/have executed this deed the day and year first above written. In presence of:

*R+L:Fracey (c)*

  
\_\_\_\_\_  
Lynn S. Cleveland L.S.

  
\_\_\_\_\_  
Corby L. Cleveland L.S.

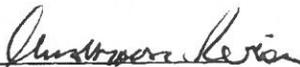
STATE OF NEW YORK )  
COUNTY OF JEFFERSON )

s.s.:

On the 1st day of August in the year 2013, before me, the undersigned, a Notary Public in and for said state, personally appeared, **Lynn S. Cleveland and Corby L. Cleveland** personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose name are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

**ANDERSON WISE**  
Notary Public, State of New York  
Qualified in Jefferson County  
No. 3711875  
Commission Expires February 28, 2015

**ANDERSON WISE**  
Notary Public, State of New York  
Qualified in Jefferson County  
No. 3711875  
Commission Expires February 28, 2015

  
\_\_\_\_\_  
Notary Public

SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Watertown, County of Jefferson and State of New York and being further described as follows:

BEGINNING at an iron pipe set in the southerly street margin of Holcomb Street, said iron pipe being situate S.61°-03'-00"W., 449.46 feet along said street margin from the intersection of the southerly street margin of Holcomb Street and the westerly street margin of Marra Drive;

THENCE S.28°-55'-30"E., a distance of 780.72 feet to a point;

THENCE N.67°-54'-19"W., a distance of 190.76 feet to an iron pipe set;

THENCE N.28°-55'-30"W., a distance of 632.38 feet to an iron pipe set in the southerly street margin of Holcomb Street;

THENCE N.61°-03'-00"E. along the southerly street margin of Holcomb Street, a distance of 120.00 feet to the point of beginning.

CONTAINING 1.946 acres of land more or less. This parcel is known as 1401 Holcomb Street.

SUBJECT TO any rights or restrictions of record.

**AND ALSO CONVEYING,**

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Watertown, County of Jefferson and State of New York and being further described as follows:

BEGINNING at an iron pipe set in the southerly street margin of Holcomb Street, said pipe being located a direct tie of S. 61°-03'-00" W., 264.68 feet from a ½" iron pipe found at the intersection of the most westerly street margin of Marra Drive with the most southerly street margin of Holcomb Street;

THENCE S. 28°-55'-30" E., passing through an iron pipe set at a distance of 125.00 feet and continuing a total distance of 250.00 feet to a point in the northerly street margin of the undeveloped portion of Marra Drive;

THENCE S. 61°-03'-00" W., along the northerly street margin of the undeveloped portion of Marra Drive, passing through an iron pipe set in said margin at a distance of 109.22 feet and continuing along said margin a total distance of 148.02 feet to an iron pipe set at the northwesterly terminus of the undeveloped portion of Marra Drive;

THENCE S. 28°-55'-30" E., along the westerly terminus of the undeveloped portion of Marra Drive, a distance of 50.00 feet to an iron pipe set at the southwestly terminus of the undeveloped portion of Marra Drive;

THENCE N. 61°-03'-00" E., along the southerly street margin of the undeveloped portion of Marra Drive, passing through an iron pipe set in said margin at a distance of 38.80 feet and continuing along said margin a total distance of 148.02 feet to a point;

THENCE S. 28°-55'-30" E., a distance of 503.59 feet to a point;

THENCE S. 24°-58'-10" W., a distance of 129.39 feet to a point;

THENCE N. 67°-54'-19" W., passing through an iron pipe set at a distance of 7.44 feet and continuing a total distance of 127.40 feet to an iron pipe set;

THENCE N. 28°-55'-30" W. a distance of 780.72 feet to an iron pipe set in the southerly street margin of Holcomb Street;

THENCE N. 61°-03'-00" E., along the southerly street margin of Holcomb Street, a distance of 184.68 feet to the POINT OF BEGINNING.

CONTAINING 3.378 acres of land, more or less. This parcel is known as VL-5 Holcomb St.

CONTINUED →

SCHEDULE "A" CONT.

**AND ALSO CONVEYING,**

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 the intersection of the southerly street margin of Mullin Street and the westerly street margin of Sherman Street;

THENCE S. 06°-32'-57" W. along the westerly street margin of Sherman Street a distance of 218.61 feet to an iron pipe set;

THENCE W. 82°-49'-11" W. a distance of 207.49 feet to an iron pipe found;

THENCE N. 13°-41'-00" E. a distance of 72.55 feet to an iron pipe found;

THENCE N. 82°-40'-00" W. a distance of 20.45 feet to an iron pipe set;

THENCE N. 11°-29'-00" E. passing through an iron pipe found 147.25 feet and continuing a total distance of 147.43 feet to a point in the southerly street margin of Mullin Street;

THENCE S. 82°-40'-00" E. along the southerly street margin of Mullin Street a distance of 206.25 feet to the point of beginning.

CONTAINING 1.052 acres of land more or less. This parcel is known as 404 Sherman Street

**AND ALSO CONVEYING,**

Town of Lyme

ALL THAT TRACT OR PARCEL OF LAND, situate in the Village of Chaumont, County of Jefferson, State of New York, tax parcel no. 61.43-1-15, and being further described as follows:

BEGINNING at an iron pipe found in the assumed northerly street margin of East Main Street, said iron pipe is situate a direct tie of South 88 deg. 52' 52" East, a distance of 129.09 feet from a nail found at the intersection of the centerline of East Main Street and the centerline of Washington street;

THENCE North 21 deg. 28' 00" East, a distance of 115.83 feet to an iron pipe found;

THENCE South 59 deg. 17' 00" East, a distance of 68.00 feet to an iron pipe set;

THENCE South 20 deg. 01' 07" West, a distance of 104.95 feet to an iron pipe set in the assumed northerly street margin of East Main street;

THENCE North 68 deg. 32' 00" West, along the assumed northerly street margin of East Main Street a distance of 69.77 feet to the point of beginning.

CONTAINING 0.173 acres of land, more or less. This parcel is known as 12007 NYS Rt. 12E.

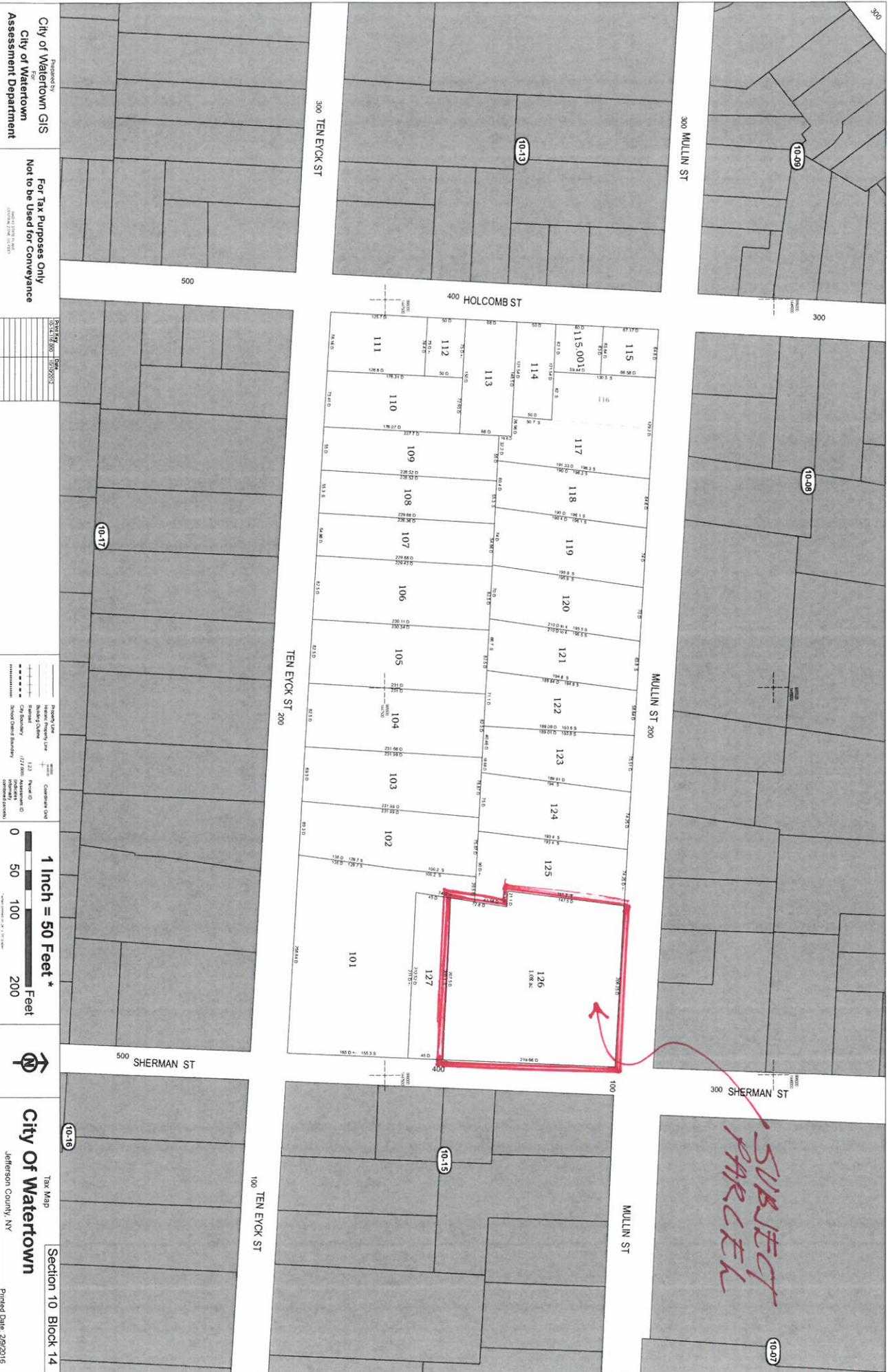
**AND ALSO CONVEYING.**

ALL

Town of

THAT TRACT OR PARCEL OF LAND, situate in the Village of Cape Vincent, County of Jefferson and State of New York bounded and described as follows, viz: Is a village lot known and distinguished upon a map of said village as lot No. 149 and bounded easterly by lot No. 148; northerly by the southerly margin of Broadway Street; westerly by the easterly margin of Real Street; and southerly by lot No. 150, and contains 5/16 of an acre of land.

This parcel is known as 188 Broadway.



Prepared by:  
 City of Watertown GIS  
 City of Watertown  
 Assessment Department

For Tax Purposes Only  
 Not to be Used for Conveyance

Parcel ID	Area
10-16-001	10,000
10-16-002	10,000
10-16-003	10,000
10-16-004	10,000
10-16-005	10,000
10-16-006	10,000
10-16-007	10,000
10-16-008	10,000
10-16-009	10,000
10-16-010	10,000

Parcel ID	Area
10-17-001	10,000
10-17-002	10,000
10-17-003	10,000
10-17-004	10,000
10-17-005	10,000
10-17-006	10,000
10-17-007	10,000
10-17-008	10,000
10-17-009	10,000
10-17-010	10,000

Parcel ID	Area
10-18-001	10,000
10-18-002	10,000
10-18-003	10,000
10-18-004	10,000
10-18-005	10,000
10-18-006	10,000
10-18-007	10,000
10-18-008	10,000
10-18-009	10,000
10-18-010	10,000

1 Inch = 50 Feet \*  
 0 50 100 200 Feet



Tax Map  
 City of Watertown  
 Jefferson County, NY

Section 10 Block 14  
 Printed Date: 2/26/2016

# Short Environmental Assessment Form

## Part 1 - Project Information

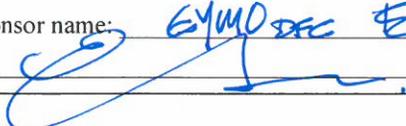
### Instructions for Completing

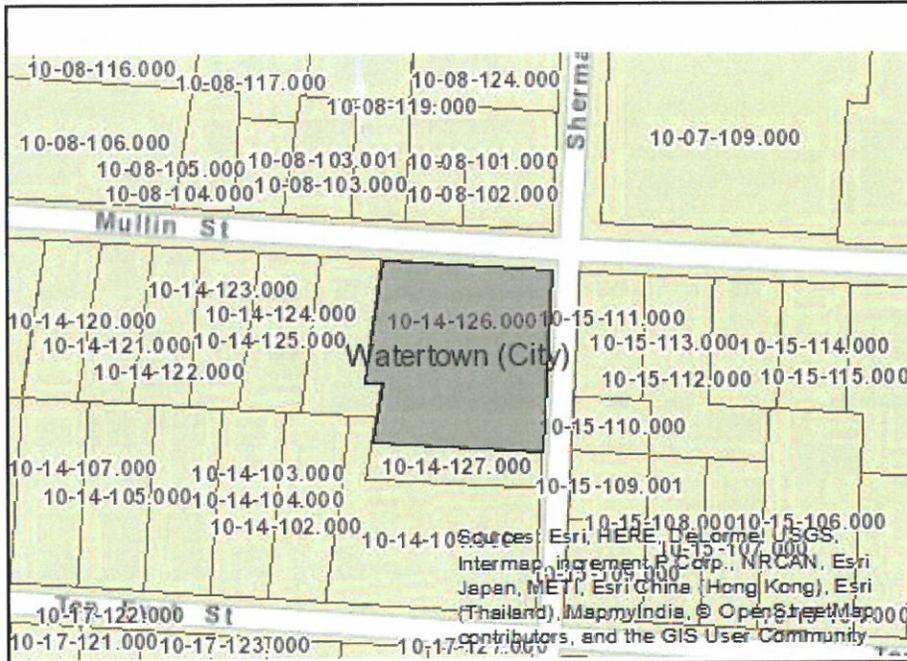
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

<b>Part 1 - Project and Sponsor Information</b>			
Cleveland Funeral Home			
Name of Action or Project: Zone Change			
Project Location (describe, and attach a location map): 404 Sherman Street, Watertown, NY 13601			
Brief Description of Proposed Action: Proposed Zone Change pertaining to tax parcel 10-14-126 with the intent to change the parcel from residence C to Limited Business.			
Name of Applicant or Sponsor: GYMO Architecture, Engineering & Land Surveying		Telephone: 315-788-3900	
		E-Mail: ed@gymopc.com	
Address: 220 Sterling Street			
City/PO: Watertown		State: New York	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?		_____ 1.052 acres	
b. Total acreage to be physically disturbed?		_____ 1.052 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 10.52 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>Limited Business</u>			
<input type="checkbox"/> Parkland			



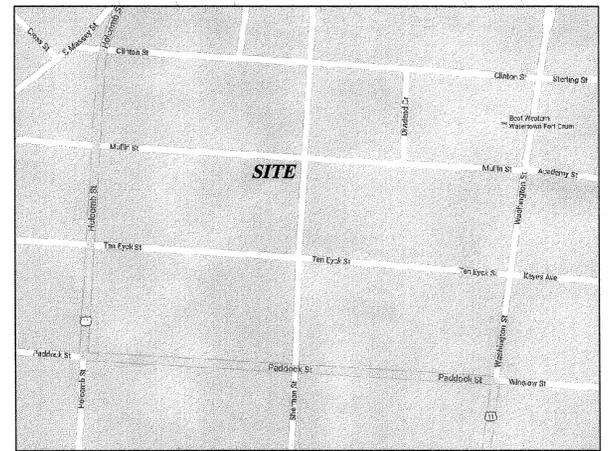
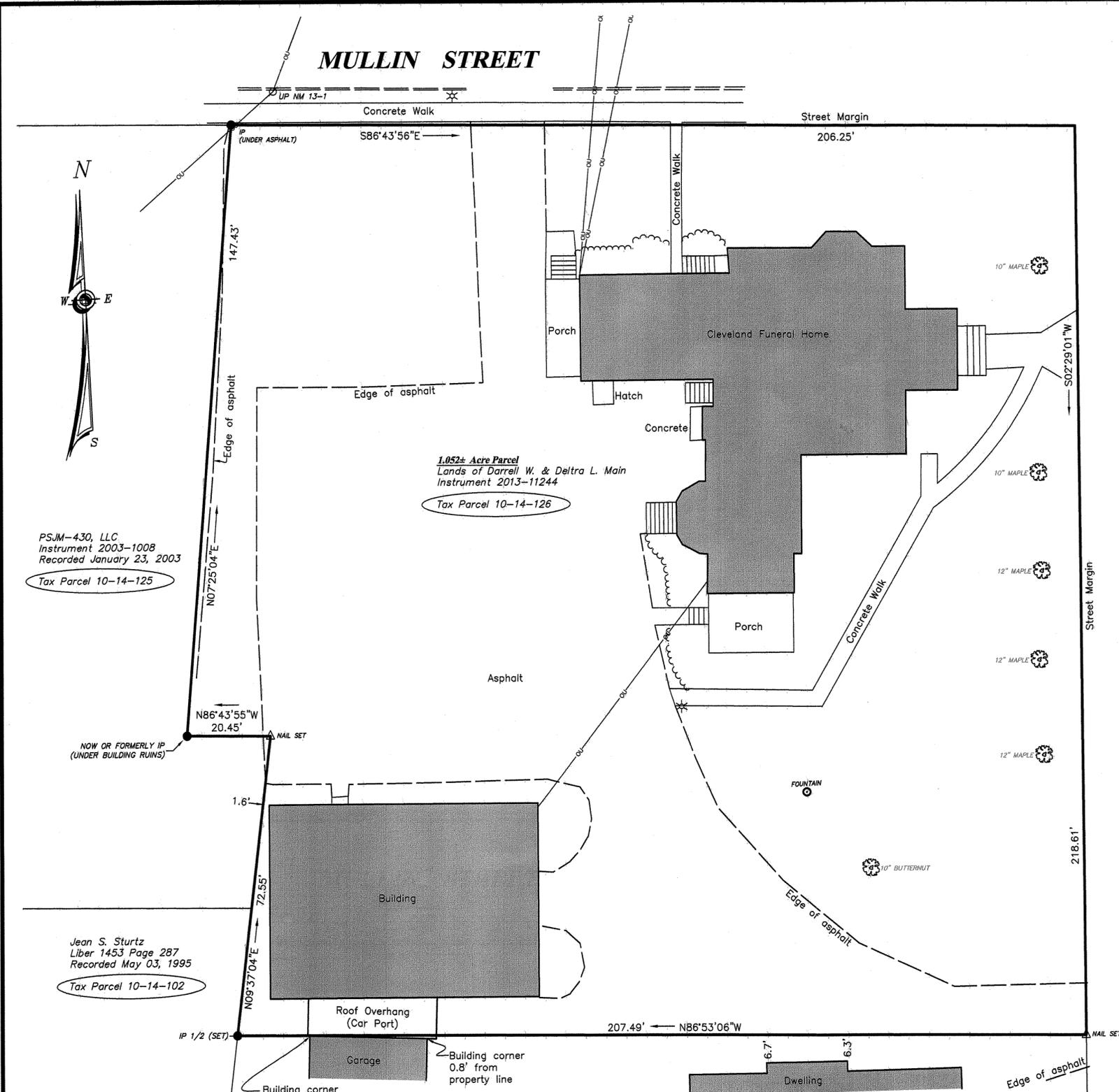
<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?          If Yes, explain purpose and size: _____          _____          _____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></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?          If Yes, describe: _____          _____          _____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></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?          If Yes, describe: _____          _____          _____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p>		
<p>Applicant/sponsor name: <u>EYMO DEC E. K. CLAY JR. AIA</u> Date: <u>6/21/16</u>          Signature: <u></u></p>		



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



**MULLIN STREET**



**PROJECT LOCATION MAP  
NOT TO SCALE**

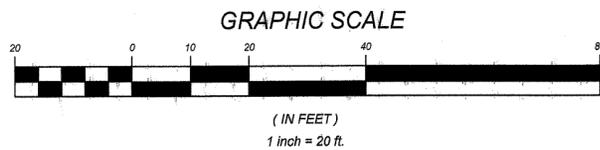
PSJM-430, LLC  
Instrument 2003-1008  
Recorded January 23, 2003  
Tax Parcel 10-14-125

1.052± Acre Parcel  
Lands of Darrell W. & Deltra L. Main  
Instrument 2013-11244  
Tax Parcel 10-14-126

Jean S. Sturtz  
Liber 1453 Page 287  
Recorded May 03, 1995  
Tax Parcel 10-14-102

John A. & Delia L. Swords  
Instrument 2009-8343  
Recorded June 05, 2009  
Tax Parcel 10-14-127

- LEGEND:**
- ✱ - LIGHT POLE
  - ⊗ - UTILITY POLE
  - ▭ - BUILDING
  - ▬ - CURB
  - - EASEMENT
  - - GRAVEL
  - ~ - LANDSCAPING
  - - OVERHEAD UTILITIES
  - - PAVEMENT
  - - PROPERTY LINE



**DEED REFERENCE:**  
Lynn S. & Corby L. Cleveland  
to  
Darrell W. & Deltra L. Main  
Instrument 2013-11244  
Recorded August 08, 2013  
1.052± acre parcel

Subject to and including the rights and restrictions that exist in regard to the right-of-ways as set forth in the conveyance from Jean R. and Adelaide C. Stebbins to Joseph A. Lawyer, said conveyance was recorded in the Jefferson County Clerk's Office in Liber 276 at Page 29 on May 10, 1894 and J. A. Lawyer and wife to Jean R. Stebbins, said conveyance was recorded in the Jefferson County Clerk's Office in Liber 276 at Page 11 on May 10, 1894

Also subject to the rights of the owners of 418 Sherman Street to connect a drain or sewer from said lot with drain or sewer on the lands conveyed by Jean R. Stebbins and wife to J. A. Lawyer by deed recorded in the Jefferson County Clerk's Office in Liber 274 at Page 104 on December 21, 1983

**NOTES:**

1. The horizontal datum referenced hereon is NAD 1983, New York State Plane, Central Zone based of the NYS CORS Network.
2. All adjoiners are per the City of Watertown Assessment Office.
3. Field location dates are May 26, 2016 and June 01, 2016.
4. Underground facilities, structures and utilities have not been plotted.

There may be other underground facilities, structures and utilities, the existence of which is presently not known and therefore not shown on this map.

Prior to construction contact Underground Facilities Protective Organization, (UFPO) at 1-800-962-7962 for exact location of all underground utilities.

5. 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.

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ARCHITECTURE, ENGINEERING  
& LAND SURVEYING

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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 WAY. IF ALTERED, 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.



**SURVEY MAP of  
CLEVELAND FUNERAL HOME  
404 SHERMAN STREET**

CITY of WATERTOWN COUNTY of JEFFERSON STATE of NEW YORK

File No.: 2015-157A

Drwg. No.

Scale: 1" = 20'

01

Drawn By: Z.P.S.

Checked By: HPL

Date: 6/3/2016

Revisions:  
Survey: See Note 4

