

PAT A. STORINO

PROFESSIONAL LAND SURVEYOR

October 3, 2011

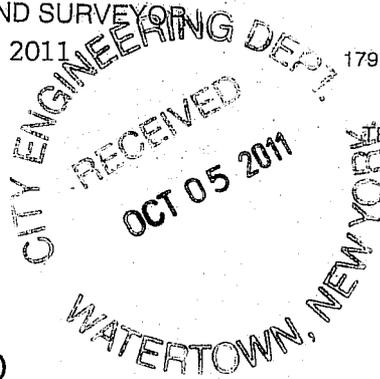
17972 NORTH ADAMS HEIGHTS

ADAMS, N.Y. 13605

TELEPHONE (315) 232-4068

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CITY OF WATERTOWN PLANNING BOARD

Municipal Building
245 Washington Street
Watertown, NY 13601

Re: Gardner Subdivision (621 Bradley Street)

Dear Chairman:

I Patsy A. Storino, Licensed Land Surveyor, represent the applicant Jerry R. Gardner regarding the above referenced subject. The applicant is the owner of 621 and 629 Bradley Street and known as Parcel Numbers 115104 and 115103 respectively. The applicant wishes to subdivide 621 Bradley Street into two parcels of land designated as Parcels A and C. Parcel A will have 120 feet of frontage on Bradley Street and will contain 0.284 acres. Parcel C will have 64.59 feet of frontage on Meade Street and will contain 0.313 acres. The applicant also wishes to sell 629 Bradley Street which contains an existing house and is 0.190 acres in size. This parcel of land was conveyed by a separate deed to the applicant and will remain as Parcel Number 115103 and not be changed in size.

I have included herewith a copy of a portion of the City of Watertown Assessment Map of the area, copies of my survey descriptions, the completed Short Environmental Assessment Form and my survey plat showing the parcels of land involved in the subdivision.

I request the Planning Board to approve the subdivision of 621 Bradley Street as presented. It is my intention to represent the applicant at the upcoming meeting of the Planning Board as scheduled for Tuesday, November 1 2011 to address any comments or concerns you may have on the request.

Respectfully submitted,

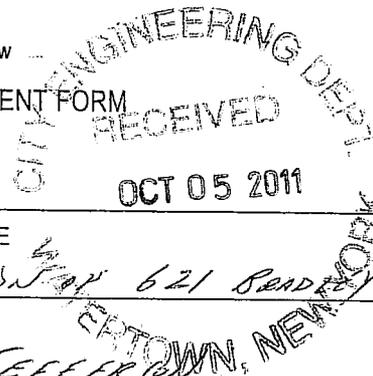
Patsy A. Storino, P.L.S. #49013
Licensed Land Surveyor



SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART 1 - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)



1. APPLICANT/SPONSOR <u>JERRY R. HARDNER</u>	2. PROJECT NAME <u>Subdivision of 621 Bradley St.</u>
3. PROJECT LOCATION: Municipality <u>CITY OF WATERTOWN</u> County <u>JEFFERSON, NEW YORK</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>621 & 629 Bradley Street & East Side of Meade St. (See Tax Map & Survey Plat)</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>owner wishes to subdivide 621 Bradley St. (PN 115104) into two lots (Parcels A & C on Survey Plat), Parcel A will have 120' of Frontage on Bradley St. & Parcel C will have 64.59' Frontage on Meade St.</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>0.597</u> acres Ultimately <u>0.597</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
12. AS A RESULT OF PROPOSED ACTION, WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant(sponsor) name: <u>Passy A. Stocino</u>	Date: <u>Oct. 3, 2011</u>
Signature: <u>[Signature]</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

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CITY ENGINEERING DEPT.
RECEIVED
OCT 05 2011
WATERTOWN, NEW YORK

SURVEY BILL — (Parcel A)

Job No. 05-034

ALL THAT TRACT OR PARCEL OF LAND being part of what was formerly known as 621 Bradley Street, and situate on the westerly side thereof, in the City of Watertown, County of Jefferson, State of New York and being part of Parcel No. 115104 as shown on the City of Watertown Assessment Maps and being further described as follows:

BEGINNING at a $\frac{1}{2}$ inch iron pipe set in the westerly street margin of Bradley Street at the northeast corner of a parcel of land that was conveyed to the Thousand Islands Habitat for Humanity by deed dated March 5, 2008 (ID No. 2008-16275); said iron pipe further being situate North 25 degrees 29 minutes East along the westerly street margin of Bradley Street, a distance of 186.40 feet from the intersection of said margin with the northerly street margin of Superior Street;

THENCE from said point of beginning, North 36 degrees 28 minutes 36 seconds West along the northeast line of the Thousand Islands Habitat for Humanity parcel of land and the northeast line of land owned by Alan L. Russo & Robert P. Steiner (Liber 1538, Page 223), a distance of 150.71 feet to a $\frac{1}{2}$ inch iron pipe set;

THENCE North 25 degrees 12 minutes 37 seconds East a distance of 65.77 feet to an iron fence post found;

THENCE South 57 degrees 24 minutes 45 seconds East a distance of 134.36 feet to a $\frac{1}{2}$ inch iron pipe set in the aforementioned westerly street margin of Bradley Street;

THENCE South 25 degrees 29 minutes West along the westerly street margin of Bradley Street, a distance of 120.00 feet to the point of beginning.

CONTAINING 0.284 acres of land more or less (12,363 square feet).

SUBJECT TO a 25 foot wide Sanitary Sewer Easement that traverses in a general east-west direction across the southerly part of the parcel of land herein described; said easement was granted by Grace Smith to the City of Watertown by instrument dated December 8, 1952 and recorded in the Jefferson County Clerk's Office on March 23, 1953 in Liber 581 of deeds, at Page 540; said easement being shown on a plat hereof.

ALSO SUBJECT TO any other rights or restrictions of record that an Abstract of Title may disclose.

AS SURVEYED BY Patsy A. Storino, Licensed Land Surveyor, on May 31 & June 2, 2005 and also on September 1, 2011 and being designated as Parcel A on a plat titled, "Subdivision Final Plat of 621 & 629 Bradley Street," dated June 17, 2005 and last revised on October 3, 2011.

ALL BEARINGS referenced to magnetic north as observed on October 5, 1978.

BEING A PORTION of the land that was conveyed by the City of Watertown to Jerry R. Gardner by deed dated November 19, 2004 and recorded in the Jefferson County Clerk's Office on June 22, 2005 as Instrument No. 2005-9260.


PATSY A. STORINO, L.S. #49013

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SURVEY BILL — (Parcel B)

Job No. 05-034

ALL THAT TRACT OR PARCEL OF LAND known as 629 Bradley Street and situate on the westerly side thereof, in the City of Watertown, County of Jefferson, State of New York and being designated as Parcel No. 115103 as shown on the City of Watertown Assessment Maps and being further described as follows:

BEGINNING at a $\frac{1}{2}$ inch iron pipe set in the westerly street margin of Bradley Street; said iron pipe being situate North 25 degrees 29 minutes East along the westerly street margin of Bradley Street, a distance of 306.40 feet from the intersection of said margin with the northerly street margin of Superior Street;

THENCE from said point of beginning, North 57 degrees 24 minutes 45 seconds West a distance of 134.36 feet to an iron fence post found;

THENCE North 25 degrees 12 minutes 37 seconds East a distance of 61.91 feet to a $\frac{3}{4}$ inch iron pipe found at the base of a $1\frac{1}{2}$ inch iron fence post; said iron pipe being the the south line of the first parcel of land described with other land in a deed to Penny L. Cardaropoli dated March 18, 2008 (ID No. 2008-5102);

THENCE South 57 degrees 27 minutes 55 seconds East along the south line of Cardaropoli, a distance of 134.63 feet to a $\frac{1}{2}$ inch iron pipe set in the aforementioned westerly street margin of Bradley Street;

THENCE South 25 degrees 29 minutes West along the westerly street margin of Bradley Street, a distance of 62.00 feet to the point of beginning.

CONTAINING 0.190 acres of land more or less (8,266 square feet).

SUBJECT TO all rights or restrictions of record that an Abstract of Title may disclose.

AS SURVEYED BY Patsy A. Storino, Licensed Land Surveyor, on May 31 & June 2, 2005 and also on September 1, 2011 and being designated as Parcel B on a plat titled, "Subdivision Final Plat of 621 & 629 Bradley Street," dated June 17, 2005 and last revised on October 3, 2011.

ALL BEARINGS referenced to magnetic north as observed on October 5, 1978.

INTENDING TO better describe the same parcel of land that was conveyed by the City of Watertown to Jerry R. Gardner by deed dated November 19, 2004 and recorded in the Jefferson County Clerk's Office on June 22, 2005 as Instrument No. 2005-9261.


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SURVEY BILL --- (Parcel C)

Job No. 05-034

ALL THAT TRACT OR PARCEL OF LAND being part of what was formerly known as 621 Bradley Street, and situate on the easterly side of Meade Street in the City of Watertown, County of Jefferson, State of New York and being part of Parcel No. 115104 as shown on the City of Watertown Assessment Maps and being further described as follows:

BEGINNING at a $\frac{1}{2}$ inch iron found at the base of a 2 inch fence post in the easterly street margin of Meade Street; said iron being at the southwesterly corner of the third parcel of land described with other land in a deed to Penny L. Cardaropoli dated March 18, 2008 (ID No. 2008-5102);

THENCE from said point of beginning, South 57 degrees 11 minutes 30 seconds East along the south line of Cardaropoli, a distance of 155.11 feet to a $\frac{3}{4}$ inch iron pipe found at the base of a $1\frac{1}{2}$ inch iron fence post;

THENCE South 25 degrees 12 minutes 37 seconds West a total distance of 127.68 feet to a $\frac{1}{2}$ inch iron pipe set in the northeast line of land owned by Alan L. Russo & Robert P. Steiner (Liber 1538, Page 223) and passing on line at 61.91 feet an iron fence post found;

THENCE North 36 degrees 28 minutes 36 seconds West along the northeast line of Russo/Steiner and the northeast line and northeast line extended of a parcel of land that was conveyed to John W. & Maria Dille by deed dated July 2, 2008 (ID No. 2008-17514) a total distance of 176.29 feet to a $\frac{1}{2}$ inch iron pipe set at an angle point in the easterly street margin of Meade Street and passing on line at 164.61 feet a $\frac{1}{2}$ inch iron pipe set at the northerly corner of Dille and also at an angle point in said margin of Meade Street;

THENCE North 26 degrees 30 minutes 22 seconds East along the easterly street margin of Meade Street, a distance of 64.59 feet to the point of beginning.

CONTAINING 0.313 acres of land more or less (13,630 square feet).

SUBJECT TO all rights or restrictions of record that an Abstract of Title may disclose.

AS SURVEYED BY Patsy A. Storino, Licensed Land Surveyor, on May 31 & June 2, 2005 and also on September 1, 2011 and being designated as Parcel C on a plat titled, "Subdivision Final Plat of 621 & 629 Bradley Street," dated June 17, 2005 and last revised on October 3, 2011.

ALL BEARINGS referenced to magnetic north as observed on October 5, 1978.

BEING A PORTION of the land that was conveyed by the City of Watertown to Jerry R. Gardner by deed dated November 19, 2004 and recorded in the Jefferson County Clerk's Office on June 22, 2005 as Instrument No. 2005-9260.


PATSY A. STORINO, L.S. #49013
Licensed Land Surveyor

