

Town of Potsdam
18 Elm Street
Potsdam, NY 13676

Legal Notice

PLEASE TAKE NOTICE that based upon notices and health advisories issued by State and Local officials related to the COVID-19 virus, the Town of Potsdam Zoning Board of Appeals will hold a public hearing and regular meeting on Tuesday December 29, 2020 at 6:00pm via videoconferencing, as permitted by the NYS Open Meetings Law and under the Governor of the State of New York Emergency Order Number 202.1. Due to public health and safety concerns, the public will not be permitted the Zoning Board meeting in person or at any of the remote locations where the Zoning Board members will be situated, or in any other location. The public will have an opportunity to see and hear and make comment at the public hearing via videoconferencing. Videoconferencing information may be found at www.potsdamny.us

The following application will be considered during the public hearing:

1. Application # 2020-125: Request for an area variance to establish a 2-acre parcel with house having less than 200 ft. road frontage, to be split from #76.004-1-32. Location of this parcel is at 212/218 Sweeney Road, Potsdam NY 13676.

This application is open for public inspection on the Town of Potsdam website: www.potsdamny.us. Those wishing to speak may do so at the public hearing via videoconference. Written communication may be filed with the Potsdam Code Enforcement Office. Written communication will be made part of the official record.

Immediately following the public hearing, the Zoning Board of Appeals will move into their regular meeting.

Dated: 12/14/2020

Alan Daniels
Chairperson, Town of Potsdam Zoning Board of Appeals

Publish once 12/24/2020

Office #: (315) 265-0670

2020-125

TOWN OF POTSDAM

18 Elm Street

Potsdam, New York 13676

\$ 40

Supervisor Marie Regan, 315-265-4310
Town Clerk Cindy Gollber, 315-265-3430
Highway Supt. John Keleher 315-265-3470
Code Enforcement Officer: James Plumley 315-265-0670
Mike Boysuk

Justice Samuel Charleson, 315-265-4318
Justice James Mason, 315-265-4318
Assessor James McGuire, 315-265-2810

APPLICATION TO ZONING BOARD OF APPEALS

Application# _____ Date 11/5/2020

Property owner/ agent: John Horton Jr.
Mailing Address: 212 / 218 Sweeney Rd Potsdam NY 13676
Phone# 315-528-1145
Location of Property Involved: 212 Sweeney Rd
Parcel ID # 76.004-1-32

Applicant's name if other than owner: _____
Mailing address: _____
Phone #: _____

Purpose of Request: To Spl. T 2 ACRES + second house (212) For Sale

Section of Code: _____

The applicant/ owner/ agent must submit supporting materials including plans, elevations, landscaping diagrams, traffic circulation diagrams, neighborhood land use maps and any other materials that will assist the Board to understand the request.

Signature of Property Owner/Agent: [Signature] Date 11/5/20

Signature of Applicant if other than owner: _____ Date _____

Variance: USE AREA

Interpretation: _____

(a) Appeal of action of Code Enforcement Officer _____
(b) St. Lawrence County Planning Board review required _____

Action Taken By ZBA : Approved _____ Denied _____ Ayes _____ Nays _____ Abstentions _____
Conditions: _____

Interpretation: _____

Signed _____ Chairman ZBA Date _____

Town Of Potsdam
18 Elm Street
Potsdam, NY 13676
(315) 265-3430

**RECEIPT
#2020125**

11/05/2020

Horton Jr, John
218 Sweeney Road
Potsdam, NY 13676

Received \$ 40.00 for Variance Z B A, on 11/05/2020. Thank you for stopping by the Town Clerk's Office.

As always, it is our pleasure to serve you.

Cindy Goliber
Town Clerk

ADIRONDACK LAND SURVEYING

Lawrence C. Seeger • 21 County Route 35 • Canton, NY 13617 • 315-386-4851

2 November 2020



PROPERTY OF JOHN R. HORTON Jr. CONVEYING TO RYAN D. FEFEE

All that tract or parcel of land situate in and being a part of Mile Square 75 in the Town of Potsdam, County of St. Lawrence, State of New York, and bounded as follows:

Commencing at a P-K nail set where the Sweeney Road is intersected by the apparent line between John R. Horton Jr. (Inst. No. 2006-6116) and Donald W. Romlein and Diane M. Romlein, (L1066/P721) and proceeding thence $S19^{\circ}43'00''E$ along said line a distance of 295.60 feet to an iron rod set; thence $S70^{\circ}17'00''W$ a distance of 85.71 feet to an iron rod set, which is the **point of beginning** of the parcel to be described;

thence $S19^{\circ}43'00''E$ a distance of 328.76 feet to an iron rod set;

thence $S70^{\circ}17'00''W$ a distance of 265.00 feet to an iron rod set;

thence $N19^{\circ}43'00''W$ a distance of 328.76 feet to an iron rod set;

thence $N70^{\circ}17'00''E$ a distance of 265.00 feet to the **point of beginning.**

Containing 2.00 acres of land, as surveyed by Lawrence C. Seeger, Licensed Surveyor No.50080, on 2 November 2020.

Subject to and together with any easements, exceptions, rights, privileges, obligations, covenants, and conditions of record; and **in particular** together with a **driveway easement** 25 feet in width generally along the existing driveway from Sweeney Road to the above described parcel. The centerline of said easement begins at a P-K nail set in the center of Sweeney Road located $S70^{\circ}23'00''W$ a distance of 36.13 feet from the point of commencement of the above described parcel and proceeds $S16^{\circ}25'00''E$ a distance of 194.89 feet to an angle point; thence $S20^{\circ}58'00''E$ a distance of 90.06 feet to the point of curvature of a curve to the right having a radius of 156.77 feet; thence along said curve a distance of 118.48 feet to a point located on the easterly side of the above described parcel located $S00^{\circ}41'00''W$ a distance of 115.68 feet from the point of curvature.

The above described parcel is intended to be the same premises conveyed to John R. Horton, Jr. by deed dated 12 April 2006 and recorded in the St. Lawrence County Clerks's office in Inst. No. 2006-6116.

STATE OF NEW YORK
COUNTY - St Lawrence
TOWN - Potsdam
SWIS - 407489

2 0 2 0 F I N A L A S S E S S M E N T R O L L
T A X A B L E S E C T I O N O F T H E R O L L - 1

PAGE 1649
VALUATION DATE-JUL 01, 2019
TAXABLE STATUS DATE-MAR 01, 2020

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 094.00
UNIFORM PERCENT OF VALUE IS 094.00

PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
212,218 Sweeney Rd			76.004-1-32		
240 Rural res	41,900	BAS STAR 41854	0	0	1-195-5
Potsdam 2	131,100	COUNTY TAXABLE VALUE	131,100		28,500
Trlr-212	131,100	TOWN TAXABLE VALUE	131,100		
Ranch-218		SCHOOL TAXABLE VALUE	102,600		
X		FD034 Potsdam Fire Prot	131,100 TO M		
ACRES 25.00					
EAST-0324920 NRTH-1684357					
DEED BOOK 2006 PG-6116					
FULL MARKET VALUE	139,468				
*****			76.004-1-33		
315 Sweeney Rd					
240 Rural res	21,600	VET COM CT 41131	0	19,000	1-220-4.3
Potsdam 2	90,400	ENH STAR 41834	0	19,000	0
X		COUNTY TAXABLE VALUE	0	0	66,310
X		TOWN TAXABLE VALUE	71,400		
X		SCHOOL TAXABLE VALUE	24,090		
ACRES 10.00		FD034 Potsdam Fire Prot	90,400 TO M		
EAST-0326133 NRTH-1687384					
DEED BOOK 2019 PG-14238					
FULL MARKET VALUE	96,170				
*****			76.004-1-34		
319 Sweeney Rd					
210 I Family Res	25,000	COUNTY TAXABLE VALUE	134,900		1-220-4.6
Potsdam 2	134,900	TOWN TAXABLE VALUE	134,900		
98sp4000nv		SCHOOL TAXABLE VALUE	134,900		
X		FD034 Potsdam Fire Prot	134,900 TO M		
ACRES 10.00 BANK8888293					
EAST-0326306 NRTH-1687470					
DEED BOOK 2015 PG-3815					
FULL MARKET VALUE	143,511				
*****			76.004-1-35		
329 Sweeney Rd					
240 Rural res	25,000	COUNTY TAXABLE VALUE	195,500		1-220-4.9
Potsdam 2	195,500	TOWN TAXABLE VALUE	195,500		
92sp7500		SCHOOL TAXABLE VALUE	195,500		
93sp9000		FD034 Potsdam Fire Prot	195,500 TO M		
X					
ACRES 10.00					
EAST-0326522 NRTH-1687514					
DEED BOOK 1071 PG-227					
FULL MARKET VALUE	207,979				



CA-Sweeney Road

Donald W. Romlein &
Diane M. Romlein
LI066/P721

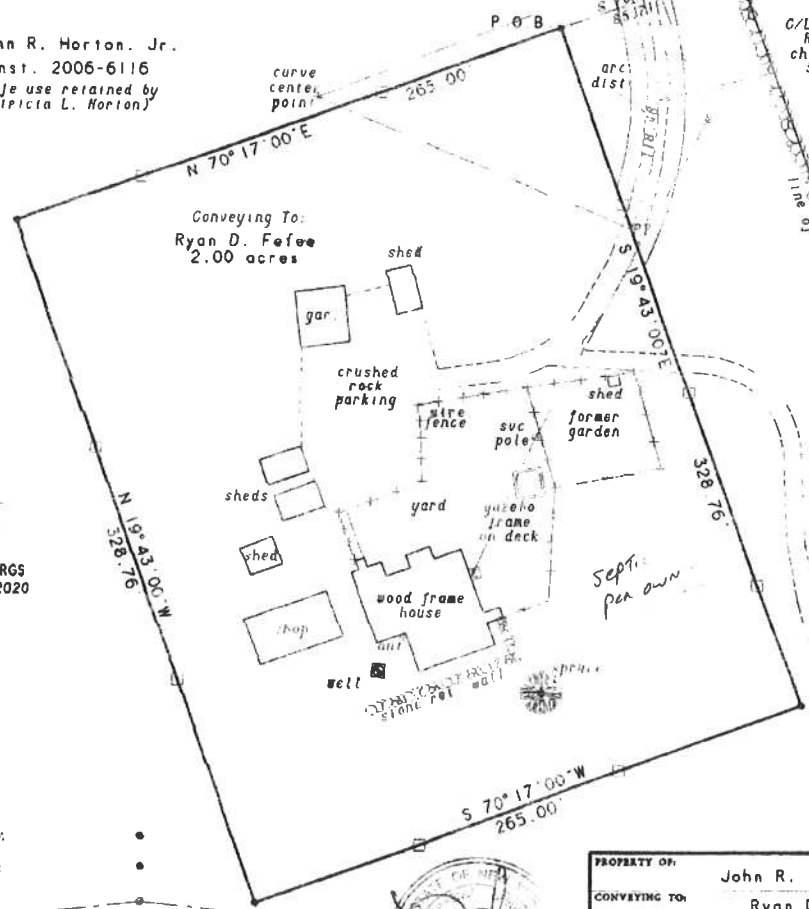
CERTIFICATION:
I, Lawrence C. Seeger, hereby certify to Ryan D. Fefee, North Country Savings Bank, Brownell Abstract Corporation, Pease and Gustafson, LLP and to St. Lawrence County through the St. Lawrence County Housing Council, Inc., 19 Main Street, Canton, New York that I am a Licensed Surveyor licensed to practice in the State of New York and that this survey was performed by me in accordance with the principles and practices of The New York State Association of Professional Land Surveyors, and is true and complete as shown.

MILE SQUARE

John R. Horton, Jr.
Inst. 2006-6116
(Life use retained by
Patricia L. Horton)

Driveway Easement
25 Feet Wide

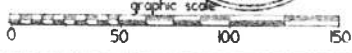
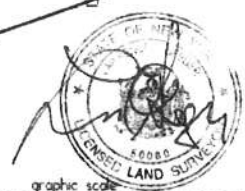
C/L curve data.
R = 158.77
chord: PC - PT
S 00°41' W 115.68



MAG: BRGS
OCT 2020

LEGEND:

- Iron Rod Set: ●
- P-K Nail Set: ●
- Utility Lines: —
- Wood Stake Set On P/L: □
- Point of Curvature: PC
- Point of Tangency: PT
- Point of Beginning: P.O.B.



WARNING: Unintentional alteration or addition to this map is in violation of Section 7207(2), N.Y.S. Education Law.

PROPERTY OF:	John R. Horton, Jr.	
CONVEYING TO:	Ryan D. Fefee	
LOCATION:	318 Sweeney Road Town of Potsdam New York	
DATE:	2 November 2020	SCALE: 1" = 50'
TAX MAP NO:	76.004-1-32	DRAWING NO: 20 - 26
Adirondack Land Surveying Lawrence C. Seeger L.S. No. 30880		



Sweeney Rd

APPROXIMATE

300 ft





Google Earth

© 2020 Google

76.004-1-32



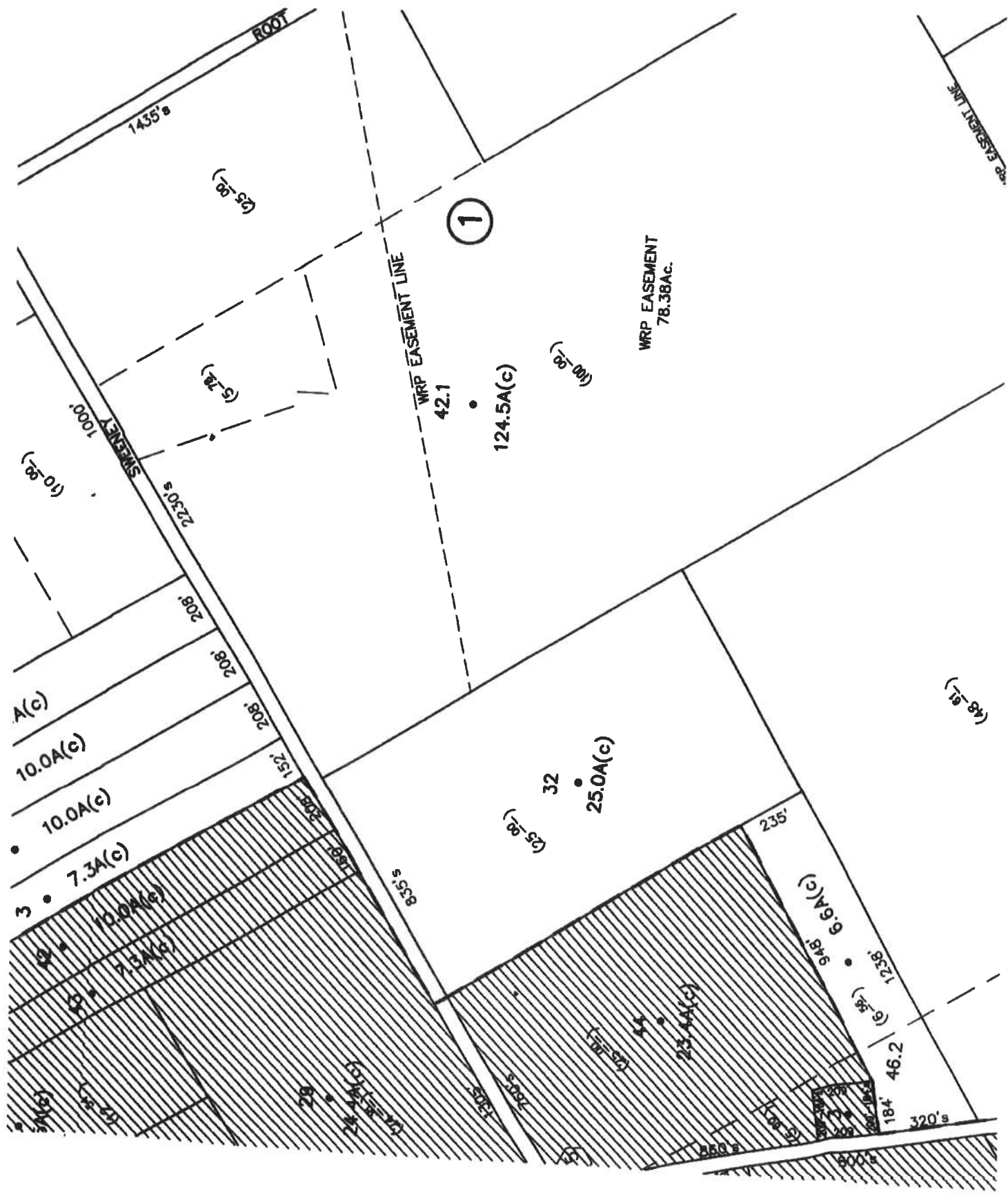
November 5, 2020

-  Parcels
-  Cities/Towns
-  Counties/Shoreline
-  Villages

1:2,257



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, NYS Office of



WRP EASEMENT
78.38AC.

1

124.5A(c)

32

25.0A(c)

A(c)

10.0A(c)

10.0A(c)

7.3A(c)

10.0A(c)

7.3A(c)

6.6A(c)

ROOT

1435's

(05-98)

(05-98)

1000'

2230's

208'

208'

208'

152'

835's

(05-98)

(00-00)

(18-84)

(06-88)

948'

1238'

46.2'

184'

320's

600's

260's

108-92'

760's

(18-84)

23.4A(c)

208'

208'

208'

208'

208'

208'

208'

(01-84)

22

35

WEST LINE

EAST LINE