

CITY OF ROME PLANNING BOARD

CARE OF: DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
ROME CITY HALL, 198 N. WASHINGTON STREET
ROME, NEW YORK 13440-5815
Telephone: (315) 339-7643 Fax: (315) 838-1167
www.RomeNewYork.com



Application for Planning Board Review

Property Address: 1814 + 1820 BLACK RIVER County Tax ID #: 224.009-3-3,)
BOULEVARD

Type of Action Requested

- Site Plan Review Site Plan Revision Minor Subdivision (less than 5 lots)
 Major Subdivision (5 lots or more)
 Preliminary Plat Final Plat

Please fill out all the application forms completely and ensure that you are submitting all required supporting documentation. Review and complete the application checklist form prior to submission to confirm that your application is complete.

A complete application must include, at minimum:

- *Completed Application Form*
- *Application Fee*
- *All Required Submittals*
- *Digital Copy of All Documents*
- *10 Paper Copies of All Documents Printed to Full Original Scale*

A complete application package must be submitted to the City's Department of Community and Economic Development at least sixteen (16) calendar days in advance of the upcoming meeting to be placed on an agenda. Please note that for review items which require a State Environmental Quality Review (SEQR), by law, each agency that is part of the project review has up to thirty (30) days for comment. With this in mind, if an item subject to SEQR is submitted at the deadline (16 days prior to the meeting), it is unlikely that the review item will be able to be acted on at the following regular meeting of the planning board.

The Planning Board generally meets on the first Tuesday of each month, but consult the publicly posted schedule as this can vary as a result of public holidays.

Office Use	Date Received:	Fee Recieved: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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City of Rome, New York
Application for Planning Board Review

Applicant Information

Name: JAMES DONEGAN

Address: P.O. Box 669

Phone: 315-482-1008

ALEXANDRIA BAY
City: _____ State: NY Zip: 13607

E-Mail: Jdonegan@verizon.net

Property Owner Information (Check if same as applicant)

Name: _____

Address: _____

Phone: _____

City: _____ State: _____ Zip: _____

E-Mail: _____

Agent Information

Name: _____

Address: _____

Phone: _____

LaFave, White, & McGivern LS PC
101 East Schuyler Street, PO Box 347
Boonville, New York 13309

y: _____ State: _____ Zip: _____

E-Mail: _____

abailey@lwmsurvey.com
Office: 315-942-4424 Fax: 315-942-2262

City of Rome, New York
Application for Planning Board Review

Brief Project Summary/Description:

PARCEL CONSISTS OF 1.947 ACRES, THERE ARE 3 LEASE
BUSINESS ON SITE, THE PLAN IS CONVEY TITLE TO ERUIT
USER AS THE LEASE REAS. ALL USERS WILL USE THE
EXISTING DRIVEWAY ENTRANCE THAT IS A SHARED EASEMENT
PARCEL A - 1.16 ACRES - CARWASH
PARCEL B - 0.587 ACRES - ADVANCED AUTO
PARCEL C - 0.20 ACRES - CELL TOWER
THE REAR OF THE SITE WAS CONVEYED TO CITY OF ROME
FOR CANAL WALKWAY.

Property Zoning: C-2 Property Size: 1.947 ACRES

Current Land Use: COMMERCIAL

Are there any easements or rights-of-way on the property? Yes No
 Utility Right-of-Way Access Other

Are there any known archaeological or
historically significant features on the property? Yes No

If yes, please explain: _____

Are there any federal or state wetlands located on
the property? Yes No

Federal Wetlands New York State Wetlands

Is the property located within a floodplain? Yes No

100-Year 500-Year

City of Rome, New York
Application for Planning Board Review

Application Submittals Checklist (Site Plan Review)

*This checklist **must** be completed if you are applying for Site Plan Review in order for your application to be considered complete.*

- Completed Application for Planning Board Review
- Application Fee (\$50 Minor Site Plan, \$250 Major Site Plan) (Make Checks Payable to City of Rome)
3 lots = \$155
- Completed Short or Long Form Environmental Assessment Form, Part 1, As Applicable
- Project Drawings including the following and scaled to no more than 1"=100':
 - Project Title (cover page)
 - Name and address of applicant (all drawings)
 - Name and address of person/firm who prepared the drawings (all drawings)
 - North Arrow and scale (all drawings)
 - Date of drafting and most recent revision (all drawings)
 - Boundaries of property (all drawings)
 - N/A* Grading and drainage plan, including both existing and proposed contours
 - Location, type of construction, and exterior dimensions of all buildings
 - N/A* Elevations and design of all proposed buildings
 - N/A* Location, design, and type of construction of all parking and loading areas
 - Access and egress for all buildings and parking and loading areas
 - N/A* Location, design, and construction details for all existing and proposed site improvements
 - N/A* Pedestrian access and circulation
 - Emergency vehicle access and circulation
 - N/A* Location, design, and construction details for all utilities provisioning and connection
 - N/A* Location, design, and construction details for all proposed signs
 - N/A* Landscaping plan and planting schedule, including proposed buffer areas and vegetative cover
 - Outdoor lighting plan, including photometrics
 - N/A* Estimated project construction schedule
 - N/A* List of all state and county permits required for the project and their status

Please note that the Planning Board or City departments may, at their discretion, require the submission of additional information beyond what is listed above.

City of Rome, New York
Application for Planning Board Review

Subdivision Supplement

Please complete this section if you are applying for property subdivision.

Existing parcel size(s): 1.947 ACRES

New parcel sizes: A - 1.16 ACRES B - 0.587 ACRES C - 0.20 ACRES

Proposed number of parcels to result from subdivision: 3

Will all parcels have frontage on a public right-of-way and take access from it?

Yes No 2 - FRONT ON BLVD
1 - NO FRONTAGE ALL THREE SIMPLY SOME ALLEYS

Does the proposed subdivision anticipate the creation of new roads, power lines, or water and sewer infrastructure that will be maintained by the City of Rome?

NONE - ALL UTILITIES EXIST

For major subdivision - have copies of the proposed plat been sent to the Oneida County Department of Health for approval?

Yes No

City of Rome, New York
Application for Planning Board Review

Application Submittals Checklist (Preliminary Plat, Minor Subdivision)

*This checklist **must** be completed if you are applying for property subdivision in order for your application to be considered complete.*

- Completed Application for Planning Board Review
- Application Fee (\$50 base fee plus \$35 per lot)^{#155} (Make checks payable to City of Rome)
- Completed Short or Long Form Environmental Assessment Form, Part 1, as applicable
- Legal description of the parcels resulting from the proposed subdivision
- A preliminary plat map prepared by a Professional Engineer or Licensed Land Surveyor at a scale not exceeding 1"=100' and showing the following:
 - North arrow and scale bar
 - Name and address of applicant
 - Name, address, and stamp of the Engineer or Land Surveyor who prepared the drawing
 - Layout, number, dimensions, and area of each lot within the proposed subdivision
 - Boundary lines of the proposed parcels, including angles and distances, and a statement of the total areas of those parcels
 - The location, dimensions, and layout of rights-of-way, blocks, easements, improvements, and utilities within and contiguous to the proposed subdivision, as well as the location and dimensions of such major features as railroad lines, waterways, and exceptional topography
 - The location of all existing and proposed connections with existing and proposed water, sewer, and other utility lines, and an indication of provisions for and location of stormwater management facilities
 - If applicable - location, dimensions, and layout of all parcels of land intended to be dedicated for public use or reserved as common space for subdivision property owners (such as parks or walking trails) - *PREVIOUSLY CONVEYED*
- N/A* If applicable - outline and description of all public improvements (such as roads), together with preliminary drawings

Please note that the Planning Board or City departments may, at their discretion, require the submission of additional information beyond what is listed above. Commonly requested information includes, but is not limited to, the following:

- Topography map with contours at specified intervals
- Cross-section of proposed rights-of-way, showing roadway widths and grades, bicycle and pedestrian facilities, green infrastructure, and street trees
- The proposed location of water, gas, electric, cable, data delivery, and telephone outlets or lines
- Elevation drawing(s)

City of Rome, New York
Application for Planning Board Review

Application Submittals Checklist (Pre-Application Conference, Major Subdivision)

- Sketch plan showing a general layout of proposed streets, lots, and other improvements
- Location map indicating the proposed subdivision in relation to the surrounding area
- μ/\wedge Depiction of land to be reserved for streets, stormwater management, sewers, water, fire protection, public buildings, utilities, and other facilities
- μ/\wedge Map of general locations of obvious conservation features
- μ/\wedge Conservation Features Inventory (required only if the proposed subdivision contains previously undeveloped or agricultural land)

Application Submittals Checklist (Preliminary Plat, Major Subdivision)

*This checklist **must** be completed if you are applying for property subdivision in order for your application to be considered complete.*

- Completed Application for Planning Board Review
- Application Fee (\$150 base fee plus \$35 per lot)(Make checks payable to City of Rome)
- Completed Short or Long Form Environmental Assessment Form, Part 1, as applicable
- Legal description of the parcels resulting from the proposed subdivision
- A preliminary plat map prepared by a Professional Engineer or Licensed Land Surveyor at a scale not exceeding 1"=100' and showing the following:
 - North arrow and scale bar
 - Name and address of applicant
 - Name, address, and stamp of the Engineer or Land Surveyor who prepared the drawing
 - Layout, number, dimensions, and area of each lot within the proposed subdivision
 - Boundary lines of the proposed parcels, including angles and distances, and a statement of the total areas of those parcels
 - The location, dimensions, and layout of rights-of-way, blocks, easements, improvements, and utilities within and contiguous to the proposed subdivision, as well as the location and dimensions of such major features as railroad lines, waterways, and exceptional topography
 - The location of all existing and proposed connections with existing and proposed water, sewer, and other utility lines, and an indication of provisions for and location of stormwater management facilities
 - If applicable - location, dimensions, and layout of all parcels of land intended to be dedicated for public use or reserved as common space for subdivision property owners (such as parks or walking trails)
 - If applicable - outline and description of all public improvements (such as roads), together with preliminary drawings

City of Rome, New York
Application for Planning Board Review

Application Submittals Checklist (Final Plat, Major Subdivision)

*This checklist **must** be completed if you are applying for property subdivision in order for your application to be considered complete.*

- Completed Application for Planning Board Review
- Formal offers of dedication, when not set forth on the final plat, of any public rights-of-way or parks, accompanied by the appropriate deeds bearing a certification of approval by the City Corporation Counsel.
- An endorsement from abstract or title company certifying that there are no liens against the land to be subdivided arising from nonpayment of City taxes, water or sewer charges, or fines
- A preliminary plat map prepared by a Professional Engineer or Licensed Land Surveyor at a scale not exceeding 1"=100' and showing the following:
 - All information from the approved preliminary plat
 - Date of preparation of the final plat and by whom it was prepared
 - The boundary of the plat, based on accurate traverse, with angles and linear dimensions
 - The exact location, width, and name of all rights-of-way within and adjoining the plat
 - True angles and distances to the nearest established right-of-way line or official monuments (no less than three)
 - Municipal, township, county, and section lines accurately tied to the lines of the subdivision by distances and angles
 - Radii, internal angles, points, curvatures, tangent bearings, and lengths of all arcs
 - All easements established for public use and utilities
 - All lot numbers and lot lines, with accurate dimensions given in hundredths of a foot
 - Accurate outlines of all areas dedicated or reserved for public use, with the proposed uses indicated, and all areas to be reserved for the common use of the property owners, with the proposed uses indicated
- A certification by all who have an interest in the property to be subdivided, authorizing and acknowledging the preparation of the subdivision plat and the dedication of any thoroughfares and other public areas
- Documentation of the approval of the City Engineer that the subdivision agrees with the City survey and is mathematically correct
- Certification from the Oneida County Health Department and any other applicable authorities that the final plat meets required specifications.

City of Rome, New York
Application for Planning Board Review

General Information and Certification

The City of Rome's Planning Board regularly meets the first Tuesday of every month. To be placed on an agenda, a complete application must be submitted to the City's Department of Community and Economic Development at least sixteen (16) calendar days in advance of the upcoming meeting.

Please note that you *must* have a representative in attendance at the meeting in order for your application to be considered.

All required supporting documentation including the required number of copies of plans, documents, drawings and/or other illustrative materials must be submitted in an application packet in order for it to be considered complete. Please refer to the relevant application checklist to confirm that you are submitting all necessary information.

Failure to provide complete information may result in unnecessary delays or revocation of approvals.

I do hereby state that the information submitted is an accurate representation of my request and complete to the best of my knowledge:

Applicant Signature: Andrew A. D'Agostino
Date: 12/11/2025

Owner Signature: Jessica M. Ryan
Date: 12/12/25

Short Environmental Assessment Form

Part 1 - Project Information

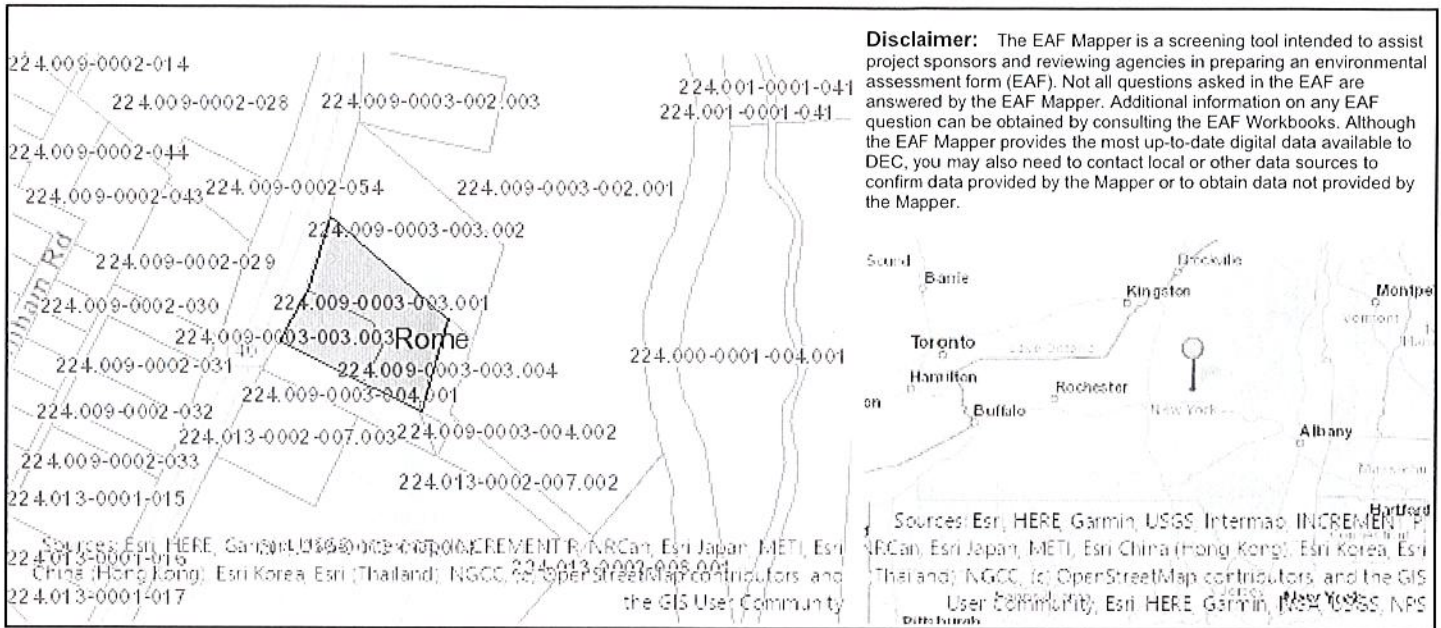
Instructions for Completing

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.

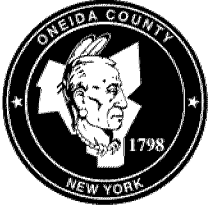
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information				
Name of Action or Project: Donegan Subdivision				
Project Location (describe, and attach a location map): 1814 & 1820 Black River Boulevard, Rome NY <i>TAX ID 224.009-3-3.1 + 3.3</i>				
Brief Description of Proposed Action: Parcel consists of 1.947 acres with 3 commercial leased parcel. The plan is to conveyed the land to the users; Parcel A 1.16 acres with a car wash Parcel B 0.587 acres with an Advanced Auto Parcel C 0.20 acres cell tower All parcels shre an dexisting access from Black River Boulevard.				
Name of Applicant or Sponsor: James Donegan		Telephone: 315-482-1008 E-Mail: jdonegan@verizon.net		
Address: PO box 669				
City/PO: Alexandria Bay		State: NY	Zip Code: 13607	
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 government 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?		1.947 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?		1.947 acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input checked="" 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				

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<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 <input type="checkbox"/>	YES <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: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



**ONEIDA COUNTY
DEPARTMENT OF PLANNING**

Boehlert Center at Union Station
321 Main St., Utica NY 13501
Phone: (315) 798-5710
email:239apps@oneidacountyny.gov

ANTHONY J. PICENTE, JR.
County Executive

JAMES J. GENOVESE II
Commissioner

**GENERAL MUNICIPAL LAW, SECTIONS 239-l, -m, or -n
NOTICE OF COUNTY RECOMMENDATION**

Oneida County Referral Number: OC-215987

Applicant: James Donegan

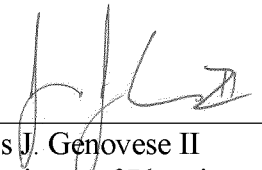
Municipality: City of Rome

Location: 1814 Black River Boulevard

Subject Action: Three-lot minor subdivision proposal.

NO RECOMMENDATION AS TO FINAL ACTION

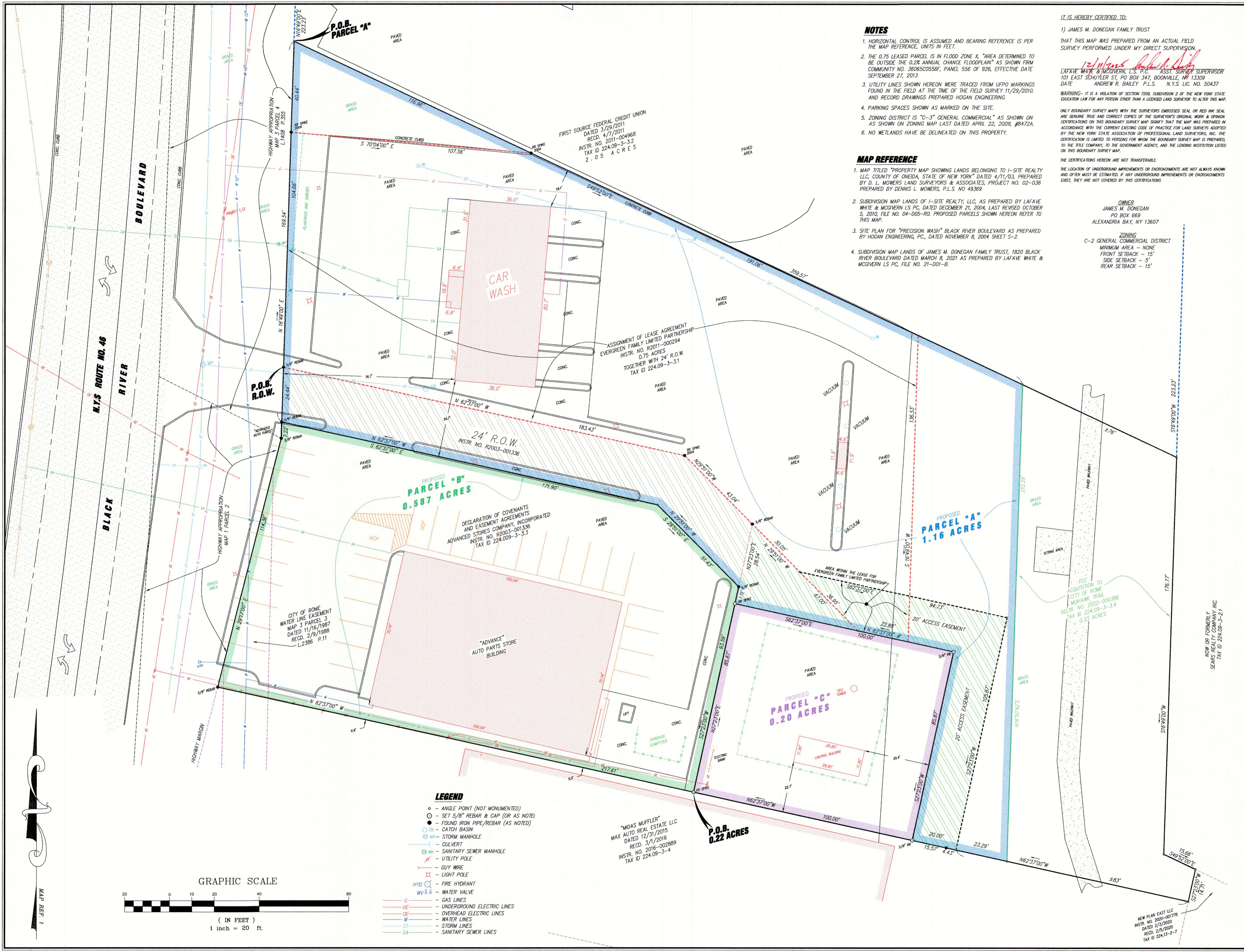
Date: 1/9/2026



James J. Genovese II
Commissioner of Planning

NOTE: Section 239-m of the General Municipal Law of the State of New York requires that the municipal agency having jurisdiction over this matter, shall, within thirty (30) days after its final action, file with this Department a report describing the final action.

The “NO RECOMMENDATION” only states that significant Countywide or intermunicipal impacts have not been identified. There may be significant local impacts or controversy. This statement does not address the proposed action’s compliance with all applicable local regulations; or with any other county, state, or federal requirements, including the provisions of the New York State Environmental Quality Review Act (SEQRA).



NOTES

- HORIZONTAL CONTROL IS ASSUMED AND BEARING REFERENCE IS PER THE MAP REFERENCE UNITS IN FEET.
- THE 0.75 LEASED PARCEL IS IN FLOOD ZONE X, "AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN FROM COMMUNITY NO. 3606500556F, PANEL 556 OF 926, EFFECTIVE DATE SEPTEMBER 27, 2013.
- UTILITY LINES SHOWN HEREON WERE TRACED FROM UFPO MARKINGS FOUND IN THE FIELD AT THE TIME OF THE FIELD SURVEY 11/29/2010, AND RECORD DRAWINGS PREPARED HOGAN ENGINEERING.
- PARKING SPACES SHOWN AS MARKED ON THE SITE.
- ZONING DISTRICT IS "C-3" GENERAL COMMERCIAL AS SHOWN ON AS SHOWN ON ZONING MAP LAST DATED APRIL 22, 2009, #B472A.
- NO WETLANDS HAVE BEEN DELINEATED ON THIS PROPERTY.

MAP REFERENCE

- MAP TITLED "PROPERTY MAP SHOWING LANDS BELONGING TO I-SITE REALTY LLC, COUNTY OF ONEIDA, STATE OF NEW YORK" DATED 4/11/03, PREPARED BY D. L. MOWERS LAND SURVEYORS & ASSOCIATES, PROJECT NO. 02-036 PREPARED BY DENNIS L. MOWERS, P.L.S. NO. 49369.
- SUBDIVISION MAP LANDS OF I-SITE REALTY, LLC, AS PREPARED BY LAFAVE WHITE & MCGIVERN L.S. P.C., DATED DECEMBER 21, 2004, LAST REVISED OCTOBER 5, 2010, FILE NO. 04-005-RD, PROPOSED PARCELS SHOWN HEREON REFER TO THIS MAP.
- SITE PLAN FOR "PRECISION WASH" BLACK RIVER BOULEVARD AS PREPARED BY HOGAN ENGINEERING, PC., DATED NOVEMBER 8, 2004 SHEET 5-2.
- SUBDIVISION MAP LANDS OF JAMES M. DONEGAN FAMILY TRUST, 1820 BLACK RIVER BOULEVARD DATED MARCH 8, 2021 AS PREPARED BY LAFAVE WHITE & MCGIVERN L.S. P.C., FILE NO. 21-001-B.

IT IS HEREBY CERTIFIED TO:

1) JAMES M. DONEGAN FAMILY TRUST
 THAT THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION.

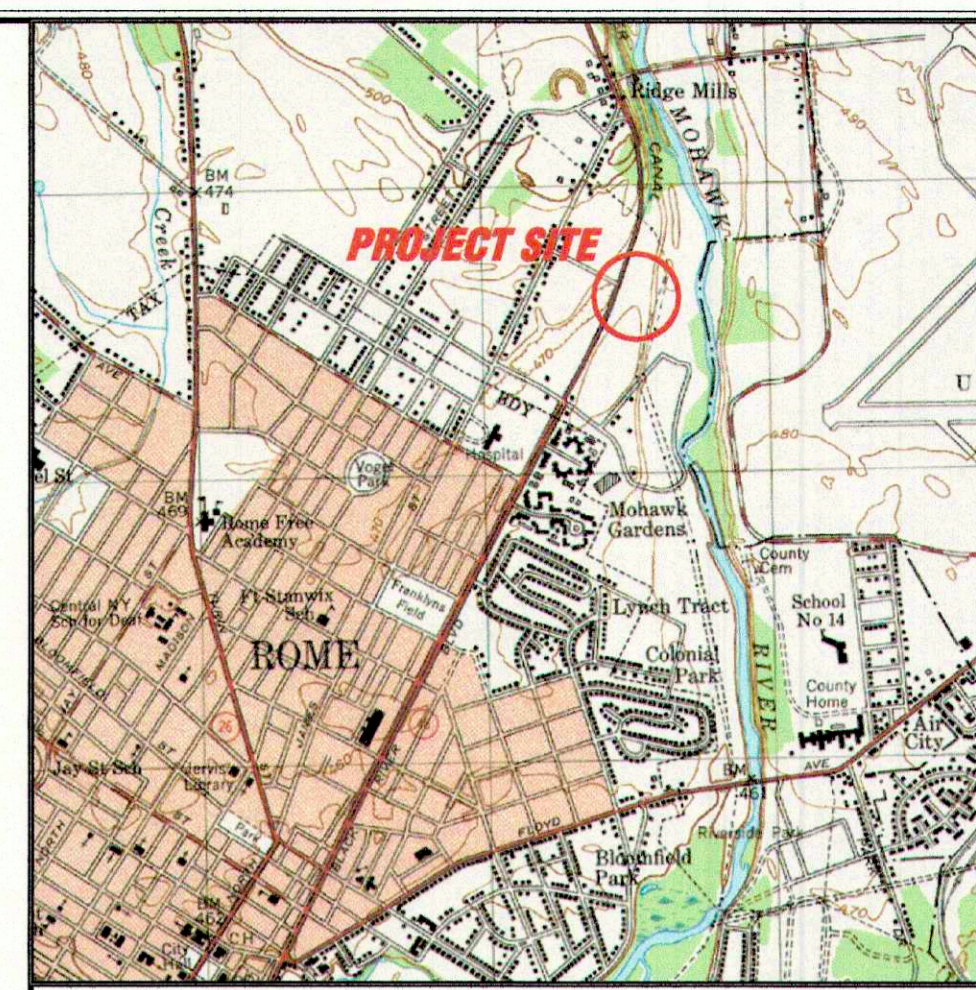
12/1/2025
 LAFAVE WHITE & MCGIVERN, L.S. P.C., ASST. SURVEY SUPERVISOR
 101 EAST SCHUYLER ST. PO BOX 347, BOONVILLE, NY 13309
 DATE ANDREW R. BAILEY P.L.S. N.Y.S. LIC. NO. 50437

WARNING - IT IS A VIOLATION OF SECTION 2208, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON OTHER THAN A LICENSED LAND SURVEYOR TO ALTER THIS MAP.
 ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYORS EMBOSSED SEAL OR RED INK SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYORS ORIGINAL WORK & OPINION CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENT AGENCY, AND THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
 THE CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.

THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST, THEY ARE NOT COVERED BY THIS CERTIFICATION.

OWNER
 JAMES M. DONEGAN
 PO BOX 669
 ALEXANDRIA BAY, NY 13607

ZONING
 C-2 GENERAL COMMERCIAL DISTRICT
 MINIMUM AREA - NONE
 FRONT SETBACK - 15'
 SIDE SETBACK - 5'
 REAR SETBACK - 15'

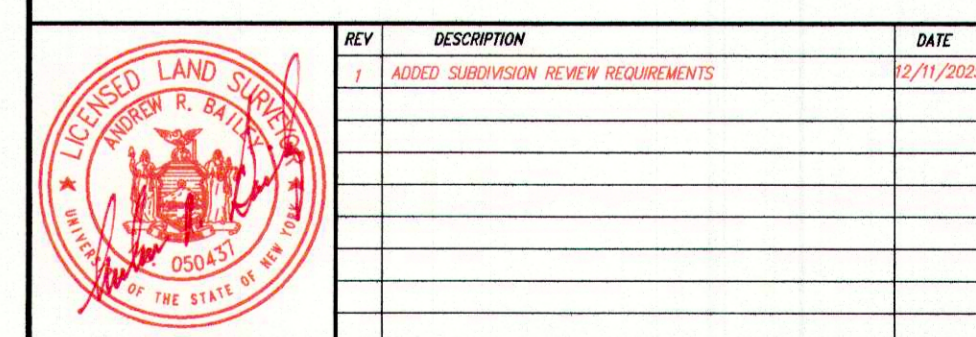


LOCATION MAP - CITY OF ROME USGS QUAD - NOT TO SCALE

DEED REFERENCES

- W. DOUGLAS READER DONALD H. BALL TO I-SITE REALTY, LLC. DATED 9/25/2002 RECD. 9/25/2002 INSTRUMENT #2002-016200 (4.33 ACRE PARCEL)
- I-SITE REALTY, LLC. TO JAMES M. DONEGAN FAMILY TRUST DATED 12/27/2011 RECD. 12/29/2011 INSTR. NO. 2011-019936
- SUBJECT TO DECLARATION OF COVENANTS AND EASEMENT AGREEMENTS I-SITE REALTY, LLC. TO ADVANCED STORES COMPANY, INCORPORATED DATED 8/4/2003 RECD. 10/1/2003 INSTR. NO. R2003-001336
- SUBJECT TO LEASE AGREEMENT JAMES M. DONEGAN FAMILY TRUST TO DDD ASSOCIATES, INC. DATED 12/18/2004 RECD. 1/12/2005 INSTR. NO. R2005-000055
- SUBJECT TO LEASE AGREEMENT JAMES M. DONEGAN FAMILY TRUST TO I-SITE REALTY, LLC TO DDD ASSOCIATES, INC. EVERGREEN FAMILY LIMITED PARTNERSHIP DATED 3/24/2011 RECD. 3/31/2011 INSTR. NO. R2011-000294
- THIS SURVEY PREPARED WITH THE BENEFIT OF THE FOLLOWING ABSTRACTS LAST CERTIFIED BY CENTRAL NEW YORK ABSTRACT CORPORATION LAST DATED 4/24/2002 NO. R-466 LEATHERSTOCKING ABSTRACT & TITLE CORP. LAST DATED 9/28/2010 NO. 39110 LEATHERSTOCKING ABSTRACT & TITLE CORP. LAST DATED 9/28/2010 NO. 39099
- DONNA R. DONEGAN SEAN DONEGAN KIMBERLY DONEGAN BARNETT TRUSTEES OF THE JAMES M. DONEGAN FAMILY TRUST TO THE CITY OF ROME DATED 11/15/2021 RECD. 2022-000386 INSTR. NO. 2022-000386 TAX ID 224.009-3-3.4
- I-SITE REALTY, LLC. TO DONNA R. DONEGAN SEAN DONEGAN KIMBERLY DONEGAN PATRICK DONEGAN AS TRUSTEES OF THE JAMES M. DONEGAN FAMILY TRUST DATED 12/18/2024 RECD. 01/26/2024 INSTR. NO. 2024-001001 TAX ID 224.009-3-3.1

REV	DESCRIPTION	DATE
1	ADDED SUBDIVISION REVIEW REQUIREMENTS	07/11/2025

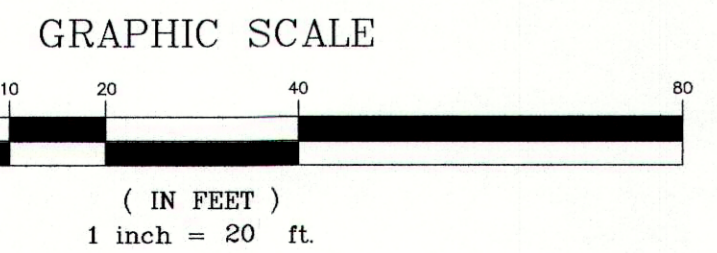


SUBDIVISION MAP LANDS OF THE JAMES M. DONEGAN FAMILY TRUST 1820 BLACK RIVER BOULEVARD CITY OF ROME
 ONEIDA COUNTY NEW YORK
 LaFAVE, WHITE & MCGIVERN, L.S., P.C.
 LAND SURVEYORS
 THERESA - BOONVILLE
 NEW YORK

DRAWN A.R.B.	CHECKED A.R.B.	DATE 10/8/2025	SCALE 1" = 20'	FILE 25-005-B	SHEET 1 OF 1
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LEGEND

- - ANGLE POINT (NOT MONUMENTED)
- - SET 5/8" REBAR & CAP (OR AS NOTED)
- - FOUND IRON PIPE/REBAR (AS NOTED)
- - CATCH BASIN
- - STORM MANHOLE
- - CULVERT
- - SANITARY SEWER MANHOLE
- - UTILITY POLE
- - GUY WIRE
- - LIGHT POLE
- - FIRE HYDRANT
- - WATER VALVE
- - GAS LINES
- - UNDERGROUND ELECTRIC LINES
- - OVERHEAD ELECTRIC LINES
- - WATER LINES
- - STORM LINES
- - SANITARY SEWER LINES



MAP REF. 1

"MIDAS MUFFLER"
 MAX AUTO REAL ESTATE LLC
 DATED 12/31/2015
 RECD. 3/1/2016
 INSTR. NO. 2016-002889
 TAX ID 224.09-3-3.4

NEW PLAN EAST LLC
 INSTR. NO. 2000-001776
 DATED 2/3/2000
 RECD. 2/5/2000
 TAX ID 224.13-2-7