

## Lundy Development & Property Management, LLC

April 7, 2012

Kurt W. Hauk, P.E.  
City Engineer  
Room 305  
245 Washington Street  
Watertown, NY 13601



### RE: New Project in the City of Watertown

Dear Mr. Hauk,

Enclosed you will find a Site Plan Application package for the construction of a new facility for Watertown Aerie No. 782 Fraternal Order of the Eagles.

Lundy Development and Property Management, LLC is planning to relocate the Fraternal Order of the Eagles Aerie No. 782 from their current location on US Route 11 to a vacant lot owned by Watertown Center Development, LLC's in the Northland Plaza at 144 Eastern Boulevard, Watertown. LDPM will contract with LUNCO Corporation for the construction of approximately 6,500 square feet of meeting and banquet hall space with a 960 square foot outdoor pavilion.

The enclosed preliminary plans do not have our engineer's stamp pending your review. If the drawings are acceptable to you as is, I will submit the required three stamped sets for issuance of permit. If you request additional information or changes, I will submit the final stamped set upon completion of those requested revisions.

I understand the submission deadline for the Planning Board meeting today was May 22nd, but I am hoping that your board may be able to give it a quick review and pass it on to the County prior to the June 14<sup>th</sup> submission deadline for the June 26<sup>th</sup> County Planning Board meeting.

I look forward to your favorable response. Please do not hesitate to call should you have any additional questions or concerns.

Respectfully,

A handwritten signature in black ink, appearing to read "Michael E. Lundy".

Michael E. Lundy  
President

CC: Ken Mix, City Planner



**CITY OF WATERTOWN  
SITE PLAN APPLICATION  
AND  
SHORT ENVIRONMENTAL  
ASSESSMENT FORM, PART 1**



\*\* Provide responses for all sections. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. Failure to submit required information by the submittal deadline will result in **not** making the agenda for the upcoming Planning Board meeting.

**PROPERTY LOCATION**

Proposed Project Name: Watertown Aerie No. 782 Fraternal Order of the Eagles  
Tax Parcel Number: 5-16-320.000  
Property Address: 144 Eastern Boulevard, City of Watertown, NY 13601  
Existing Zoning Classification: Commercial

**OWNER OF PROPERTY**

Name: Watertown Center Development, LLC. (current)  
Address: PO Box 684  
New Hartford, NY 13413  
Telephone Number: 315-796-6562  
Fax Number: \_\_\_\_\_

**APPLICANT**

Name: Lundy Development & Property Management, LLC - Michael E. Lundy, President  
Address: 35794 NYS Route 126  
Carthage, NY 13619  
Telephone Number: 315-493-2493  
Fax Number: 315-493-2004  
Email Address: mlundy@mlundygroup.com

**ENGINEER/ARCHITECT/SURVEYOR**

Name: Edwin Harrington III, Architect P.C. (Building) / Lucas Widrick (Site / Civil)  
Address: 505 East Fayette Street / 1190 Village Forest Drive  
Syracuse, NY 13202 / Winter Park, FL 32792  
Telephone Number: 315-478-9189 / (407) 362-8238  
Fax Number: 315-478-7601  
Email Address: demeharc@twcny.rr.com / lucaswidrick@gmail.com

**PROJECT DESCRIPTION**

Describe project and proposed use briefly:

New Facility for Aerie No. 782 Fraternal Order of the Eagles with  
6,500 square feet of meeting and banquet hall space and a 960 square  
foot outdoor pavilion

Is proposed Action:

New       Expansion       Modification/Alteration

Amount of Land Affected:

Initially: 0.99 Acres      Ultimately: 0.99 Acres

Will proposed action comply with existing zoning or other existing land use restrictions?

Yes       No      If no, describe briefly

What is present land use in vicinity of project?

Residential       Industrial       Commercial       Agriculture  
 Park/Forest/Open Space       Other

Describe: \_\_\_\_\_

Does project involve a permit approval, or funding, now or ultimately from any other Governmental Agency (Federal, State or Local)?

Yes       No      If yes, list agency(s) and permit/approval(s)  
NYS Building Permit

Does any aspect of the project have a currently valid permit or approval?

Yes       No      If yes, list agency(s) and permit/approval(s)

As a result of proposed project, will existing permit/approval require modification?

Yes       No

Proposed number of housing units (if applicable): N/A

Proposed building area: 1<sup>st</sup> Floor 6500 Sq. Ft.

2<sup>nd</sup> Floor \_\_\_\_\_ Sq. Ft.

3<sup>rd</sup> Floor \_\_\_\_\_ Sq. Ft.

Total \_\_\_\_\_ Sq. Ft.

Area of building to be used for the boiler room, heat facilities, utility facilities  
and storage: 800 \_\_\_\_\_ Sq. Ft.

Number of parking spaces proposed: 10 on site with 300 space parking Cross Easement

Construction Schedule: July - December, 2012

Hours of Operation: Mon.-Thurs.: 1:00pm - 2:00am; Fri. - Sat.: 11:00am - 2:00am;  
Sun.: 12:00pm-6:00pm

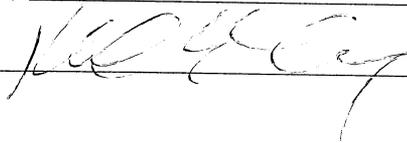
Volume of traffic to be generated: Varies; 20-200 \_\_\_\_\_ ADT

### SIGNATURE

I certify that the information provided above is true to the best of my knowledge.

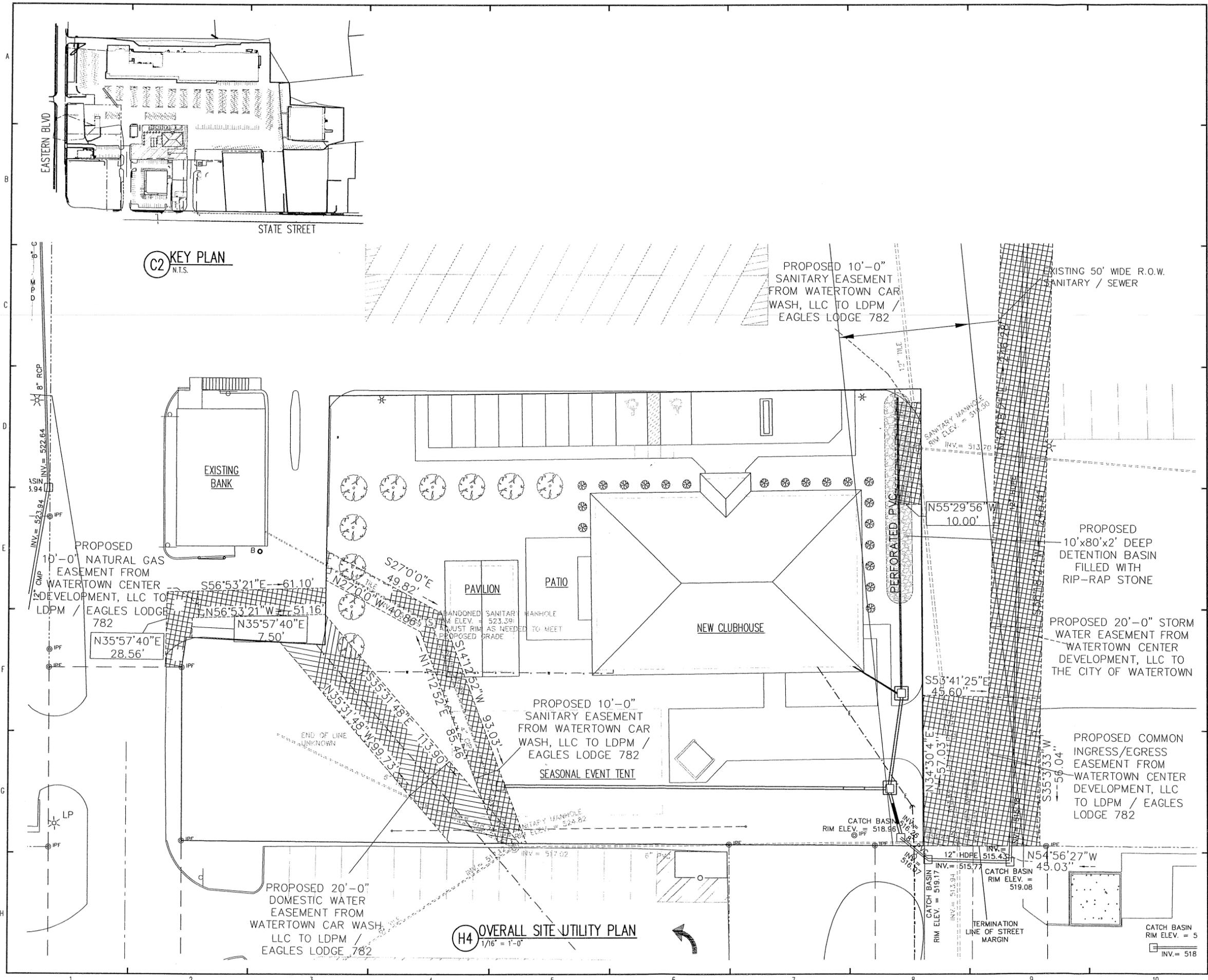
Applicant (please print) Michael E. Lundy

Applicant Signature



Date: 6/4/12





**C2 KEY PLAN**  
N.T.S.

**H4 OVERALL SITE UTILITY PLAN**  
1/16" = 1'-0"

NOTES

CITY ENGINEERING DEPARTMENT  
RECEIVED  
JUN 05 2012  
WATERTOWN, NEW YORK

SEAL

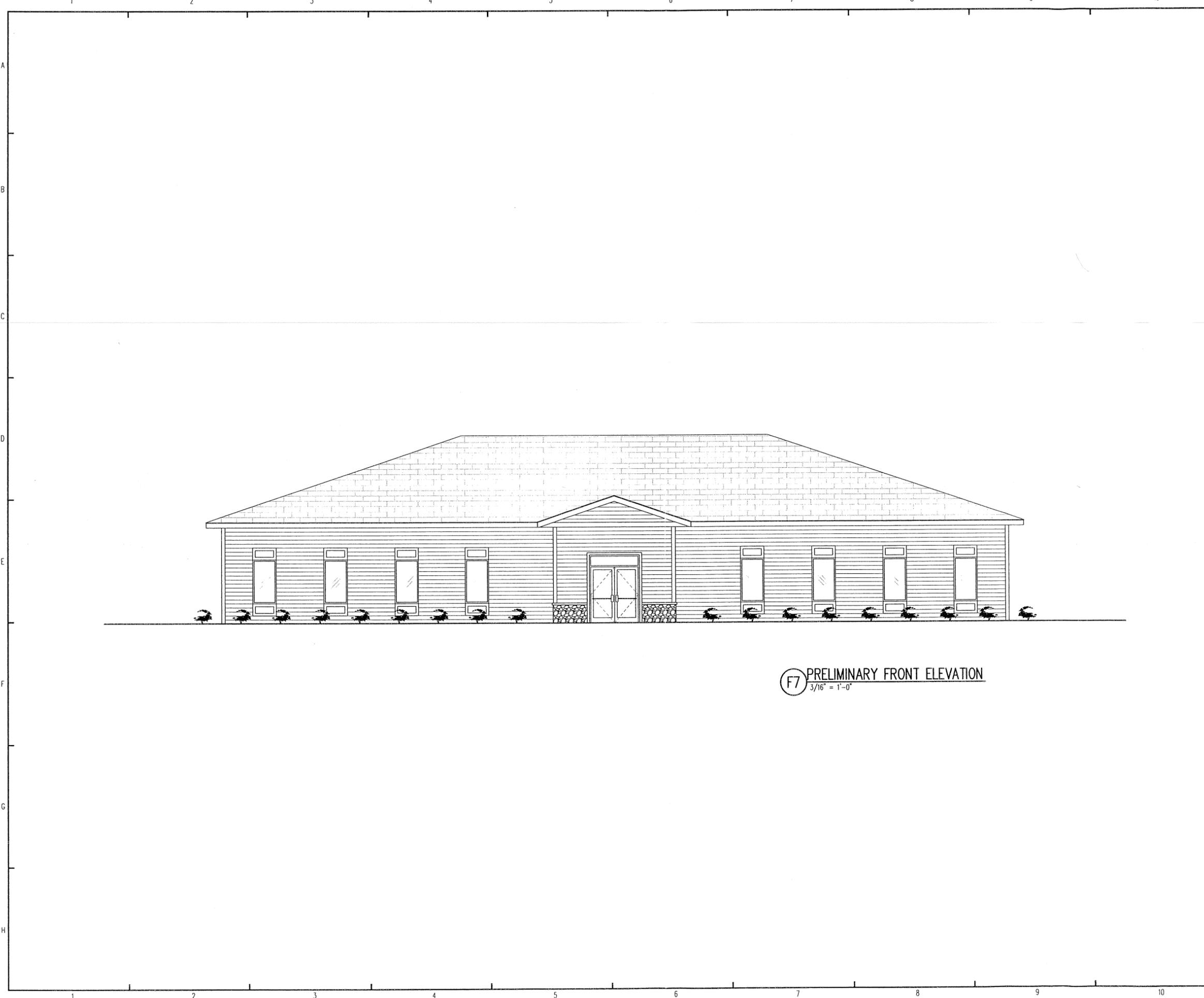
**PRELIMINARY**  
NOT-FOR-CONSTRUCTION

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Rev. No	Date	Issue History
06/04/12		PRESENTATION

<b>EAGLES CLUB 782</b>	Dr. _____	LCW
	Ch. _____	ML
<b>OVERALL SITE UTILITY PLAN</b>	Appr. _____	ML
	Date _____	05/30/2012
<b>OVERALL SITE UTILITY PLAN</b>		<b>S2</b>





(F7) PRELIMINARY FRONT ELEVATION  
 3/16" = 1'-0"

NOTES

ENGINEERING DEPT.  
 RECEIVED  
 JUN 05 2012  
 WATERTOWN, NEW YORK

SEAL

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Rev.	No	Date	Issue History
△			
△			
△			
△			
△			
△	05/21/12		PRESENTATION

EAGLES CLUB 782	Dr.	LCW
	Ch.	ML
PRELIMINARY FRONT ELEVATION	Ar.	ML
	Date	04/23/2012
	Proj.	A2

