

16 February 2010

City Engineer's Office - Room 305
Attn: Honorable Mayor and City Council
245 Washington St
Watertown, NY 13601

Leo F. Gozalkowski, PLS
Stephen W. Yaussi, AIA
Edward G. Olley, Jr., AIA
William P. Plante, PLS
Patrick J. Scordo, PE
Thomas S.M. Compo, PE

Gregory F. Ashley, PLS

Re: Zone Change – Amendment of Planned Development District
Millennium Development
City Center Plaza Phase II, Watertown, NY

File: 2009-215E

Honorable Mayor and City Council:

On behalf of Millennium Development, GYMO, P.C. is submitting materials for an amendment to the Planned Development District (PDD) at Watertown City Center Plaza. The PDD encompasses seven different parcels as follows: 8-53-114.000, 8-53-110.000, 8-53-108.100, 8-53-107.000, 8-53-106.100, 8-53-103.100 and 8-53-102.001. This amendment is necessary, as the owner intends to develop the property further than is shown on the current PDD plan. The following materials have been included:

- 16 Copies of Overall Development Plan OPD1 (4 full size, remaining 11" x 17"), which includes anticipated development with conceptual utilities;
- Tax map with the highlighted parcels included in the current PDD and;
- \$100 fee.

The proposed development consists of Phase II and III of the Watertown City Center Plaza and includes a 30,889 square foot (sf), 4-story, 132 room hotel with a 4,000 SF banquet hall, upon which site plan approval is currently being sought. The remainder of Phase II includes the following: a 6,925 sf retail building, a 6,510 sf restaurant, two (2) 5,286 sf restaurants and a 2,907 sf bank. Phase III consists solely of a ±126,600 sf big box retail store.

It is anticipated that the Planning Board will review the proposed PDD amendment at their 2 March 2010 meeting. It is understood that a two week public hearing is required for actions such as this. If there are any questions or you require additional information, please feel free to contact our office.

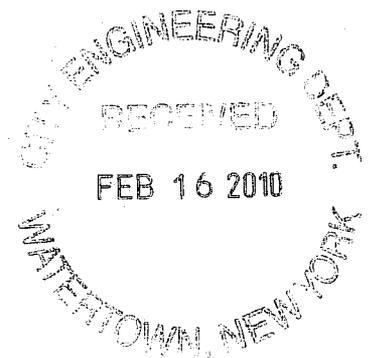
Sincerely,
GYMO, Architecture, Engineering & Land Surveying, PC



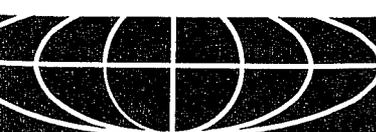
Ryan Churchill
Project Engineer

Attachments

pc: Pat Scordo, P.E. - GYMO, PC



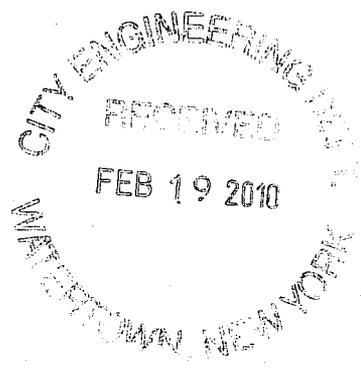
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18 February 2010

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Gregory F. Ashley, PLS

Re: Signage for Amended Planned Development District
Millennium Development
Watertown City Center Plaza Phase II, Watertown, NY

File: 2009-215E

Honorable Mayor and City Council:

As a follow-up to the requested amendment to the Planned Development District (PDD) which was recently submitted, GYMO, P.C. is providing proposed signage areas which correspond with the Overall Planned Development Plan - OPD1. The table (below) indicates signage areas which have been approved on the previous PDD, in addition to proposed signage areas for the proposed facilities of the amended PDD:

SIGNAGE			
PREVIOUSLY APPROVED	SF	PROPOSED	SF
Holiday Inn Express	600	Hilton Garden Inn Hotel	600
Ruby Tuesday	300	Future Retail 1 (Phase 1)	300
Ponderosa	300	Future Restaurant 2 (Phase 1)	300
Starbucks	300	Future Restaurant 4 (Phase 2)	300
AT&T	300	Future Restaurant 5 (Phase 2)	300
Future Retail (Big Box)	800	Future Retail 2 (Phase 2)	300
Buffalo Wild Wings	300	Total	2100
Future Facility at SMP 1A (Bank)	300		
Future Facility at SMP 1B (Rest 3)	300		
Total	3500		

If there are any questions or you require additional information, please feel free to contact our office.

Sincerely,
GYMO, Architecture, Engineering & Land Surveying, PC

Ryan Churchill
Project Engineer

pc: Pat Scordo, P.E. - GYMO, PC

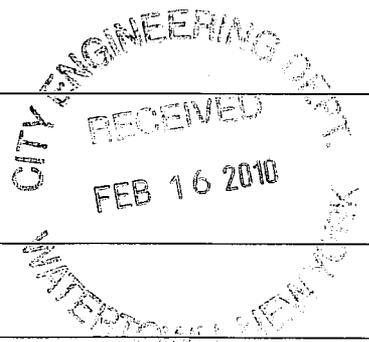
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SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

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

1. APPLICANT/SPONSOR Millennium Development, LLC	2. PROJECT NAME Watertown City Center Plaza - Phase Two
3. PROJECT LOCATION: Municipality <u>City of Watertown</u> County <u>Jefferson</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>1000' North/Northeast of Interstate 81 and Arsenal Street Intersection</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>Planned Development District Modification for Watertown City Center Plaza Phase II and III future development.</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>39.76</u> acres Ultimately <u>39.76</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If no, describe briefly <u>Amendment to PDD required</u>	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: <u>Watertown City Center Plaza - 3 restaurants, a Starbucks coffee shop, a Holiday Inn Hotel, and a small retail building.</u>	
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals <u>CURRENT PDD</u>	
12. AS A RESULT OF PROPOSED ACTION, WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Patrick J. Scordo</u> Signature: <u><i>Patrick J. Scordo</i></u>	Date: <u>02/16/2010</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

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If NO, a negative declaration may be superseded by another involved agency.
 Yes No

- C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)
- C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
 - C2. Aesthetic agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
 - C3. Vegetation or fauna, fish shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
 - C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:
 - C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.
 - C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.
 - C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEA?
 Yes No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
 Yes No If yes, explain briefly

PART III – DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

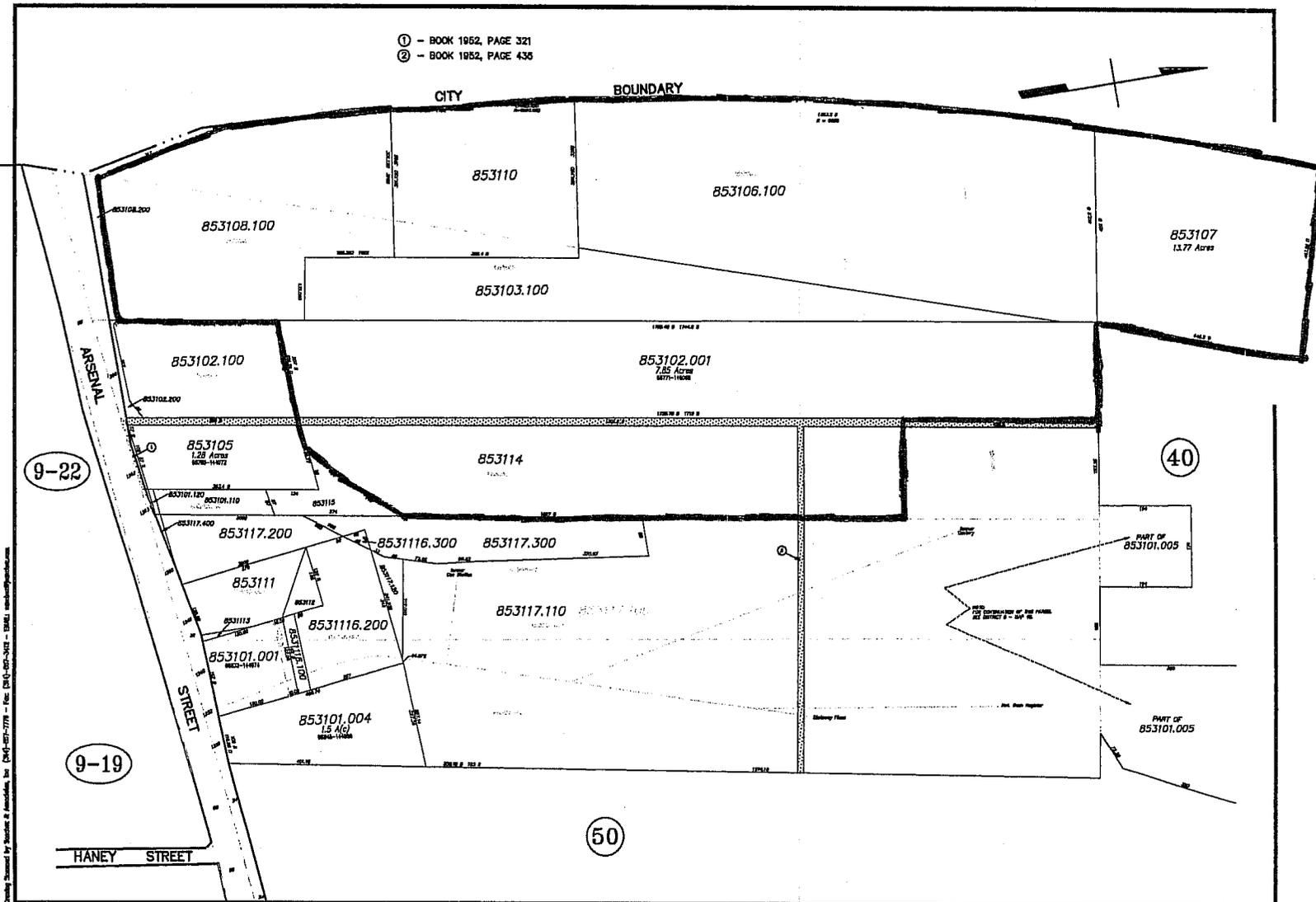
Date

MADE FOR
DEPARTMENT OF ASSESSMENT AND TAXATION
CITY OF WATERTOWN, N. Y.

BY
DEPARTMENT OF ENGINEERING
CITY OF WATERTOWN, N. Y.

- ① - BOOK 1952, PAGE 321
- ② - BOOK 1952, PAGE 436

CITY BOUNDARY



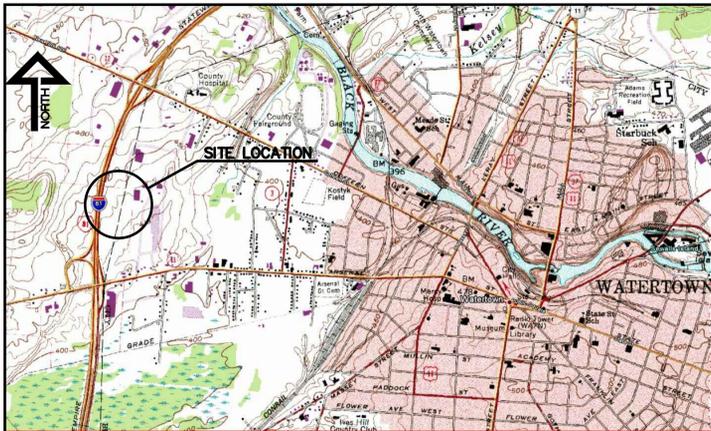
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SCALE: 1 INCH = 100 FEET

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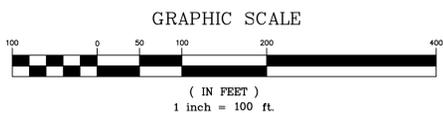
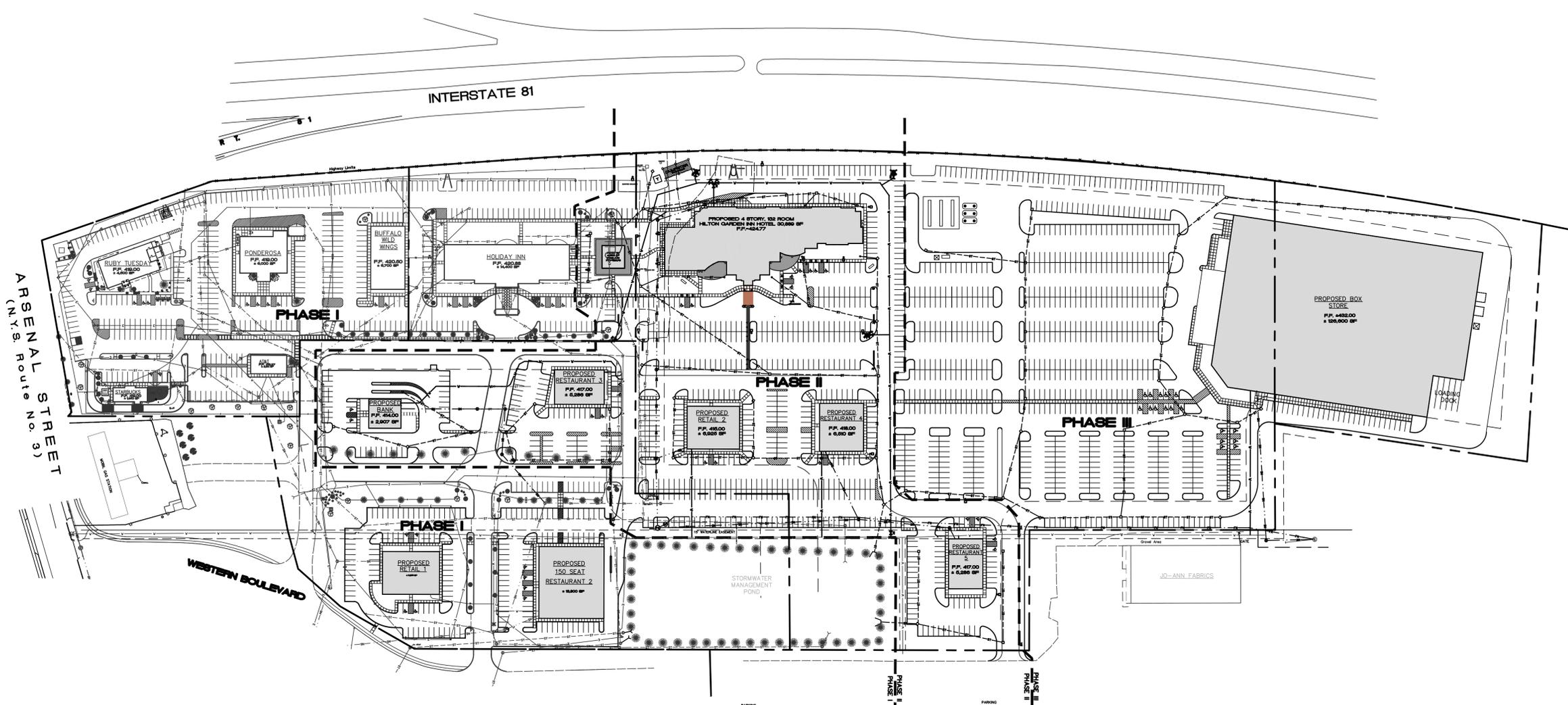
REVISED DECEMBER 31 2007

DISTRICT 8 MAP 53



PROJECT LOCATION MAP: 1"=2000'±

LEGEND	EXISTING	PROPOSED
5' CONTOUR	— 420 —	
1' CONTOUR	— 417 —	
SETBACK	— — — —	
EASEMENT	— — — —	
MARGIN	— — — —	
PROPERTY LINE	— — — —	
EDGE OF PAVEMENT	— — — —	
CURBED ROAD	— — — —	
BUILDING	— — — —	
PHASE BOUNDARY	— — — —	
ELEC LINE	— — — —	
SEWER LINE	— — — —	
FORCE MAIN	— — — —	
STORM LINE	— — — —	
WATER LINE	— — — —	
LIGHT POLE	⊙	⊙
TREE	⊙	⊙
SHRUB	⊙	⊙
PLANTING	⊙	⊙
SEWER MANHOLE	⊙	⊙
STORM MANHOLE	⊙	⊙
WATER VALVE	⊙	⊙
HYDRANT	⊙	⊙
CATCH BASIN	⊙	⊙



FOR APPROVALS ONLY
NOT FOR CONSTRUCTION

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A LICENSED 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.

OVERALL PLANNED DEVELOPMENT
WATERTOWN CITY CENTER PLAZA
ARSENAL STREET/I-81
CITY OF WATERTOWN, NEW YORK

Project No: 2009-215E
Scale: As Noted
Date: 1/26/10
Drawn By:
Designed By: RCC
Checked By:
Date Issued: 2/16/10
Drwg. No.

OPD1