

Jefferson County Industrial Development Agency

800 Starbuck Avenue, Suite 800
Watertown, New York 13601
Telephone 315-782-5865 / 800-553-4111
Fax 315-782-7915
www.jcida.com

TO: **JCIDA Corporate Park Ad Hoc Committee**
Rob Aiken
David Converse
John Jennings
Paul Warneck

FROM: David J. Zembiec, CEO

DATE: August 25, 2022

SUBJECT: **JCIDA Corporate Park Ad Hoc Committee Meeting**

A JCIDA Corporate Park Committee meeting has been scheduled for **Tuesday, August 30, 2022 at 8:00 a.m.** in the board room, 800 Starbuck Avenue, Watertown, NY.

Please confirm your attendance with Peggy Sampson pssampson@jcida.com at your earliest convenience.

Zoom:

<https://us02web.zoom.us/j/84355250468?pwd=R0t4VjRPdGJBZDJrL2JQYVVVjKytDdz09>

Meeting ID: 843 5525 0468

Passcode: 011440

1-929-205-6099 US (New York)

Thank you.

pss

C: Marshall Weir
Lyle Eaton
Rob Aliasso
W. Edward Walldroff
Lisa L'Huillier
Christine Powers
Kent Burto
Greg Gardner
William Johnson
Media

Jefferson County Industrial Development Agency

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Watertown, New York 13601

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JCIDA CORPORATE PARK AD HOC COMMITTEE

Tuesday, August 30, 2022

8:00 a.m.

AGENDA

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Lawman Site Plan for Lots 10 & 11**
- IV. Requested Easement for Town of Watertown Sewer Project**
- V. Update on Turning Lane**
- VI. Other/Unfinished business**
- VII. Adjournment**

GENERAL OUTLINE OF COVENANTS AND RESTRICTIONS
GOVERNING OCCUPANCY AND CONSTRUCTION WITHIN
THE JEFFERSON COUNTY INDUSTRIAL PARK.

GENERAL

The objective is to develop a light industrial park that will be extremely attractive to light industry from a functional, geographical and aesthetic standpoint. The park will attract industries who desire a prestigious locale and whose presence will enhance the total community. The park development will provide a very desirable environment for the employees of the occupying industries.

REGULATIONS AND COVENANTS

1. An occupant of land or buildings must be engaged in a light industrial enterprise limited to the following:
 - a) manufacturing, assembling, processing and packaging of goods.
 - b) engineering, or research and development.
 - c) administrative or other professional services.
2. Qualifying industries will be free from objectionable odours, fumes, dirt, dust, vibration, noise, and other conditions which would be injurious or detrimental to the park or its occupants.
3. Residences will be excluded except for the residence of a Custodian of the Industrial Park.
4. Site Requirements
 - a) Minimum lot area will be 44,000 square feet.
 - b) Minimum lot frontage will be 150 feet.
 - c) Maximum lot coverage by buildings - 35%.
 - d) The minimum front yard depth from the assessed frontage street line - 75 feet.
 - e) The minimum rear yard depth from the property boundary line - 20 feet.
 - f) Minimum side yard depth from property line - 20 feet.
 - g) Where the rear or side wall of a building abuts on a dedicated drainage allowance or other dedicated open space, the minimum distance between the wall and lot line may be reduced by one-half of the standard requirement.
5. Maximum height of buildings - 40 feet for the site requirements specified above. However, any building or structure may be erected or altered to a height not exceeding 75 feet provided that for each foot by which the 40 foot height is exceeded, the front, side and rear yards shall be increased an additional foot beyond the minimums.

REGULATIONS AND COVENANTS

6. Landscaping and general beautification of the occupant's premises will be mandatory. Unlandscaped land within an occupant's holdings must be maintained in good condition with regard to mowing and trimming and other proper control of natural growth.
7. Any materials, waste or otherwise that are subject to dispersal by wind or other means and that through contact or smell could cause injury or damage to other properties, industries or their employees, or to any other persons in the park, must be adequately housed.
8. Off street parking is mandatory and employee and visitor car parking areas must be provided at the rear or side of the buildings. No parking areas permitted ahead of the projected front line of the building.
9. Outdoor storage will only be permitted when completely enclosed by plantings, walls or fences of pleasing appearance.
10. Service facilities such as electrical sub-stations, tanks, etc. must be enclosed or shielded by decorative walls, fencing or shrubbery of pleasing appearance.
11. Buildings or enclosures for accessory uses, incidental or subordinate to the principal buildings, must be of similar appearance and construction to the principal building.
12. All electrical and telephone services will be underground throughout the park.
13. Outdoor signs are subject to a permanent easement restricting signs and displays intended or used to advertise along Route 81. Signs will be limited to the identification of the occupants premises and will be of pleasing design and construction.

BUILDING CONSTRUCTION STANDARDS

Before any structure may be constructed or built on any part of the premises, plans and specifications for the building of said structure must first be submitted to Jefferson County Industries, Inc. In the event that they disapprove of the structure by written notice to the person, firm or corporation submitting said plans or specifications, then the said structure may not be erected on any part of these premises. In the event that Jefferson County Industries fails to act on any plans and specifications submitted to them within 90 days from the date that they are submitted, then it shall be deemed that they have given their approval to the same and the said structure may be erected on the said premises.

Plans and specifications showing size, style, content, location, etc. must be submitted to and approved by the Jefferson County Industrial Development Agency.

November 4, 1981 Revision to JCIDA Guidelines for
COMMERCIAL ISSUE - (October 1, 1980 the Agency established a policy
incorporating the following requirements of eligibility
for an applicant with a commercial project:

(Note - see page 2 for key to Proposed November 4th Revision)

1. Legally eligible: That it meet all legal requirements under the Act and our By-Laws (applies to all applicants);
2. Present policies: That it conforms to present Agency policy re: tax abatement features, bonds, etc. (applies to all applicants);
3. Be commercially reasonable - Applicant must show:

a. Need - Application must include a market study and analysis showing the project will provide a service, and/or products, to a market which is not presently adequately receiving those services and/or products from other available sources - and can do so profitably.

1) Methods - In order to satisfy this requirement (which is designed to prevent unfair competition with existing similar businesses) an applicant, whether expanding an existing business or starting a new one, must:

a) Market analysis - provide with the application an independent market study or survey providing evidence that the existing similar businesses are not adequately meeting the demand (e.g. a specialty retail outlet, expansion of a service operation to perform warranty work now being done at factory); or

b) Local support - provide with the application independent documentation from knowledgeable services within the community involved supporting the need for the application - such as endorsement by the political leaders or a local trade association or letters of support from other similar businesses (for example in the tourism industry - an application could be supported by letters from other local trade groups verifying they are losing tourism business due to a lack of lodging facilities and that they support the applicant's proposal for a motel expansion); or

c) Hearing - In those cases where it would be appropriate in order to resolve compliance with this need standard, at the discretion of the Solicitation Committee, a public hearing may be conducted to provide an opportunity for public comment prior to disposition of the application by the Solicitation Committee.

2) Tax abatement - It is also the Agency's policy, in order to prevent unfair competition with similar businesses to not support tax abatements for projects similar in nature to existing businesses (e.g. stores, restaurants, hotels, motels).

b. Employment - The application must show the project will require a reasonable level of non-owner employment (generally ^{at least} full time, non-owner employees at some point within one year of project start-up, and the

10/19/81

equivalent of ^{**}5 full time non-owner employees in following year; e.g. 10^{**} such employees every other six months in the case of a seasonal business.

c. Use of Funds - The project scope and finances must be limited to the business operations, which excludes any project involving residential or other similar personal benefits to the owners not associated with the actual business operations.

d. Economic Development - The project must show meaningful, long-term benefit to encourage development in our area in uniformity with the Agency's missions, including such things as employment, the tax base, etc.

* This section is new and expands need criteria section of October 1, 1980.

**This is the proposed change reducing requirement from 10 L and 20 to 10 respectively regarding employment.

-IDPash

SCHEDULE B

GENERAL

The objective is to develop a light industrial park that will be extremely attractive to light industry from a functional, geographical and aesthetic standpoint. The park will attract industries who desire a prestigious locale and whose presence will enhance the total community. The park development will provide a very desirable environment for the employees of the occupying industries.

REGULATIONS AND COVENANTS

1. An occupant of land or buildings must be engaged in a light industrial enterprise limited to the following:
 - a) manufacturing, assembling, or packaging of goods.
 - b) engineering, or research and development.
 - c) administrative or other professional services.
 - d) food processing, packaging and cold storage facilities.
2. Qualifying industries will be free from objectionable odours, fumes, dirt, dust, vibration, noise, and other conditions which would be injurious or detrimental to the park or its occupants.
3. Residences will be excluded except for the residence of a Custodian of the Industrial Park.
4. Site Requirements
 - a) Minimum lot area will be 65,000 square feet.
 - b) Minimum lot frontage will be 200 feet.
 - c) Maximum lot coverage by buildings - 35%.
 - d) The minimum front yard depth from the assessed frontage street line - 75 feet. **80 FT**
 - e) The minimum rear yard depth from the property boundary line - 20 feet.
 - f) Minimum side yard depth from property line - 20 feet.
 - g) Where the rear or side wall of a building abuts on a dedicated drainage allowance or other dedicated open space, the minimum distance between the wall and lot line may be reduced by one-half of the standard requirement.
5. Maximum height of buildings - 40 feet for the site requirements specified above. However, any building or structure may be erected or altered to a height not exceeding 75 feet provided that for each foot by which the 40 foot height is exceeded, the front, side and rear yards shall be increased an additional foot beyond the minimums.
6. Landscaping and general beautification of the occupant's premises will be mandatory. Unlandscaped land within an occupant's holdings must be maintained in good condition

with regard to mowing and trimming and other proper control of natural growth.

7. Any materials, waste or otherwise that are subject to dispersal by wind or other means and that through contact or smell could cause injury or damage to other properties, industries or their employees, or to any other persons in the park, must be adequately housed.
8. Off street parking is mandatory and employee and visitor car parking areas must be provided at the rear or side of the buildings. No parking areas permitted ahead of the projected front line of the building.
9. Outdoor storage will only be permitted when completely enclosed by plantings, walls or fences of pleasing appearance.
10. Service facilities such as electrical sub-stations, tanks, etc. must be enclosed or shielded by decorative walls, fencing or shrubbery of pleasing appearance.
11. Buildings or enclosures for accessory uses, incidental or subordinate to the principal buildings, must be of similar appearance and construction to the principal building.
12. All electrical and telephone services will be underground throughout the park.
13. Outdoor signs are subject to a permanent easement restricting signs and displays intended or used to advertise along Route 81. Signs will be limited to the identification of the occupants premises and will be of pleasing design and construction. (Restrictions governing size, type, style, location, etc. to be developed and incorporated into these regulations.)

BUILDING CONSTRUCTION STANDARDS

Before any structure may be constructed or built on any part of the premises, plans and specifications for the building of said structure must first be submitted to Jefferson County Industries, Inc. In the event that they disapprove of the structure by written notice to the person, firm or corporation submitting said plans or specifications, then the said structure may not be erected on any part of these premises. In the event that Jefferson County Industries fails to act on any plans and specifications submitted to them within 90 days from the date that they are submitted, then it shall be deemed that they have given their approval to the same and the said structure may be erected on the said premises.

See Next Page

Beulah Brown
Board

Before any structure may be constructed or built on any part of the premises, plans and specifications for the building of said structure must first be submitted to Jefferson County Industrial Development Agency, its successors and assigns. In the event that it disapproves of the structure by written notice to the person, firm or corporation submitting said plans or specifications, then the said structure may not be erected on any part of these premises. In the event that such Agency fails to act on any plans and specifications submitted to it within 90 days from the date that they are submitted, then it shall be deemed that it has given its approval to the same and the said structure may be erected on the said premises.

Any of the above restrictions or covenants may be altered, changed, modified or deleted by an agreement executed by Jefferson County Industrial Development Agency and, so long as Fisher Gage, Inc. owns or occupies its present location adjacent to these premises, also by Fisher Gage, Inc. Such agreement shall become effective upon its recordation in the Jefferson County Clerk's Office.

The Grantor herein is successor by merger to Fisher Gage Realty Corporation, the certificate of merger of the two corporations having been duly filed in the Secretary of State's Office on September 5, 1972.

Pursuant to Section 909 of the Business Corporation Law, the property described herein does not constitute all or substantially all of the assets of the party of the first part.

DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE NEW JEFFERSON COUNTY INDUSTRIAL PARK

This Declaration of Covenants, Conditions and Restrictions of the Jefferson County Industrial Park is made effective as of April 6, 2001 by Jefferson County Industrial Development Agency, the owner of the premises described in Schedule "A" attached and shown on a site plan map dated March 5, 2001 and filed on April 4, 2001.

The objective is to develop a light industrial park that will be extremely attractive to light industry from a functional, geographical and aesthetic standpoint. The park will attract industries who desire a prestigious locale and whose presence will enhance the total community. The park development will provide a very desirable environment for the employees of the occupying industries.

REGULATIONS AND COVENANTS

1. An occupant of land or buildings must be engaged in a light industrial enterprise limited to the following:

- a) manufacturing, assembling, or packaging of goods.
- b) engineering or research and development.
- c) administrative or other professional services.

2. Qualifying industries will be free from objectionable odors, fumes, dirt, dust, vibration, noise, and other conditions which would be injurious or detrimental to the park or its occupants.

3. Residences will be excluded except for the residence of a Custodian of the Industrial Park.

4. Site Requirements

- a) Minimum lot area will be 44,000 square feet.
- b) Minimum lot frontage will be 150 feet.
- c) Maximum lot coverage by buildings - 35%.
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distance between the wall and lot line may be reduced by one-half of the standard requirement.

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12. All electrical and telephone services will be underground throughout the park.

13. Signs will be limited to the identification of the occupants premises and will be of pleasing design and construction. Plans and specifications showing size, style, content, locations, etc. must be submitted to and approved by Jefferson County Industrial Development Agency.

BUILDING CONSTRUCTION STANDARDS

Before any structure may be constructed or built on any part of the premises, plans and specifications for the building of said structure must first be submitted to Jefferson County Industrial Development Agency, its successors and assigns. In the event that it disapproves of the structure by written notice to th person, firm or corporation submitting

said plans or specifications, then the said structure may not be erected on any part of these premises. In the event that such Agency fails to act on any plans and specifications submitted to it within ninety (90) days from the date that they are submitted, then it shall be deemed that it has given its approval to the same and the said structure may be erected on the said premises.

GENERAL PROVISIONS

1. Enforcement

The Grantor, its successors and assigns will have the right to enforce, by any proceedings of the law or in equity, all restrictions, covenants, easements, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by Grantor, its successors or assigns to enforce any covenant or restriction herein contained will in no event be deemed a waiver of the right to do so.

2. Severability

Invalidation of any one of these covenants and restrictions by judgment or court order will in no way affect any other provision which will remain in force and effect.

3. Subordination


No breach of any conditions contained in this Declaration or re-entry by reason of such breach will defeat or render invalid the lien of any mortgage made in good faith and for value as to the subdivision or any parcel therein, provided however that such conditions will be binding on any owner whose title is acquired by foreclosure, trustee sale or otherwise.

4. Duration

The covenants and restrictions of the Declaration will run with and bind the land, and will inure to the benefits of and be enforceable by any Grantor, its successors, or assigns for the period of thirty (30) years from the date hereof, and thereafter will continue automatically in effect for additional periods of ten (10) years, unless otherwise agreed in writing by the then individual parcel owners of at least seventy-five (75%) percent of the parcels.

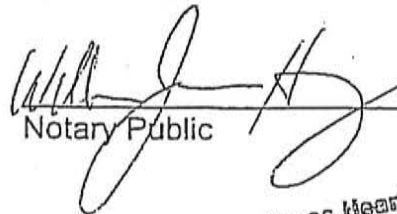
IN WITNESS WHEREOF, the Grantor has executed this instrument on the date above written.

JEFFERSON COUNTY INDUSTRIAL
DEVELOPMENT AGENCY


By: James B. Edmonson

STATE OF NEW YORK)
)SS:
COUNTY OF JEFFERSON)

On the 6 day of April in the year 2001 before me, the undersigned, a notary public in and for said state, personally appeared JAMES B. EDMONSON, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public

William James Heary
Notary Public, State of New York
Appointed in Jefferson County
My Commission Expires: 5/31/2002

SCHEDULE "A"

THAT TRACT OR PARCEL OF LAND situate in the Town of Watertown, County of Jefferson and State of New York being further described as follows:

BEGINNING at an iron pipe set in the northerly highway limits of New York State Route 12F (Coffeen Street Road), said iron pipe is situate N. 23 degrees 08' 43" E., 33.85 feet from a point in the centerline of New York State Route 12F, said last mentioned point is situate N. 67 degrees 24' 10" W. along the centerline of New York State Route 12 F, 277.07 feet from the centerline intersection of New York State Route 12F and Fisher Road;

THENCE N. 67 degrees 18' 04" W. along the northerly highway limits of New York State Route 12F, a distance of 197.93 feet to an iron pipe set;

THENCE N. 23 degrees 00' 56" E., a distance of 175.00 feet to an iron pipe set;

THENCE N. 67 degrees 18' 04" W., a distance of 100.00 feet to an iron pipe set;

THENCE N. 23 degrees 00' 56" E., a distance of 461.37 feet to an iron pipe set;

THENCE N. 23 degrees 03' 52" E., a distance of 519.92 feet to an iron pipe found;

THENCE N. 81 degrees 19' 43" W., passing through an iron pipe found at 200.00 feet and continuing a total distance of 518.52 feet to an iron pipe found;

THENCE S. 04 degrees 37' 56" W., a distance of 1084.03 feet to an iron pipe set in the northerly highway limits of New York State Route 12F;

THENCE N. 67 degrees 18' 04" W., along the northerly highway limits of New York State Route 12F, a distance of 52.07 feet to an iron pipe set;

THENCE N. 04 degrees 37' 56" E., a distance of 850.00 feet to an iron pipe set;

THENCE N. 68 degrees 17' 22" W., a distance of 250.00 feet to an iron pipe found;

THENCE S. 04 degrees 41' 49" W., a distance of 544.68 feet to an iron pipe set;

THENCE N. 66 degrees 39' 35" W., a distance of 267.47 feet to an iron pipe set;

THENCE N. 23 degrees 33' 31" E., a distance of 117.05 feet to an iron pipe set;

THENCE N. 66 degrees 43' 48" W. passing through an iron pipe set at 196.56 feet and continuing a total distance of 842.15 feet to an iron pipe set;

THENCE S. 10 degrees 36' 54" W., a distance of 404.58 feet to an iron pipe set in the northerly highway limits of New York State Route 12F;

THENCE N. 67 degrees 08' 59" W. along the northerly highway limits of New York State Route 12F, a distance of 346.74 feet to an iron pipe set;

THENCE N. 21 degrees 14' 35" E., a distance of 379.27 feet to an iron pipe set;

THENCE N. 68 degrees 02' 25" W., a distance of 550.00 feet to an iron pipe set;

THENCE S. 21 degrees 14' 35" W., a distance of 385.35 feet to an iron pipe set in the northerly highway limits of New York State Route 12F;

THENCE N. 67 degrees 40' 54" E., a distance of 313.62 feet to an iron pipe set;

THENCE S. 89 degrees 57' 06" E., a distance of 228.09 feet to an iron pipe set;

THENCE S. 22 degrees 42' 54" W. passing through an iron pipe found at 39.40 feet and continuing a total distance of 2344.24 feet to an iron pipe set;

THENCE S. 80 degrees 37' 44" E., a distance of 59.39 feet to an iron pipe found and reset;

THENCE S. 23 degrees 08' 43" W., a distance of 592.22 feet to the point of beginning.

CONTAINING 95.948 acres of land more or less.

**AMENDMENT NUMBER ONE TO
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR THE NEW JEFFERSON COUNTY CORPORATE PARK**

The undersigned being all of the owners of the Premises described in Schedule A attached wish to amend the Declaration of Covenants and Restrictions for the new Jefferson County Corporate Park a copy of which is attached as Schedule B which Covenants and Restrictions affect the Premises described in Schedule A.

NOW, THEREFORE, the Parties hereto agree as follows:

Paragraph One of the Declaration of Covenants is hereby amended to add the following:

- 1d. A distribution center
- 1e. Warehousing

This Amendment shall run with the land described in Schedule A and is binding upon the Parties hereto, their successors and assigns.

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original and together which shall constitute one and the same instrument.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date written opposite each of their names.

Date:

Jefferson County Industrial Development
Agency

By: 

James P. Fayle, Assistant Secretary CEO

Date:


LUNCO, Inc.

By: 

Michael Lundy, President

Date: 10/14/05

CAR-FRESHNER CORPORATION

By: 

Date: 8-21-06

STRUCTURAL ASSOCIATES, INC.

By: Dennis Weller
Dennis Weller, President

State of New York)
County of Jefferson)

On the 7th day of September, 2006 before me the undersigned a Notary Public, in and for said State, personally appeared JAMES P. FAYLE, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted executed the same.

Notary Public, State of New York
Qualified in Jefferson County
No. 01SA6105506
Commission Expires 02-09-08

Beverly Sampson
Notary Public

State of New York)
County of Jefferson)


On the 7th day of September, 2006, before me the undersigned a Notary Public, in and for said State, personally appeared MICHAEL LUNDY personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted executed the same.

PEGGY SAMPSON
Notary Public, State of New York
Qualified in Jefferson County
No. 01SA6105506
Commission Expires 02-09-08

Sharon Sampson
Notary Public

Date: 10/14/05

CAR-FRESHNER CORPORATION

By: 

Date: 8-21-06

STRUCTURAL ASSOCIATES, INC.

By: Dennis Weller
Dennis Weller, President

State of New York)
County of Jefferson)

On the day of , 200 before me the undersigned a Notary Public, in and for said State, personally appeared JAMES P. FAYLE, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted executed the same.

Notary Public

State of New York)
County of Jefferson)

On the _____ day of _____, 200____ before me the undersigned a Notary Public, in and for said State, personally appeared MICHAEL LUNDY personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted executed the same.

Notary Public

State of New York)
County of Jefferson)

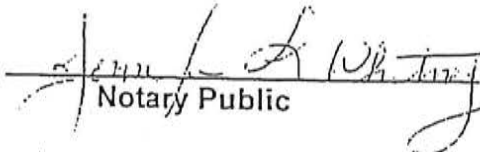
On the 7th day of August, 2005 before me the undersigned a Notary Public, in and for said State, personally appeared DENNIS WELLER personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted executed the same.

CASSIA LEE ELLIS
NOTARY PUBLIC, State of New York
No. 01EL6006128
Qualified in Onondaga County
Commission Expires April 27, 2006


Notary Public

State of New York)
County of Jefferson)

On the 14th day of October, 2005 before me the undersigned a Notary Public, in and for said State, personally appeared JODY R.A. LALONE personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted executed the same.


Notary Public

JENNIFER L. WHITNEY
Notary Public, State of New York
No. 01WH5018823
Qualified in Jefferson County
My Commission Expires October 12, 2009

PROPOSED LAWMAN HEADQUARTERS

LOT-10 JEFFERSON COUNTY CORPORATE PARK

WATERTOWN, N.Y.

INDEX OF DRAWINGS:	
C-1	COVER SHEET
<u>SITE</u>	
L-100	OVERALL SITE PLAN
L-101	LOT 10 SITE PLAN
<u>ARCHITECTURAL</u>	
A-100	SCHEMATIC FLOOR PLAN LOT 10
A-300	SCHEMATIC EXTERIOR ELEVATIONS LOT 10

DEVELOPED BY:



DESIGNED & BUILT BY:

DESIGN
BUILD
INNOVATIONS

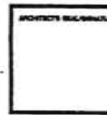
IN CONJUNCTION WITH:



PROPOSED LAWMAN HEADQUARTERS

LOT-10 JEFFERSON COUNTY

CORPORATE PARK WATERTOWN, N.Y.



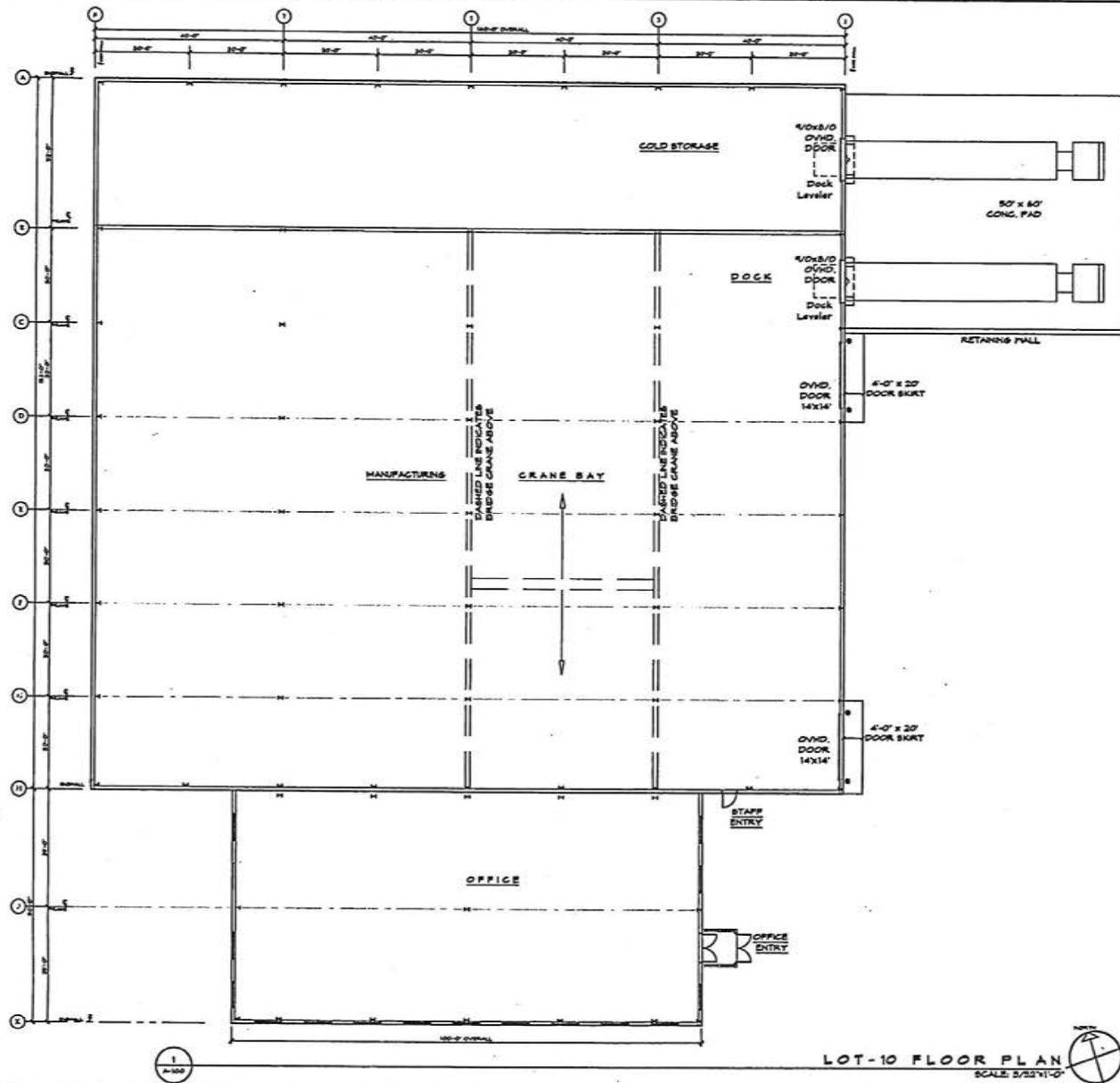
DESIGN
BUILD
INNOVATIONS

NO.	NOTES	DATE

DATE	BY	REVISION

COVER SHEET

C-1



LOT-10 FLOOR PLAN
SCALE: 3/8"=1'-0"

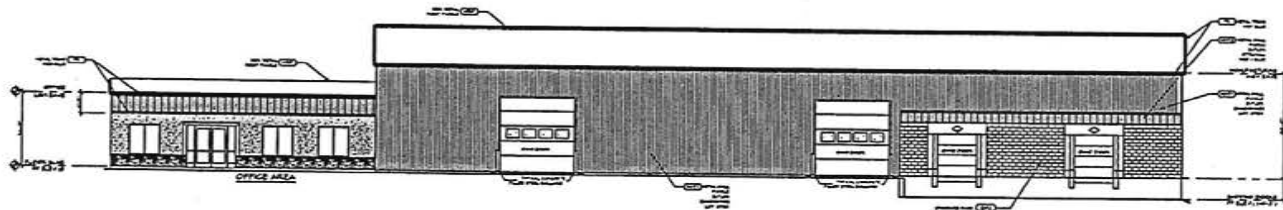
PROPOSED LAWMAN HEADQUARTERS
LOT-10 JEFFERSON COUNTY
CORPORATE PARK WATERTOWN, N.Y.



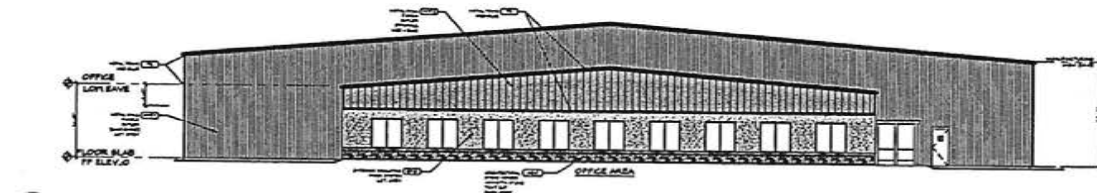
DESIGN
BUILD
INNOVATIONS

NO.	NOTES	DATE

LOT 10 JEFFERSON CTY. CORP. PARK WATERTOWN N.Y. SCALE: 3/8"=1'-0" DATE: 10-10-00 DRAWN BY:	LOT 10 FLOOR PLAN A-100
---	-------------------------------



LOT-10 WEST EXTERIOR ELEVATION
SCALE: 3/32"=1'-0"



LOT-10 SOUTH EXTERIOR ELEVATION
SCALE: 3/32"=1'-0"

PROPOSED LAWMAN HEADQUARTERS

LOT-10 JEFFERSON COUNTY

CORPORATE PARK WATERTOWN, N.Y.

MOSHER
ARCHITECTS, P.C.
1000 THE NORTH AVENUE SUITE 100
LIVERPOOL, N.Y. 13088 (315) 486-8877

ARCHITECT'S SEAL/STAMP



DESIGN
BUILD
INNOVATIONS

NO.	NOTES	DATE

JOB NAME: LOT 10 JEFFERSON CTY. CORP. PARK WATERTOWN PROJECT TYPE: LOT 10 EXTERIOR ELEVATIONS	NO.: 10-0000 DATE: 06-01-2006 DRAWN BY: J.E.H.	A-300
---	--	-------

14 JUN 2006

PROPOSED FACILITY

LOT-11 JEFFERSON COUNTY CORPORATE PARK WATERTOWN, N.Y.

INDEX OF DRAWINGS:	
C-1	COVER SHEET
<u>SITE</u>	
L-100	OVERALL SITE PLAN
L-102	LOT 11 SITE PLAN
<u>ARCHITECTURAL</u>	
A-101	SCHEMATIC FLOOR PLAN LOT 11
A-301	SCHEMATIC EXTERIOR ELEVATIONS LOT 11

DEVELOPED BY:



DESIGNED & BUILT BY:

DESIGN
BUILD
INNOVATIONS

IN CONJUNCTION WITH:



PROPOSED LAWMAN HEADQUARTERS
LOT-10 JEFFERSON COUNTY
CORPORATE PARK WATERTOWN, N.Y.



DESIGN
BUILD
INNOVATIONS

NO.	NOTES	DATE

PROJECT NO.	
LOT 10 JEFFERSON CTY. CORP. PARK WATERTOWN	
DATE	
COVER SHEET	C-1

LEGEND		
EXISTING	PROPOSED	
CONTOUR	10' - 1' 10"	10' - 1' 10"
STORM PIPE	12" - 1' 10"	12" - 1' 10"
SEWER PIPE	12" - 1' 10"	12" - 1' 10"
TELEPHONE SERVICE	12" - 1' 10"	12" - 1' 10"
ELECTRICAL SERVICE	12" - 1' 10"	12" - 1' 10"
WATER SERVICE	12" - 1' 10"	12" - 1' 10"
UTILITY POLE	12" - 1' 10"	12" - 1' 10"
WATER POLE	12" - 1' 10"	12" - 1' 10"

GENERAL NOTES	
1.	THE PLAN PROVIDED BASED UPON INFORMATION FROM SURVEY PREPARED BY LUTHER, PETER & ASSOCIATES, INC. (LPA) DATED 2/15/05.
2.	ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
3.	ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4.	ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
5.	ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
6.	ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
7.	ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
8.	ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
9.	ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
10.	ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

Landscape Schedule									
Symbol	Tag	Label	Arrangement	Qty	Lot	Lot	Lot	Lot	Lot
1	LP	OSOK-40E-8L8	ROTATED	1,000	12384	130			
2	WP	XPVH-8-24E	SINGLE	0.860	4279	21			

Plants selected from backlight schedule and meet the criteria for and are Dark Dry Corollas.

Additional Equipment:

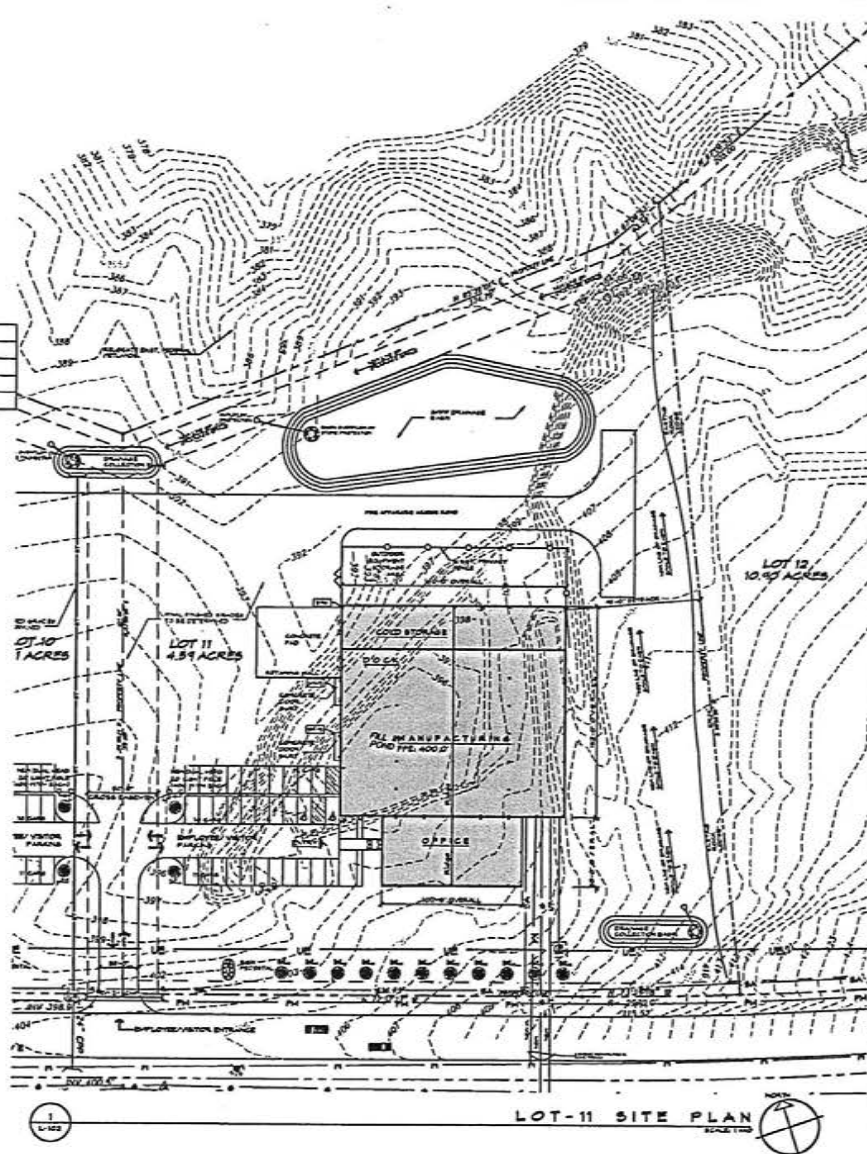
OSOK-40E-8L8 Backlight schedule

355-4-11-20-04-05-2019-Cor 20' X 4' X 11 1/2" Square steel pole (4" x 4" base)

*** Proposed poles meet 140 high wind zone requirements

*** OSOK Plants mounted with an 18" x 30" x 1/2"

*** XPVH Plants mounted on the wall at 12' x 1/2"



PROPOSED FACILITY

LOT-11 JEFFERSON COUNTY

CORPORATE PARK WATERTOWN, N.Y.

MOSHER ARCHITECTS, P.C.

100 7TH NORTH STREET WATERTOWN, NY 13155

THE LAWMAN GROUP

YOUR TOTAL CONSTRUCTION SOLUTION

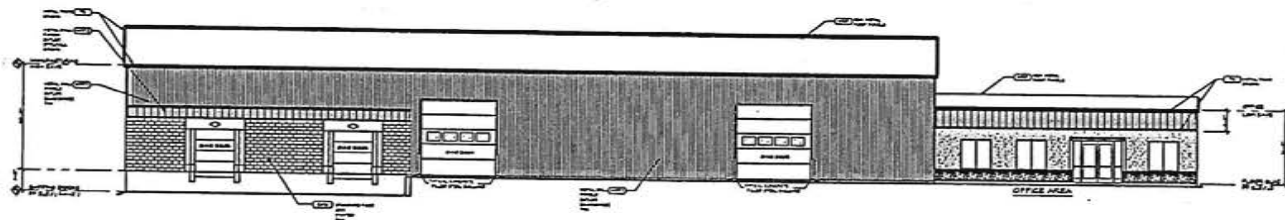
DESIGN BUILD INNOVATIONS

NO.	NOTES	DATE

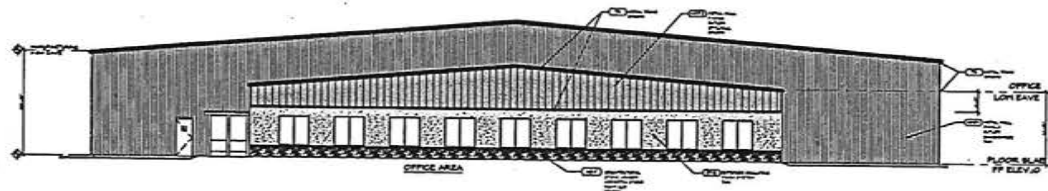
LOT 11 JEFFERSON CTY. CORP. PARK WATERTOWN

LOT 11 SITE PLAN

L-102



LOT-11 WEST EXTERIOR ELEVATION
SCALE: 3/32"=1'-0"



LOT-11 SOUTH EXTERIOR ELEVATION
SCALE: 3/32"=1'-0"

PROPOSED FACILITY

LOT-11 JEFFERSON COUNTY

CORPORATE PARK WATERTOWN, N.Y.

MOSHER
ARCHITECTS, P.C.
1000 WEST WATERTOWN ROAD
WATERTOWN, N.Y. 13155-1000

ARCHITECT'S SIGNATURE



DESIGN
BUILD
INNOVATIONS

NO.	NOTES	DATE

LOT 11 JEFFERSON CTY. CORP. PARK WATERTOWN EXTERIOR ELEVATIONS	DATE: 08-10-2006 DRAWN BY: A-301
--	-------------------------------------

EASEMENT

THIS INDENTURE, made the ____ day of _____, 2022, between **JEFFERSON COUNTY INDUSTRIAL DEVELOPMENT AGENCY**, party of the first part, hereinafter designated the Grantor, and the **TOWN OF WATERTOWN**, a municipal corporation of the State of New York, having an address of 22867 Co. Rt. 67, Watertown, New York 13601, on behalf of Town of Watertown Water District No. 1 Extension, collectively, party of the second part, hereinafter designated the Grantee:

WITNESSETH, that the Grantor, in consideration of ONE DOLLAR (\$1.00) lawful money of the United States, the receipt of which is hereby acknowledged, and other good and valuable consideration, paid by the Grantee, does hereby grant and release unto the Grantee, its successors and assigns, forever, a Permanent and Perpetual Easement to be exercised in, on, over, under, through, and across the hereinafter described property for the purpose of constructing, laying, installing, replacing, relocating, operating, maintaining, cleaning, repairing, and removing water lines, and appurtenances of whatever type or material, so as to enable the transmission of potable water through any line now on, under, or through said property or any line or lines to be hereafter placed upon, under, or through said property, as the Grantee may now or shall from time to time hereafter deem necessary for the transmission of potable water, which said property is described as follows:

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Watertown, County of Jefferson, and State of New York being a strip or strips of land each twenty feet (20') in width, the center line or center lines of which being the approximate center line or approximate center lines of the certain water lines or pipelines or appurtenances within tax parcel number 73.20-1-2.11 as conveyed by Walter A. Minaert to Jefferson County Industrial Development Agency, by deed recorded in the Jefferson County Clerk's Office in Liber 1406 of Deeds at Page 301 on July 1, 1994 as shown on the plans prepared by BCA Architects & Engineers named Town of Watertown Water District No. 1 Extension.

During and for the purpose of the construction of the water pipeline or pipelines, lateral pipeline or pipelines or appurtenances, the Grantee shall have the right to clear and use additional land (Temporary Easement), said Temporary Easements shall be a maximum of 10 feet in width on each side of the Permanent Easement. The grant of the Temporary Easement shall terminate upon final completion of construction of the facilities and surface restoration.

The Grantee or its duly authorized representative or representatives shall also have the right at any time to extend lateral pipelines and appurtenances to all buildings now or hereafter constructed upon lots abutting said Easement strip.

The Grantee or its duly authorized representative or representatives shall have the right at any time to cut roots or remove trees and vegetation or other obstructions on or adjacent to said above described premises which in the opinion of the Grantee may be likely to interfere with or prevent the free and unrestricted use and exercise of the Permanent Easement and the rights hereinabove described.

The Grantee shall, after the completion of initial construction or any other work required to be done in connection with the granting of these Easements, restore the surface of, the surrounding ground to substantially its former condition except for such trees or shrubs as have to be cut or removed in connection with the work of installing the sewer pipelines, and appurtenances.

Reserving, however, to the Grantor of the above described property and its successors in interest, the right and privilege of using such property, except for the erection of buildings or other structures over said line or lines, provided the exercise of such right and privilege does not interfere or is not likely to interfere with or prevent the free and unrestricted use and exercise of the Permanent Easement and rights hereinabove described.

It being the intent to describe a Permanent Easement and a Temporary Easement across the parcel of land conveyed by Walter A. Minaert to Jefferson County Industrial Development Agency, by deed recorded in the Jefferson County Clerk's Office in Liber 1406 of Deeds at Page 301 on July 1, 1994. It is the intention of the parties hereto that the rights and privileges granted by this Easement shall be exercised with reference to the water pipelines and appurtenances as they are to be installed and as they are to be located on the "Record" drawings to be filed in the Jefferson County Clerk's Office.

The Grantee or its duly authorized representative or representatives shall have the right at any time of ingress or egress, and regress, over and upon the premises of the Grantor, its successors and/or assigns into and from the aforesaid premises for the purposes hereinbefore or hereinafter set forth with vehicles or machinery of any kind or on foot without becoming or being liable for trespass or for any damage whatsoever, except damage to agricultural crops or fences.

TO HAVE AND TO HOLD the rights hereby granted unto the Grantee, its successors, and assigns forever; and the said Grantor hereby covenant as follows:

FIRST: That the Grantee shall quietly enjoy the rights hereby granted.

SECOND: That the Grantor, its successors and/or assigns will forever **WARRANT** the title to the rights hereby granted.

**Jefferson County Industrial
Development Agency**

By:

On the ____ day of _____, 2022, before me, the undersigned, personally appeared, _____ personally know to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name *is/are* subscribed to the within instrument and acknowledge to me that *he/she* executed the same in *his/her* capacity, and that by *his/her* signature on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

[illegible]

Notary Public

TAX PARCEL NO.
73.20-1-2.11
Jeff Co Ind Dev Agency

TAX PARCEL NO.
73.20-1-2.6
NORTHERN DEVELOPERS LLC

LEGEND

---	TAX PARCEL LINE		20' PERMANENT EASEMENT
---	ROADWAY MARGIN		10' CONSTRUCTION EASEMENT
---	NEW WATER MAIN		

****FOR REFERENCE ONLY****

Date

AUG 22 2022

Town of Watertown

Outer Arsenal & 12F Water System Improvements Project

To: Property Owners of Parcels for which temporary construction and permanent maintenance easements are required.

The Town has undertaken an improvements project in Water District No. 1 to replace one of its oldest sections of the existing water distribution system. The Town has coordinated with the Department of Health (DOH) and received their approval of the final design. Bid documents are being finalized and this project will soon be ready to receive bids. Construction is projected to begin during summer of 2023.

This project includes the replacement of water main along portions NYS Route 12F and County Route 196. During the design it was determined that portions of the system would need to be constructed outside the road Right-of-Way (ROW) and on privately-owned property where easements currently do not exist to avoid interference with other utilities and incorporating low construction costs. For these locations a temporary 40-foot-wide construction easement and permanent 20-foot-wide maintenance easement will be required to allow initial construction and future maintenance, respectively, of the System. In some areas only temporary construction easements are needed to allow for the installation of the new System components. **If you are receiving this letter, an easement for your property is being requested for the reasons described above.**

A copy of the easement language for your property has been included with this mailing for your review. A map showing the proposed System components to be located on your property, as well as the proposed easement limit, is also included for reference only. Please note that the location of the components could change slightly during construction. If major changes are needed during construction, a new easement will be required. Please note that all persons listed as an owner on the deed for the property are each required to sign. If you find the attached easement acceptable without further review or question, you may sign the easement before a notary public. A notary public is available through the Town clerk's office. Note that some local banks also have notary publics as well. The signed and notarized easements can be dropped off at the Town clerk's office, 22867 County Route 67, Watertown, New York 13601 or mailed to BCA Architects & Engineers, 327 Mullin Street, Watertown, New York 13601, attention to Mr. Garrett Fields. A self-addressed, stamped envelope has been provided for your convenience. **Please note that the project cannot be advertised for construction bids until all necessary easements are obtained. It is important to note that the sooner all easements are acquired, the quicker the project can be advertised for construction bids and receive more favorable bid results.**

General questions can be directed to the Town of Watertown Supervisor, Mr. Joel Bartlett at

(315) 782-8248. Technical questions can be directed to BCA Architects & Engineers to Mr. Garrett Fields at 315-782-8130 ext. 274 (email: gfields@thebcgroup.com) or Mr. Michael D. Alteri, P.E. at (315) 782-782-8130 ext. 250 (email: malteri@thebcgroup.com).

Very truly yours,



A handwritten signature in cursive script, appearing to read "Joel R. Bartlett".

Mr. Joel R. Bartlett
Town Supervisor

TAX PARCEL NO.
73.20-1-2.11
Jeff Co Ind Dev Agency

TAX PARCEL NO.
73.20-1-2.6
NORTHERN DEVELOPERS LLC

LEGEND

- | | | | |
|-----|-----------------|---|---------------------------|
| --- | TAX PARCEL LINE |  | 20' PERMANENT EASEMENT |
| --- | ROADWAY MARGIN |  | 10' CONSTRUCTION EASEMENT |
| — | NEW WATER MAIN | | |

****FOR REFERENCE ONLY****