



MEMORANDUM

CITY OF WATERTOWN, NEW YORK
OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT
245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601
PHONE: 315-785-7740 – FAX: 315-785-7829

TO: Planning Board Members

FROM: Michael A. Lumbis, Planner

SUBJECT: Zone Change – 724 Washington Street 150 Woodruff Street
728 Washington Street 154 Woodruff Street
110 Woodruff Street 158 Woodruff Street

DATE: February 25, 2016

Request: To change the approved zoning classification of 724 and 728 Washington Street, Parcel Numbers 14-01-139.000 and 14-01-101.000 from Limited Business to Health Services, and to change the approved zoning classification of 110, 150, 154 and 158 Woodruff Street, Parcel Numbers 14-01-102.000, 14-01-112.000, 14-01-113.000 and 14-01-114.000 from Residence B to Health Services.

Applicant: Timothy F. Titus of Aubertine and Currier, PLLC on behalf of Samaritan Medical Center.

Owner: Samaritan Medical Center

SEQRA: Unlisted

County review: Not required

Comments: The applicant is requesting a zone change for the subject parcels to allow the construction of additional off street parking facilities for the Samaritan Medical Center. Additional off street parking will be required for the proposed Women's and Children's Addition and Cancer Center Addition projects. The applicant intends to apply for site plan approval at a future Planning Board meeting. The applicant's request to change the zoning of these parcels is firmly related to his request to construct a Women's and Children's Addition and Cancer Center Addition at a later time. However, this zone change request should be considered independent of any future site plan approvals.

The attached map, prepared by City Staff, identifies two groups of parcels. The Parcel Grouping 'A' is bounded on the north and west by Residence B zoning and the existing land use is single family detached housing. To the south and east, the zoning is Health Services and the land use is parking for the Samaritan Medical Center. The Parcel Grouping 'B' is bounded on the north by Limited Business zoning and Residence B to the west and the land use consists of single family detached housing. To the south and east, the zoning is Health Services. The Samaritan parking garage is located to the south of group B.

Land Use Plan: The Land Use Plan calls for Low and Medium Density Residential along the north side of Woodruff Street.

SEQR: In the applicant's response to Question 2, which asks if the proposed action requires a permit, approval or funding from any other government agency, the applicant answered "yes" but did not list the City Code Enforcement Bureau as the agency that is to issue the required building permit.

In the applicant's response to Question 17, which asks if the proposed action will create stormwater discharge, the applicant answered "yes." Although the future construction of a proposed parking lot would create additional stormwater discharge, the preliminary zone change will not. When the applicant applies for the construction of a parking lot, a new SEQR must be submitted that would recognize the creation of additional stormwater runoff.

cc: City Council Members
Brian Drake, Civil Engineer II
Timothy Titus, Aubertine and Currier
Chris Bastien, Samaritan Medical Center
Thomas Carmen, Samaritan Medical Center