

16 March 2011

Norman Wayte, Chairperson  
Planning Board of the City of Watertown  
Room 305  
245 Washington St  
Watertown, NY 13601

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

Gregory F. Ashley, PLS

Re: Subdivision Submission  
Samaritan Medical Center  
Samaritan Senior Village, Watertown, NY

File: 2010-267S

Dear Mr. Wayte:

On behalf of Samaritan Medical Center, we are submitting the following materials for Subdivision review at the 05 April 2011 City Planning Board meeting:

- 5 full size sets of Subdivision Plat for review (Sheet SU101);
- 6 – 11 X 17 sets of Subdivision Plat (Sheet SU101);
- 10 copies of the tax map with the subject parcel highlighted;
- 10 copies of suggested legal description;
- Short EAF, and
- \$150 Application Fee.

The project is located on tax parcel 13-23-101 in the City of Watertown.

The applicant would like to subdivide a 13.618 acre± parcel from the tax parcel 13-23-101.

After subdivision approval the applicant plans to assemble the newly created parcel and tax parcel 13-23-102.100 with the adjoining Samaritan Medical Center lands for the purpose of building Samaritan Senior Village.

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

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

Gregory F. Ashley, PLS  
Survey Department Manager

**Attachments**

pc: Tom Carman and Richard Brooks – Samaritan Medical Center  
Rick Tague, AIA; Pam Beyor, AIA – Bernier, Carr and Associates  
Craig Kimmel, AIA; Eric Endres, AIA – RLPS Architects  
Ryan Churchill; Pat Scordo, P.E. – GYMO, P.C.

## SUGGESTED DESCRIPTION

**The City School District of  
the City of Watertown, New York  
City of Watertown  
Parcel 1**

**March 15, 2011  
Project Number 2010-267S  
Page 1 of 2**

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

BEGINNING at a  $\frac{5}{8}$ " rebar with cap found at the most northeasterly corner of the parcel of land conveyed by Grace M. Lettiere, Individually and as Executrix of the Last Will and Testament of James V. Lettiere to Samaritan Medical Center by deed recorded in the Jefferson County Clerk's Office in Liber 1543, at Page 110 on December 04, 1996;

THENCE S.  $85^{\circ}-08'-39"$  E., along the southerly margin of former Algonquin Ave. in part, passing through a  $\frac{1}{2}$ " iron pipe found at 237.64 feet and continuing, through the parcel of land conveyed by Nathalie S. Fairfax and Margaret S. Whiteford to The City School District of the City of Watertown, New York by deed recorded in the Jefferson County Clerk's Office in Liber 878, at Page 441 on December 14, 1976, a total distance of 1285.94 feet to a point in the easterly boundary line of said conveyance;

THENCE S.  $00^{\circ}-29'-48"$  E., along the easterly boundary line of said Fairfax and Whiteford to The City School District of the City of Watertown, New York conveyance, a distance of 185.69 feet to a point in the division line between the City of Watertown to the northwest and the Town of Watertown to the southeast;

THENCE S.  $65^{\circ}-53'-47"$  W., along said division line between the City of Watertown to the northwest and the Town of Watertown to the southeast, a distance of 895.43 feet to a point in the easterly boundary line of the parcel of land conveyed by J.P. Burns, et al. to City of Watertown by deed recorded in the Jefferson County Clerk's Office in Liber 441, at Page 22 on July 07, 1942;

THENCE N.  $00^{\circ}-33'-38"$  W., along the easterly boundary line of said Burns, et al. to City of Watertown conveyance a distance of 101.11 feet to a point at the most northeasterly corner thereof;

THENCE S.  $89^{\circ}-26'-22"$  W., along the northerly boundary line of said Burns, et al. to City of Watertown conveyance, a distance of 505.72 feet to a  $\frac{1}{2}$ " iron pipe found;

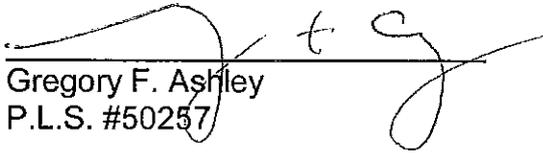
THENCE N.  $4^{\circ}-10'-08"$  E., a distance of 565.55 feet to the POINT OF BEGINNING.

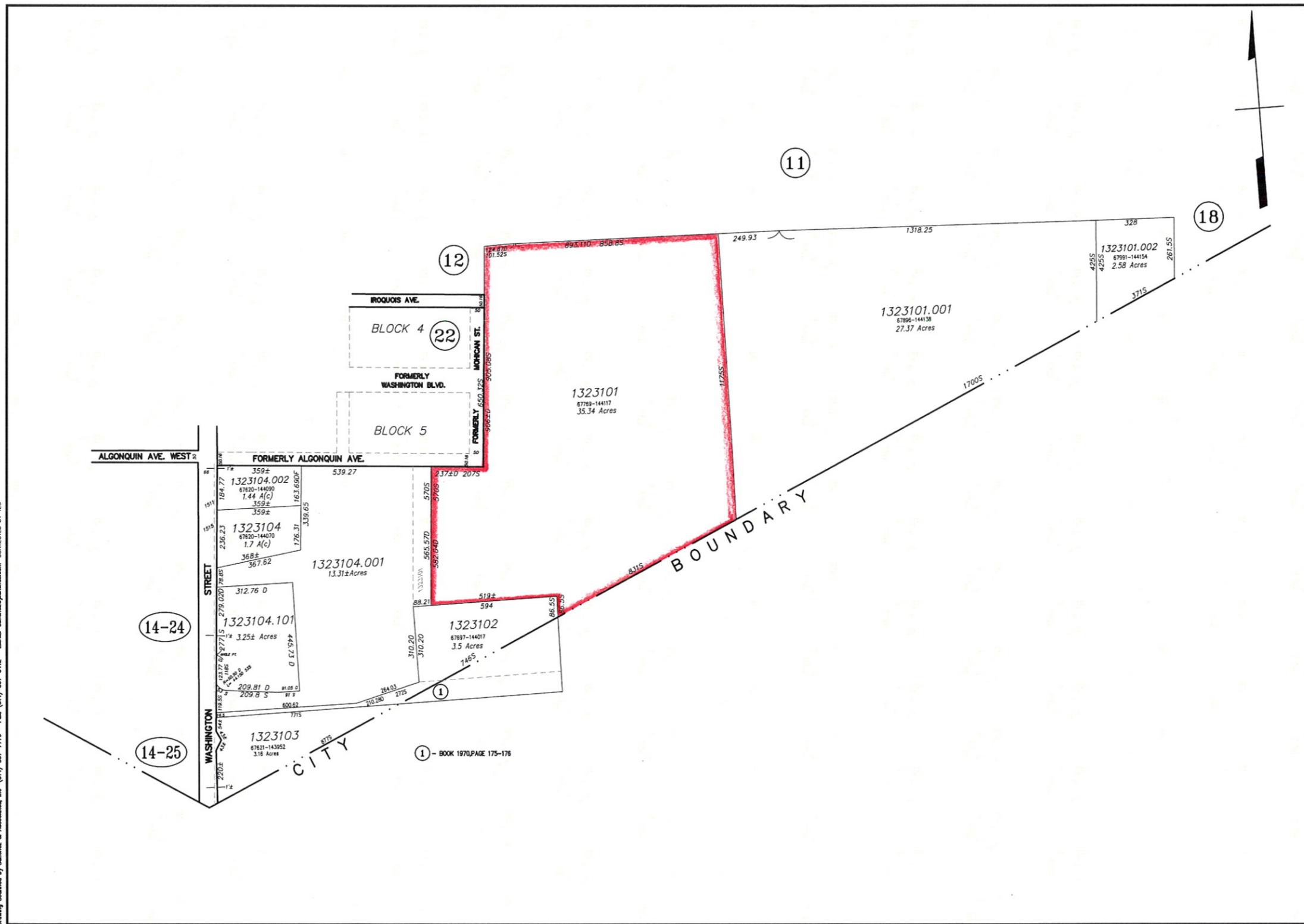
CONTAINING 13.618 acres of land more or less (Ground Acres).

BEARINGS and distances shown above are New York State Plane Central Zone NAD 83/99 Grid, US Survey Feet. To convert distances to ground, divide by 0.99995020.

SUBJECT to any rights or restrictions of record.

IT BEING the intent to describe a portion of the parcel of land conveyed by Nathalie S. Fairfax and Margaret S. Whiteford to The City School District of the City of Watertown, New York by deed recorded in the Jefferson County Clerk's Office in Liber 878, at Page 441 on December 14, 1976, as shown on a map titled "Proposed Subdivision Plat – The Land of The City School District of the City of Watertown, New York and The Land of City of Watertown, City of Watertown, Jefferson County, New York," dated March 04, 2011 and last revised March 15, 2011, prepared by GYMO, Architecture, Engineering & Land Surveying, P.C., Watertown, New York.

  
Gregory F. Ashley  
P.L.S. #50257



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SCALE: 1 INCH = 200 FEET FOR TAX PURPOSES ONLY  
NOT TO BE USED FOR CONVEYANCE

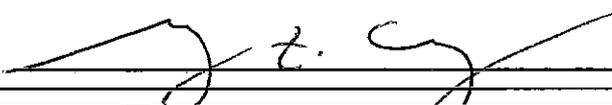
DISTRICT 13 MAP 23  
REVISED NOVEMBER 4, 2003

Provided by www.Landmaxdata.com

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

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

1. APPLICANT/SPONSOR Samaritan Medical Center	2. PROJECT NAME Samaritan Senior Village
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>East Side of Washington Street, located south and east of 1515 and 1575 Washington Street</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>Subdivision of a vacant parcel of land owned by City School District of the City of Watertown, NY.</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>13.618</u> acres                      Ultimately <u>13.618</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                      If no, describe briefly	
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:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                      If yes, list agency(s) and permit/approvals <u>City of Watertown Subdivision Approval</u>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                      If yes, list agency(s) and permit/approvals	
12. AS A RESULT OF PROPOSED ACTION, WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>GYMO, PC signing for applicant (Sam. Medical Center)</u>	Date: <u>03/16/2011</u>
Signature:  <u>GREGORY F. ASHLEY, P.L.C.</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