

17 March 2011

City Engineer's Office
City Municipal Building, Room 305
245 Washington Street
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 Request
Proposed Samaritan Senior Village
Washington Street, Watertown, NY
File: 2010-267E

Honorable Mayor and City Council:

On behalf of Samaritan Medical Center, GYMO, P.C. is submitting 16 collated sets of the following materials for a Zone Change review and approval at the 29 March 2011 Jefferson County Planning Board Meeting and the 5 April 2011 City of Watertown Planning Board Meeting:

- Conceptual Site Development Plan (C100) of the proposed Samaritan Senior Village;
- Metes and Bounds description of the property for which the Zone Change is requested;
- Tax Map with the property highlighted for which the Zone Change is requested;
- Completed State Environmental Quality Review (SEQR) form, and
- \$100 Application Fee (Check).

Note a pdf file will also be sent of this correspondence and attachments. Also, Conceptual Site Development Plan (C100) is being provided to allow both the Jefferson County and City of Watertown Planning Board's the opportunity to comment on the proposed development. Follow up submissions will be made to obtain appropriate site plan approvals at a later date and any input regarding the design to date would be appreciated.

The land for which the Zone Change is requested consists of a portion each of City of Watertown tax parcels 13-23-101 and 13-23-102.1, as indicated on the attached mapping. Parcel 13-23-104.001 is home to the existing Samaritan Medical Plaza at 1575 Washington Street. The portion of tax parcel 13-23-101 referenced is in the process of being acquired by the Samaritan Medical Center from the Watertown City School District. Tax parcel 13-23-102.1 is currently being sought by Samaritan Medical Center from the City of Watertown. These lands are proposed to be rezoned to Commercial, in order for Samaritan Medical Center to proceed with development as indicated below:

The proposed development will include the construction of a 288 Bed Senior Living Facility to be known as the Samaritan Senior Village (SSV). The SSV will initially include a 120 unit, three story assisted living wing and a 168 unit, four story skilled care wing with a common area connecting structure. The initial proposed gross and footprint square footage (SF) of the structure is 237,000SF and 84,000SF, respectively. Access roads, water, sanitary sewer, storm sewers, site lighting, landscaping and parking areas are to be constructed to serve the facility. Refer to attached drawing C100 for additional information.

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

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

Patrick J. Scordo, P.E.
Director of Engineering
RGC

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; Steve Gracey – GYMO, P.C.

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220 Sterling Street
Watertown, NY 13601
Tel: (315) 788-3900 Fax: (315) 788-0668
E-mail: gymopc@gymopc.com

SUGGESTED DESCRIPTION

City of Watertown
City of Watertown
2.291 Acre Zone Change Parcel

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Project Number 2010-267S
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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 point at the intersection of the southerly 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 and the former division line between the City of Watertown to the northwest and the Town of Watertown to the southeast;

THENCE N. 65°-53'-47" E., along said former division line between the City of Watertown to the northwest and the Town of Watertown to the southeast, a distance of 738.20 feet to a point in the easterly boundary line of the aforesaid J. P. Burns, et al. to City of Watertown conveyance;

THENCE S. 00°-33'-38" E., along the easterly boundary line of said Burns, et al. to City of Watertown conveyance a distance of 294.87 feet to a point at the most southeasterly corner thereof;

THENCE S. 89°-26'-22" W., along the southerly boundary line of said Burns, et al. to City of Watertown conveyance, a distance of 676.76 feet to the POINT OF BEGINNING.

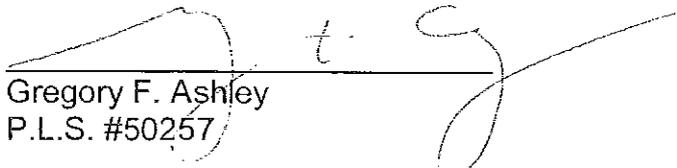
CONTAINING 2.291 acres of land more or less (Ground Acres).

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 the rights of the utilities crossing the above described premises.

SUBJECT to any other rights or restrictions of record.

IT BEING the intent to describe a portion 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, said parcel is 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

SUGGESTED DESCRIPTION

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

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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).

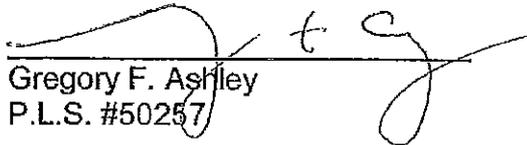
BEARINGS and distances shown above are New York State Plane Central Zone NAD 83/99 Grid, US Survey Feet. To convert distances to ground, divide by 0.99995020.

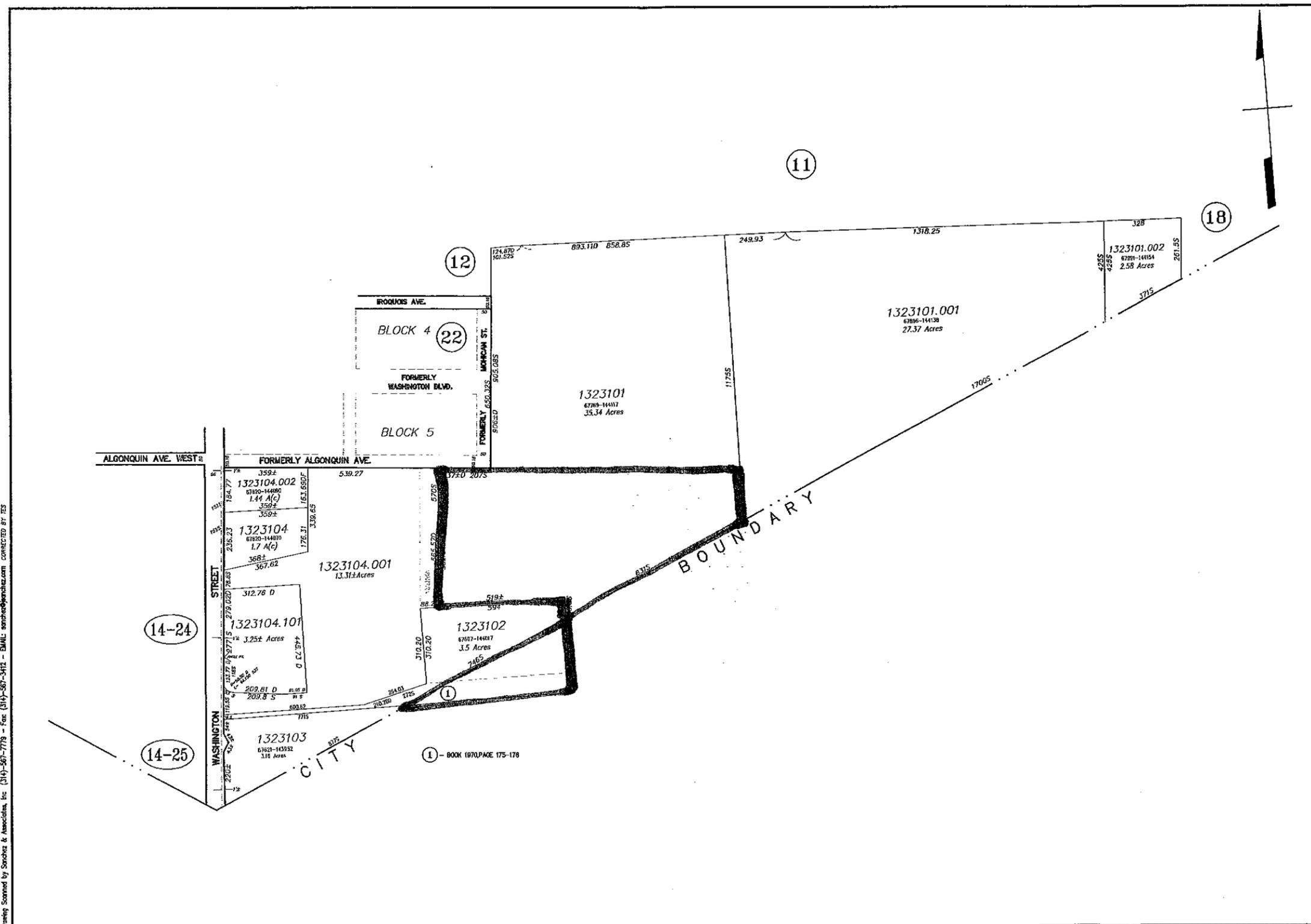
SUBJECT to any rights or restrictions of record.

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

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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



Drawing Scanned by Sanchez & Associates, Inc. (315)-567-7779 - Fax (315)-567-3412 - EMAIL: sanchez@panchaz.com CONNECTED BY ITS

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

REVISED NOVEMBER 4, 2003
DISTRICT 13 MAP 23

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 CITY OF WATERTOWN County JEFFERSON	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 1575 WASHINGTON STREET, APPROXIMATELY 1,500' NORTHEAST OF WASHINGTON STREET/HUDSON LANE INTERSECTION	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: ZONE CHANGE FOR FUTURE 288 BED SAMARITAN SENIOR VILLAGE	
7. AMOUNT OF LAND AFFECTED: Initially <u>15.9</u> acres Ultimately <u>15.9</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 checked="" 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: RESIDENTIAL TO WEST, MEDICAL FACILITIES WITHIN EXISTING PLAZA AND TO SOUTH, LOCAL BUSINESSES TO NORTH	
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 ZONE CHANGE APPROVAL - CITY OF WATERTOWN	
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: GYMO, P.C. (ENGINEER) SIGNING FOR APPLICANT (SMC)	Date: 03/17/2011
Signature: <i>Michael J. Siegf</i>	

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