



17 May 2011

Mr. Kurt Hauk, P.E.
City Engineer
Room 305 – City Hall
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: Site Plan Submission
Samaritan Medical Center
Samaritan Senior Village

File: 2010-267

Dear Mr. Hauk:

On behalf of Samaritan Medical Center, we are resubmitting the following materials for Site Plan review at the 24 May 2011 special City Planning Board meeting:

- 3 full size sets of Site Plans (modified since last submission) for departmental review, including a wet stamped original (Cover, C001, EX 101, EX 102, C101, C102, and C505);
- 12 -11"x17" sets of Site Plans including 3 full size sheets of C101 and C102;
- A CD of the referenced Site and Architectural Plans;
- 15 Long Environmental Assessment Forms;
- 15 Signed and Sealed Engineering Reports (without appendices), and
- City of Watertown Site Plan Application.

Consultant studies, including Wetlands/Endangered Species, Traffic, and Archaeological Reports, have been completed since the last meeting. We have attached two copies of each report.

GYMO, PC and Samaritan Medical Center have considered comments contained in City Memorandum to Norman Wayte, from Kenneth Mix dated 28 April 2011. The comments are listed below in italics and the following responses address those comments.

1. *Connect the perimeter walkway to the Samaritan Medical Plaza parking lot, along the eastern curb of the driveway spur.*

The Site Plans currently indicate a proposed sidewalk along the curb line adjacent to the south side of the Samaritan Medical Plaza.

2. *Clarify the intended pedestrian traffic pattern between the north side of the Medical Plaza building and the western entrances to the proposed Senior Village.*

This proposed connection is primarily for employees entering the proposed facility.

3. *Continue the perimeter walkway to meet the Washington Street sidewalk at the southwestern corner of the site.*

Samaritan Medical Center (SMC) does not wish to continue the perimeter walkway along the main driveway to meet the Washington Street sidewalk, especially considering construction on lands owned by others would be required.

4. *Include a handicap ramp at the new Washington Street Entrance.*

Agreed. Refer to the revised Site Plans.

5. *Depict the locations of the dumpster enclosure.*

The dumpster and enclosure have been located adjacent to the loading dock. Tel: (315) 788-3900 Fax: (315) 788-0668

6. *Move the fire hydrant just east of the 4-story building to the west side of the parking lot.*

Agreed. Refer to the revised Utility and Grading Plan.

7. *Provide demolition plans for existing infrastructure.*

There is no proposed demolition of existing utilities, however, there is proposed demolition of existing pavement, as illustrated on the Site Plan.

8. *Show proposed restoration details for all existing asphalt, curb, and sidewalk work required for construction of the two entrances to the site.*

Refer to the Site Plan for restoration improvements along the main entry driveway. The existing walk and curb in the secondary entrance will be replaced after construction.

9. *Show address/tax parcel information on the site plan.*

Agreed. Final Site Plans will include this information, which is currently included on EX101 and EX102.

10. *Provide a Traffic Impact Study, and the results of the Sensitive Area Investigation Report.*

The Traffic and Sensitive Area Investigative Reports have been attached to the Long Environmental Assessment Form. Note that the Sensitive Areas have been cleared of impact except wetlands. A Wetland Jurisdictional Determination will be requested by the US Army Corps of Engineers (COE). If the wetlands are deemed non-jurisdictional, no further COE requirements remain. If the wetlands are deemed jurisdictional, SMC understands that the wetlands must be permitted and mitigated. Therefore, GYMO, PC requests that Site Plan approval be granted contingent upon satisfying COE Wetland Jurisdictional permitting requirements.

11. *The existing sewer connection is approved as-is but must also be approved by DEC. The applicant must provide copies of all correspondence related to the DEC approval.*

Agreed.

12. *Provide copies of all correspondence related to the NYSDOH Water Supply Permit.*

Agreed.

13. *Label all water mains on the site plan.*

Agreed. Refer to the revised Utility and Grading Plan.

14. *Label all manholes and sewer pipes with associated information.*

Agreed. Refer to the revised Utility and Grading Plan.

15. *Provide a final grading and storm sewer design, showing rims, inverts, piping, and spot elevations.*

Agreed. Refer to the revised Utility and Grading Plan.

16. *Provide signed and stamped Storm Water Pollution Prevention Plan.*

The Storm Water Pollution Prevention Plan (SWPPP) is currently being prepared. The City will be provided with a copy of the SWPPP upon completion, anticipated June 13, 2011.

Mr. Kurt Hauk
17 May 2011
Page 3 of 3

17. *Provide additional street trees along the south side of the main entrance from Washington Street to the proposed parking lot and the south side of the secondary access from Washington Street to the driveway spur leading to Samaritan Medical Plaza.*

This area is within a 100-foot National Grid 115KV and gas line easement and has restrictions regarding planting of trees within the easement. New trees will not be proposed along the south side of secondary access since this area is a bedrock cut.

18. *Provide street trees in the new parking lot island located on the south end of the Samaritan Medical Plaza parking lot.*

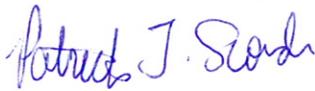
This area will be adjacent to a new underground storm sewer, restricting the proposal to plant trees.

19. *Update the site plan to include the trail easement, after its location is decided.*

Refer to the Survey & Topographic Maps for the proposed easement location.

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

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



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

Attachments

pc: Ryan Churchill - GYMO, PC
Richard Brooks - Samaritan Medical Center
Pam Beyor, AIA, Rick Tague, AIA, Peter Clough – The Bernier Carr Group
Craig Kimmel, AIA – RLPS Architects

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: Part 1 Part 2 Part 3
Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**

*A Conditioned Negative Declaration is only valid for Unlisted Actions

Samaritan Senior Village

Name of Action

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)

PART 1--PROJECT INFORMATION
Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action Samaritan Senior Village

Location of Action (include Street Address, Municipality and County)

East of existing Samaritan Medical Plaza, Washington Street, City of Watertown, Jefferson County

Name of Applicant/Sponsor Samaritan Medical Center

Address 133 Pratt St.

City / PO Watertown State NY Zip Code 13601

Business Telephone (315) 785-4421

Name of Owner (if different) Samaritan Medical Center

Address 133 Pratt St.

City / PO Watertown State NY Zip Code 13601

Business Telephone 315-785-4421

Description of Action:

The project entails the construction of a 288 bed Senior Living Facility (120 Assisted Living beds/168 Skilled Nursing beds). The 79,384 sf building will be served by necessary utilities, including water, sanitary and storm sewers, site lighting, access loop road, sidewalk, curbing, and landscaping.

Please Complete Each Question--Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other Mix of trees, brush, and lawn areas.

2. Total acreage of project area: 43.46 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>33.72</u> acres	<u>21.31</u> acres
Forested	<u>0.0</u> acres	<u>0.0</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>0.0</u> acres	<u>0.0</u> acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	<u>2.8</u> acres	<u>2.8</u> acres
Water Surface Area	<u>0.0</u> acres	<u>0.41</u> acres
Unvegetated (Rock, earth or fill)	<u>0.0</u> acres	<u>0.0</u> acres
Roads, buildings and other paved surfaces	<u>6.33</u> acres	<u>11.04</u> acres
Other (Indicate type) <u>Lawn</u>	<u>0.61</u> acres	<u>7.9</u> acres

3. What is predominant soil type(s) on project site?

- a. Soil drainage: Well drained ___% of site Moderately well drained 70% of site.
 Poorly drained 30% of site

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? _____ acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? Yes No

a. What is depth to bedrock 0 - 3' (in feet)

5. Approximate percentage of proposed project site with slopes:

- 0-10% 60% 10- 15% 30% 15% or greater 10%

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? Yes No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No

8. What is the depth of the water table? 0' (in feet)

9. Is site located over a primary, principal, or sole source aquifer? Yes No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? Yes No

According to:

EDR conducted an Endangered Species study (attached).
Refer to "Jurisdictional Delineation Report" prepared by EDR Companies, which includes information on endangered species.
Identify each species:

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?)

Yes No

Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

Yes No

If yes, explain:

14. Does the present site include scenic views known to be important to the community? Yes No

15. Streams within or contiguous to project area:

None.

a. Name of Stream and name of River to which it is tributary

16. Lakes, ponds, wetland areas within or contiguous to project area:

Refer to Wetland Delineation Study performed by EDR Companies.

b. Size (in acres):

Refer to Wetland Delineation Study performed by EDR Companies.

17. Is the site served by existing public utilities? Yes No
- a. If **YES**, does sufficient capacity exist to allow connection? Yes No
- b. If **YES**, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).
- a. Total contiguous acreage owned or controlled by project sponsor: 43.46 acres.
- b. Project acreage to be developed: 20 acres initially; 20 acres ultimately.
- c. Project acreage to remain undeveloped: 23.46 acres.
- d. Length of project, in miles: N/A (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed. N/A %
- f. Number of off-street parking spaces existing 0; proposed 187
- g. Maximum vehicular trips generated per hour: 85 (upon completion of project)?
- h. If residential: Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | _____ | _____ | _____ | _____ |
| Ultimately | _____ | _____ | _____ | _____ |
- i. Dimensions (in feet) of largest proposed structure: 55' height; 123.5' width; 209' length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 78 ft.

Refer to "Traffic Engineering Report" prepared by James Napoleon, P.E.

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 5,000 tons/cubic yards.
3. Will disturbed areas be reclaimed Yes No N/A
- a. If yes, for what intended purpose is the site being reclaimed?
- Disturbed areas will be reclaimed for stabilization and lawn.

- b. Will topsoil be stockpiled for reclamation? Yes No
- c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 20 acres.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

Yes No

6. If single phase project: Anticipated period of construction: 16 months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated _____ (number)

b. Anticipated date of commencement phase 1: _____ month _____ year, (including demolition)

c. Approximate completion date of final phase: _____ month _____ year.

d. Is phase 1 functionally dependent on subsequent phases? Yes No

8. Will blasting occur during construction? Yes No

9. Number of jobs generated: during construction 100; after project is complete 150

10. Number of jobs eliminated by this project 0.

11. Will project require relocation of any projects or facilities? Yes No

If yes, explain:

12. Is surface liquid waste disposal involved? Yes No

a. If yes, indicate type of waste (sewage, industrial, etc) and amount _____

b. Name of water body into which effluent will be discharged _____

13. Is subsurface liquid waste disposal involved? Yes No Type _____

14. Will surface area of an existing water body increase or decrease by proposal? Yes No

If yes, explain:

15. Is project or any portion of project located in a 100 year flood plain? Yes No

16. Will the project generate solid waste? Yes No

a. If yes, what is the amount per month? 20 tons

b. If yes, will an existing solid waste facility be used? Yes No

c. If yes, give name Rodman Regional; location State Rt. 177 T. of Rodman

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No

e. If yes, explain:

Recyclables

17. Will the project involve the disposal of solid waste? Yes No

a. If yes, what is the anticipated rate of disposal? _____ tons/month.

b. If yes, what is the anticipated site life? _____ years.

18. Will project use herbicides or pesticides? Yes No

19. Will project routinely produce odors (more than one hour per day)? Yes No

20. Will project produce operating noise exceeding the local ambient noise levels? Yes No

21. Will project result in an increase in energy use? Yes No

If yes, indicate type(s)

Natural Gas, Electric

22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.

23. Total anticipated water usage per day 31,680 gallons/day.

24. Does project involve Local, State or Federal funding? Yes No

If yes, explain:

HEAL Grant, Jefferson County Grant, Watertown Housing Authority

25. Approvals Required:

			Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		City Cncl. Site Plan	5/17/11
			Zone Change	
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		City of Watertown Planning Board (Site Plan, Subdivision, Zone Change)	5/17/11
City, Town Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
City, County Health Department	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Other Local Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		County Planning - Site Plan	4/12/11
Other Regional Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		NYS DOH-Public Water	6/6/11
			NYS DEC-Public Sewer, SWPPP, Wetlands	
Federal Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		ARMY Corp of Engineers - Wetlands	6/6/11

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? Yes No

If Yes, indicate decision required:

- | | | | |
|--|---|--|---|
| <input checked="" type="checkbox"/> Zoning amendment | <input type="checkbox"/> Zoning variance | <input type="checkbox"/> New/revision of master plan | <input checked="" type="checkbox"/> Subdivision |
| <input checked="" type="checkbox"/> Site plan | <input type="checkbox"/> Special use permit | <input type="checkbox"/> Resource management plan | <input type="checkbox"/> Other |

2. What is the zoning classification(s) of the site?

Commercial

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

N/A

4. What is the proposed zoning of the site?

Commerical

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

Assisted Living/Skilled Nursing Facility Expansion/Addition

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

Commercial, Residential, Medical

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile? Yes No

9. If the proposed action is the subdivision of land, how many lots are proposed? N/A

a. What is the minimum lot size proposed? N/A

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No

Town of Watertown Water District #4 may require modification.

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? Yes No

a. If yes, is existing capacity sufficient to handle projected demand? Yes No

12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No
a. If yes, is the existing road network adequate to handle the additional traffic. Yes No
Refer to "Traffic Engineering Report" prepared by James Napoleon, P.E.

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name GYMO, PC, Project Civil Engineer Date 5/17/2011

Signature *Patrick J. Seard*

Title Director of Engineering (GYMO, PC.)

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

PART 2 - PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- ! In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable?** The reviewer is not expected to be an expert environmental analyst.
- ! The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- ! The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- ! The number of examples per question does not indicate the importance of each question.
- ! In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- a. Answer each of the 20 questions in PART 2. Answer **Yes** if there will be **any** impact.
- b. **Maybe** answers should be considered as **Yes** answers.
- c. If answering **Yes** to a question then check the appropriate box(column 1 or 2)to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. Identifying that an Impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- e. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

	1	2	3
	Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

Impact on Land

1. Will the Proposed Action result in a physical change to the project site?

NO YES

Examples that would apply to column 2

- | | | | | |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction on land where the depth to the water table is less than 3 feet. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction of paved parking area for 1,000 or more vehicles. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction that will continue for more than 1 year or involve more than one phase or stage. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Construction or expansion of a sanitary landfill.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction in a designated floodway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)

NO YES

• Specific land forms:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

Impact on Water

3. Will Proposed Action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

NO YES

Examples that would apply to column 2

• Developable area of site contains a protected water body.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Dredging more than 100 cubic yards of material from channel of a protected stream.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Extension of utility distribution facilities through a protected water body.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction in a designated freshwater or tidal wetland.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

4. Will Proposed Action affect any non-protected existing or new body of water?

NO YES

Examples that would apply to column 2

• A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction of a body of water that exceeds 10 acres of surface area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

6. Will Proposed Action alter drainage flow or patterns, or surface water runoff?

NO YES

Examples that would apply to column 2

- | | | | | |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action would change flood water flows | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action may cause substantial erosion. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action is incompatible with existing drainage patterns. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow development in a designated floodway. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

IMPACT ON AIR

7. Will Proposed Action affect air quality?

NO YES

Examples that would apply to column 2

- | | | | | |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action will induce 1,000 or more vehicle trips in any given hour. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will result in the incineration of more than 1 ton of refuse per hour. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow an increase in the amount of land committed to industrial use. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow an increase in the density of industrial development within existing industrial areas. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species?

NO YES

Examples that would apply to column 2

- | | | | | |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Reduction of one or more species listed on the New York or Federal list, using the site, over or near the site, or found on the site. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Removal of any portion of a critical or significant wildlife habitat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

9. Will Proposed Action substantially affect non-threatened or non-endangered species?

NO YES

Examples that would apply to column 2

• Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will Proposed Action affect agricultural land resources?

NO YES

Examples that would apply to column 2

• The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction activity would excavate or compact the soil profile of agricultural land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
<ul style="list-style-type: none"> The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff). 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> Other impacts: 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON AESTHETIC RESOURCES

11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)

NO YES

Examples that would apply to column 2

<ul style="list-style-type: none"> Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> Project components that will result in the elimination or significant screening of scenic views known to be important to the area. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> Other impacts: 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?

NO YES

Examples that would apply to column 2

<ul style="list-style-type: none"> Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> Any impact to an archaeological site or fossil bed located within the project site. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON OPEN SPACE AND RECREATION

13. Will proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?
 NO YES

Examples that would apply to column 2

• The permanent foreclosure of a future recreational opportunity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• A major reduction of an open space important to the community.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6NYCRR 617.14(g)?
 NO YES

List the environmental characteristics that caused the designation of the CEA.

Examples that would apply to column 2

• Proposed Action to locate within the CEA?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will result in a reduction in the quantity of the resource?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will result in a reduction in the quality of the resource?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will impact the use, function or enjoyment of the resource?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
-------------------------------------	-----------------------------------	--

IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems?
 NO YES

Examples that would apply to column 2

- | | | | | |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Alteration of present patterns of movement of people and/or goods. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will result in major traffic problems. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

IMPACT ON ENERGY

16. Will Proposed Action affect the community's sources of fuel or energy supply?
 NO YES

Examples that would apply to column 2

- | | | | | |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

NOISE AND ODOR IMPACT

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?
 NO YES

Examples that would apply to column 2

- | | | | | |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Blasting within 1,500 feet of a hospital, school or other sensitive facility. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Odors will occur routinely (more than one hour per day). | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will remove natural barriers that would act as a noise screen. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Proposed Action will set an important precedent for future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will create or eliminate employment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

20. Is there, or is there likely to be, public controversy related to potential adverse environment impacts?
 NO YES

If Any Action in Part 2 Is Identified as a Potential Large Impact or If you Cannot Determine the Magnitude of Impact, Proceed to Part 3

Part 3 - EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions (If you need more space, attach additional sheets)

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is **important**.

To answer the question of importance, consider:

- ! The probability of the impact occurring
- ! The duration of the impact
- ! Its irreversibility, including permanently lost resources of value
- ! Whether the impact can or will be controlled
- ! The regional consequence of the impact
- ! Its potential divergence from local needs and goals
- ! Whether known objections to the project relate to this impact.



CITY OF WATERTOWN SITE PLAN APPLICATION PROCESS

The applicant is responsible for completeness of application and inclusion of all required information.

****INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED****

In order to expedite the Site Plan review process, all applicants are encouraged to have a pre-application meeting with Planning & Engineering staff. Staff can be reached at (315) 785-7740.

In the interest of expediting site plan approvals, the City of Watertown wishes to advise you of the procedures in applying for these referrals:

A. Fill out the Site Plan / Site Plan Waiver - Determination Flow Chart below:

1. Is the use a one, two, or three family dwelling?
 YES (Site Plan Review is **not** required. You may apply directly for Building Permit.)
 NO (Go to question 2)
2. Is your building or parking lot construction or expansion less than or equal to 400 sq. ft.?
 YES (Site Plan Review is not required. You may apply directly for Building Permit.)
 NO (Go to question 3)
3. Does your building or parking lot construction or expansion exceed 2500 sq. ft.?
 YES (Site Plan Review required. Submit the Site Plan Application Form.)
 NO (Go to question 4)
4. Is your proposed building the first on the lot?
 YES (Site Plan Review required. Submit the Site Plan Application Form.)
 NO (Go to question 5)
5. Does your project involve a change in the property boundaries?
 YES (Site Plan Review required. Submit the Site Plan Application Form.)
 NO (Go to question 6)
6. Does your building or parking lot construction or expansion change or impair the overall grading, circulation, drainage, utility services, and appearance and visual effect of the property?
 YES (Site Plan Review required. Submit the Site Plan Application Form.)
 NO (*Site Plan Waiver allowed. Submit the Site Plan Waiver Form.)

* The City of Watertown Planning Board reserves the right to require Site Plan Review.

B. When Jefferson County Planning Board review is necessary, one additional set is required. **SUBMISSION MUST CONTAIN COMPLETE COLLATED SETS OF ALL DATA.**
 A complete submittal set at a minimum contains the following:

1. For Site Plan Approval *
 - 15 sets** - At least 3 full size, including one original full size.
 - Remaining sets can be 11x17 if legible.
 - Completed Site Plan Application (see attached application form).
 - * City Council Approval is required for Site Plans.

2. For Site Plan Waiver Approval **
 - 10 sets** - At least 3 full size, including one original full size.
 - Remaining sets can be 11x17 if legible
 - Completed Site Plan Waiver Application (see attached application form).
 - ** Site Plan approval of City Council would be waived by the City of Watertown Planning Board.

C. Address submittals to:
 Kurt W. Hauk, P.E.
 City Engineer
 Room 305, City Hall
 245 Washington Street
 Watertown, NY 13601

D. A **\$50.00** application fee must accompany the submittal.
 A **\$50.00** application fee must accompany each resubmittal. You will be notified by the Engineering Department if an application requires a resubmittal.
 Make checks payable to the City of Watertown.

E. All Site Plan submittals must be received by the City Engineer at least 14 calendar days prior to the next Planning Board Meeting; 21 calendar days if Jefferson County Planning Board action is necessary. Failure to meet the submittal deadline will result in **not** making the agenda for the upcoming Planning Board Meeting. **THERE ARE NO EXCEPTIONS.** The City Planning Board meets on the first Tuesday of each month at 1:30 P.M. in the City Council Chambers on the 3rd Floor of City Hall.

CITY OF WATERTOWN PLANNING BOARD 2010 (1 ST TUES. MONTH @ 1:30 PM)		CITY OF WATERTOWN CITY COUNCIL 2010 (1 ST & 3 RD MONDAY @ 7 PM)		JEFFERSON COUNTY PLANNING BOARD 2010 (LAST TUES. MONTH)	
MEETING DATE	DEADLINE	MEETING DATE		MEETING DATE	DEADLINE
Jan. 5	Dec. 22	Jan. 4, 19		Jan. 26	Jan. 12
Feb. 2	Jan. 19	Feb. 1, 16		Feb. 23	Feb. 9
March 2	Feb. 16	March 1, 15		March 30	March 16
April 6	March 23	Apr. 5, 19		April 27	April 13
May 4	April 20	May 3, 17		May 25	May 11
June 1	May 18	Jun. 7, 21		June 29	June 15
July 6	June 22	July 5, 19		July 27	July 13
Aug. 3	July 20	Aug. 2, 16		Aug. 24	Aug. 10
Sept. 7	Aug. 24	Sept. 7, 20		Sept. 28	Sept. 14
Oct. 5	Sept. 21	Oct. 4, 18		Oct. 26	Oct. 12
Nov. 2	Oct. 19	Nov. 1, 15		Nov. 23	Nov. 9
Dec. 7	Nov. 23	Dec. 6, 20		Dec. 28	Dec. 14



**CITY OF WATERTOWN
SITE PLAN APPLICATION
AND
SHORT ENVIRONMENTAL
ASSESSMENT FORM, PART 1**

** Provide responses for all sections. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. Failure to submit required information by the submittal deadline will result in **not** making the agenda for the upcoming Planning Board meeting.

PROPERTY LOCATION

Proposed Project Name: Samaritan Senior Village

Tax Parcel Number: 13-23-101, 13-23-102.1, 13-23-104

Property Address: 1575 Washington Street

Existing Zoning Classification: Commercial/ Residential A

OWNER OF PROPERTY

Name: Samaritan Medical Center - Richard Brooks

Address: 133 Pratt Street

Watertown, NY 13601

Telephone Number: (315) 785 - 4421

Fax Number: _____

APPLICANT

Name: Samaritan Medical Center - Richard Brooks

Address: 133 Pratt Street

Watertown, NY 13601

Telephone Number: (315) 785 - 4421

Fax Number: _____

Email Address: rbrooks@shsny.com

ENGINEER/ARCHITECT/SURVEYOR

Name: GYMO, P.C. - Patrick J. Scordo, P.E.

Address: 220 Sterling Street

Watertown, NY 13601

Telephone Number: (315) 788-3900

Fax Number: (315) 788-0668

Email Address: pat@gymopc.com

PROJECT DESCRIPTION

Describe project and proposed use briefly:

Site Plan approval for construction of a 79,384 sf Senior Living Facility and utilities.

Development to include water, sanitary and storm sewer, access road, parking, sidewalks, curbing, site lighting, storm water management areas, and related appurtenances.

Is proposed Action:

New Expansion Modification/Alteration

Amount of Land Affected:

Initially: 20 Acres Ultimately: 20 Acres

Will proposed action comply with existing zoning or other existing land use restrictions?

Yes No If no, describe briefly

Zone Change approved on May 16, 2011.

What is present land use in vicinity of project?

Residential Industrial Commercial Agriculture
 Park/Forest/Open Space Other

Describe: Medical Facilities, commercial establishments, and vacant spaces.

Does project involve a permit approval, or funding, now or ultimately from any other Governmental Agency (Federal, State or Local)?

Yes No If yes, list agency(s) and permit/approval(s)

NYS DOH - water, NYS DEC - sewer and SWPPP, ARMY Corp of Engineers - Wetlands

Does any aspect of the project have a currently valid permit or approval?

Yes No If yes, list agency(s) and permit/approval(s)

Jefferson County Planning Board - Site Plan Approval

As a result of proposed project, will existing permit/approval require modification?

Yes No

Proposed number of housing units (if applicable): 288 Beds

Proposed building area: 1st Floor 79,384 Sq. Ft.

2nd Floor 53,815 Sq. Ft.

3rd Floor 26,321 Sq. Ft.

Total 231,073 Sq. Ft.

Area of building to be used for the boiler room, heat facilities, utility facilities
and storage: 2,500 Sq. Ft.

Number of parking spaces proposed: 187

Construction Schedule: June 2011 - October 2012

Hours of Operation: 24 hours

Volume of traffic to be generated: 991 ADT

REQUIRED DRAWINGS:

** The following drawings with the listed information **ARE REQUIRED, NOT OPTIONAL**. If the required information is not included and/or addressed, the Site Plan Application will **not** be processed.

BOUNDARY & TOPOGRAPHIC SURVEY

(Depict existing features as of the date of the Site Plan Application. This Survey and Map must be performed and created by a Professional Land Surveyor licensed and currently registered to practice in the State of New York. This Survey and Map must be stamped and signed with an original seal and signature on at least one copy, the rest may be copies thereof.

- All elevations are National Geodetic Vertical Datum of 1929 (NGVD29).
- 1' contours are shown & labeled with appropriate spot elevations.
- All existing features on and within 50 feet of the subject property are shown and labeled.
- All existing utilities on and within 50 feet of the subject property are shown and labeled.
- All existing easements and/or right-of-ways are shown and labeled.
- Existing property lines (bearings & distances), margins, acreage, zoning, existing land use, reputed owner, adjacent reputed owners & tax parcel numbers are shown and labeled.
- The north arrow & graphic scale are shown.

DEMOLITION PLAN (If Applicable)

- All existing features on and within 50 feet of the subject property are shown and labeled.
- All items to be removed are labeled in darker text.

SITE PLAN

- All proposed above ground features are depicted and clearly labeled.
- All proposed features are clearly labeled "proposed".
- All proposed easements & right-of-ways are shown and labeled.
- Land use, zoning, & tax parcel number are shown.

- The Plan is adequately dimensioned including radii.
- The line work & text for all proposed features is shown darker than existing features.
- All vehicular & pedestrian traffic circulation is shown including a delivery or refuse vehicle entering and exiting the property.
- Proposed parking & loading spaces including ADA accessible spaces are shown and labeled.
- Refuse Enclosure Area (Dumpster), if applicable, is shown. Section 161-19.1 of the Zoning Ordinance states, "No refuse vehicle or refuse container shall be parked or placed within 15 feet of a party line without the written consent of the adjoining owner, if the owner occupies any part of the adjoining property".
- The north arrow & graphic scale are shown.

GRADING PLAN

- All proposed below ground features including elevations & inverts are shown and labeled.
- All proposed above ground features are shown and labeled.
- The line work & text for all proposed features is shown darker than existing features.
- All proposed easements & right-of-ways are shown and labeled.
- 1' existing contours are shown dashed & labeled with appropriate spot elevations.
- 1' proposed contours are shown & labeled with appropriate spot elevations.
- All elevations are National Geodetic Vertical Datum of 1929 (NGVD29).
- Sediment & Erosion control are shown & labeled on the grading plan unless separate drawings have been provided as part of a Stormwater Pollution Prevention Plan (SWPPP).

UTILITY PLAN

- All proposed above & below ground features are shown and labeled.
- All existing above & below ground utilities including sanitary, storm water, water, electric, gas, telephone, cable, fiber optic, etc. are shown and labeled.

- All proposed easements & right-of-ways are shown and labeled.
- The Plan is adequately dimensioned including radii.
- The line work & text for all proposed features is shown darker than existing features.
- The following note has been added to the drawings stating, "All water main and service work must be coordinated with the City of Watertown Water Department. The Water Department requirements supercede all other plans and specifications provided."

LANDSCAPING PLAN

- All proposed above ground features are shown and labeled.
- All proposed trees, shrubs, and other plantings are shown and labeled.
- All proposed landscaping & text are shown darker than existing features.
- All proposed landscaping is clearly depicted, labeled and keyed to a plant schedule that includes the scientific name, common name, size, quantity, etc.
- For additional landscaping requirements where nonresidential districts and land uses abut land in any residential district, please refer to Section 310-59, Landscaping of the City's Zoning Ordinance.
- Site Plan complies with and meets acceptable guidelines set forth in Appendix A - Landscaping and Buffer Zone Guidelines (August 7, 2007).**

PHOTOMETRIC PLAN (If Applicable)

- All proposed above ground features are shown.
- Photometric spot elevations or labeled photometric contours of the property are clearly depicted. Light spillage across all property lines shall not exceed 0.5 foot-candles.

CONSTRUCTION DETAILS & NOTES

- All details and notes necessary to adequately complete the project including, but not limited to, landscaping, curbing, catch basins, manholes, water line, pavement, sidewalks, trench, lighting, trash enclosure, etc. are provided.
- Maintenance & protection and traffic plans & notes for all required work within City streets including driveways, water laterals, sanitary laterals, storm connections, etc. are provided.

- The following note must be added to the drawings stating:
“All work to be performed within the City of Watertown margin will require sign-off from a Professional Engineer, licensed and currently registered to practice in the State of New York, that the work was built according to the approved site plan and applicable City of Watertown standards. Compaction testing will be required for all work to be performed within the City of Watertown margin and must be submitted to the City of Watertown Codes Department.”

PRELIMINARY ARCHITECTURAL PLANS (If Applicable)

- Floor plan drawings, including finished floor elevations, for all buildings to be constructed are provided.
- Exterior elevations including exterior materials and colors for all buildings to be constructed are provided.
- Roof outline depicting shape, slope and direction is provided.

ENGINEERING REPORT

**** The engineering report at a minimum includes the following:**

- Project location
- Project description
- Existing & proposed sanitary sewer flows & summary
- Water flows & pressure
- Storm Water Pre & Post Construction calculations & summary
- Traffic impacts
- Lighting summary
- Landscaping summary

GENERAL INFORMATION

- ALL ITEMS ARE STAMPED & SIGNED WITH AN ORIGINAL SIGNATURE BY A PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR SURVEYOR LICENSED AND CURRENTLY REGISTERED TO PRACTICE IN THE STATE OF NEW YORK.
- If required, a copy of the Stormwater Pollution Prevention Plan (SWPPP) submitted to the NYSDEC will also be sent to the City of Watertown Engineering Department.
- If required, a copy of all submittals sent to the New York State Department of Environmental Conservation (NYSDEC) for the sanitary sewer extension permit will also be sent to the City of Watertown Engineering Department
- If required, a copy of all submittals sent to the New York State Department of Health (NYSDOH) will also be sent to the City of Watertown Engineering Department.
- Signage will not be approved as part of this submission. It requires a sign permit from the Codes Department. See Section 310-52.2 of the Zoning Ordinance.
- Plans have been collated and properly folded.
- Explanation for any item not checked in the Site Plan Checklist.

Sediment and Erosion control will be included in SWPPP when

submitted. Storm water calculations summary will be included in SWPPP when

submitted. SWPPP, NYS DEC and NYS DOH submittals will be forwarded when

submitted.

- Completed SEQR – Short Environmental Assessment Form – Part I.
*A copy of the SEQR Form can be obtained from the City of Watertown website.

SIGNATURE

I certify that the information provided above is true to the best of my knowledge.

Applicant (please print) PATRICK J. SCORPO (ENGINEER)

Applicant Signature Patrick J. Scordo Date: 5/17/11

2010-267E

ENGINEERING REPORT

**PROPOSED SAMARITAN SENIOR VILLAGE
BY SAMARITAN MEDICAL CENTER**

**CITY AND TOWN OF WATERTOWN
JEFFERSON COUNTY, NEW YORK**



GYMO_{PC}

ARCHITECTURE, ENGINEERING & LAND SURVEYING

220 Sterling Street, Watertown, New York 13601

tel. 315.788.3900 fax. 315.788.0668 e-mail. gymopc@gymopc.com

ENGINEERING REPORT

PROPOSED SAMARITAN SENIOR VILLAGE

WASHINGTON STREET
CITY OF WATERTOWN
JEFFERSON COUNTY
STATE OF NEW YORK

SAMARITAN MEDICAL CENTER

830 WASHINGTON STREET
WATERTOWN, NY 13601

CONTACT PERSON: MR. RICHARD BROOKS (315) 785-4422

PROJECT # 2010-267E

12 APRIL 2011

REVISED 17 MAY 2011



PATRICK J. SCORDO, P.E.
DIRECTOR OF ENGINEERING

The above Engineer states that to the best of his knowledge, information and belief, the plans and specifications are in accordance with the applicable requirements of New York State. It is a violation of New York State Law for any person, unless acting under the direction of a licensed professional engineer 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.

**GYMO ARCHITECTURE, ENGINEERING
& LAND SURVEYING, P.C.**

220 STERLING STREET-WATERTOWN, NY-TELE: (315)788-3900 FAX: (315)788-0668

TABLE OF CONTENTS

1.0	Site and Project Descriptions
1.1	Location
1.2	Project Description
1.3	Zoning/Parking/Employees
1.4	Site Topography
1.5	Soil Classification
2.0	Water Facilities
2.1	Existing Water Facilities
2.2	Proposed Water Facilities
2.3	Water Demand
2.3.1	NYS Department of Environmental Conservation (DEC)
2.3.2	City of Watertown
2.4	Hydraulic Analysis
3.0	Sanitary Sewer Facilities
3.1	Existing Sanitary Sewer Facilities
3.2	Proposed Sanitary Sewer Facilities
4.0	Hydrologic and Hydraulic Analysis
4.1	Existing Drainage
4.2	Proposed Drainage
4.3	Proposed Storm Sewer Piping
4.4	Proposed Storm Water Management
5.0	Traffic Analysis
5.1	Estimated Additional Daily Traffic
6.0	Sensitive Area Investigation
6.1	Wetlands
6.2	Endangered Species
6.3	Archeological Sensitive Areas
7.0	Lighting
7.1	Site Lighting
8.0	Landscaping
8.1	Existing Landscaping
8.2	Proposed Landscaping
9.0	Summary
	Appendix A - Mapping
	Location Map/Topographic Map
	Orthoimagery
	Wetlands Mapping (Federal/NYS DEC)
	NYS DEC Rare Plants and Rare Animals Map
	State Archeologically Sensitive Areas Map
	USDA/NRCS Soils Information
	Conceptual Water Plan (W100)
	Appendix B - Civil Plans
	Appendix C – Lighting Information and Cut Sheets

*** NOTE: 17 May 2011 Revisions are represented by italicized text.*

1.0 SITE AND PROJECT DESCRIPTIONS

1.1 Location

The project site is located east and north of the existing Samaritan Medical Plaza (“the Plaza”) at 1575 Washington Street and is being developed by Samaritan Medical Center (“owner”). An existing driveway connection to the Plaza via Washington Street is directly across from the Summit Wood residential development entrance. The owner currently possesses two parcels on the western portion of the project site and is in the process of acquiring property to the east of the Plaza from the City of Watertown and the City of Watertown School District.

The site is located on City of Watertown tax parcels 13-23-104, 13-23-101, and 13-23-102.1. The proposed disturbed area for the development is approximately 20 acres.

Land cover in the area generally consists of brush land and dense undergrowth. For existing cover and grade conditions, see attached orthoimagery and topographic mapping in Appendix A.

The approximate project site limits are outlined on Site and Landscaping Plan C101 in Appendix B.

1.2 Project Description

This project will entail the construction of a 288 Bed Senior Living Facility (“the Proposed Facility”). The Proposed Facility 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 fourth finished floor elevation of this skilled care wing will be at ± 615 -feet. A third wing is shown on C101 (dashed) and is for planning purposes. The initial proposed gross (total all floors) and footprint square footage (SF) of the structure is 231,073 SF and 79,384 SF, respectively. Access roads, water, sanitary sewer, storm sewers, site lighting, sidewalks, curbing, landscaping and parking areas will also be constructed to serve the facility.

1.3 Zoning/Parking/Employees

Zoning of the project area *was originally* zoned Commercial and Residential A, with the portion along Washington Street zoned commercial and the eastern portion of the site zoned Residential A. An application to the City of Watertown *has been approved* for the rezoning of the project area *to commercial*.

As the residents of the Senior Village will not have cars onsite, it is proposed that only parking for the SMC employees and visitors is constructed. Zoning for Nursing Home classification requires one parking space per three beds plus one space per ten beds for guest ($288 \text{ beds} * \frac{1}{3} + 288/10$). This equates to 125 spaces. The proposed number of parking spaces is 187.

1.4 Site Topography

The project site contains a high point of elevation 655 at the southeastern corner and slopes downward predominately in a northwesterly direction to approximately elevation 530, at the proposed driveway connection to Washington Street.

The slope of the site generally falls as you travel west from a hilltop east of the project site. Slopes on the site range from generally around 3.00-10.00%, but some areas have slopes approaching 25%, as can be seen from the provided civil plans in Appendix B.

1.5 Soil Classification

According to the United States Department of Agriculture, Natural Resources Conservation Service (USDA NRCS), working from the southern end of the site to the northern end of the site, you will find: FaB-Farmington loam (10.2% of disturbed area), GbB-Galoo-Rock outcrop complex (24.4%), BfF-Benson channery silt loam (12.6%), BgB Benson-Galoo complex (30.1%), Nn-Newstead silt loam (10.8%), and Ur-Urban Land (11.8%).

BfF and BgB are classified as Hydrologic Soil Group class D soils by the USDA. FaB and Nn are classified as class C, with GbB being classified as C/D. This amounts to the majority of the project soils being classified as hydrologic class D soils (42.7%). See the attached USDA/NRCS Jefferson County Soil Survey descriptions for more information on the specific soil type properties in Appendix A.

Research of USDA/NRCS soil mapping has revealed that, in general, there are shallow bedrock conditions and some areas of saturated soils within the project site. Other than the Urban Land areas, the soil has not been disturbed by human activities.

2.0 WATER FACILITIES

2.1 Existing Water Facilities

A Water Feasibility Study was prepared to determine the appropriate source of water for the project. *This Water Feasibility Study led to the selection of the City of Watertown water source being transmitted through Town of Watertown infrastructure over the City of Watertown water source through new pumping and storage facilities.* A copy of the Water Feasibility Study can be provided upon request.

The Town of Watertown water distribution system in this area is fed by a water tower adjacent to Brookside Drive, approximately 3,000 feet from the Proposed Facility as shown on W100. Finished grade at the location of the water tower is $\pm 620'$, and it is $\pm 130'$ tall. Water levels generally fluctuate between 735' and 745'. The water tower has a capacity of $\pm 200,000$ gallons.

From the water tower, the water distribution system branches out from a 10-inch diameter trunk main line to serve the Town of Watertown Water District No. 4. The tower is filled via pump station that exists on Washington Street in the vicinity of the municipal boundary. The water source is the City of Watertown's 12-inch main within Washington Street. The existing water distribution system configuration and sizes can be viewed on W100.

2.2 Proposed Water Facilities

To gain connection to the Town of Watertown's water distribution system, it is proposed that a 10-inch diameter main is installed as shown on W100. This main would be approximately 2,800-feet in length. A connection would be made with an existing 8-inch main, which serves the Washington Summit development to the south of the project site. This 8-inch main connects into the 4-inch water main, which connects the

aforementioned pump station to the tower. The proposed connection would allow a loop to be formed, which provides better hydraulics and options in the event of a main break within the district.

The water main will loop the Samaritan Senior Village with hydrants installed at appropriate locations. The water lines will be installed to City of Watertown Specifications. GYMO, P.C. will explain to the developer that project inspection will be required for Engineers Certification of installed facilities.

2.3 Water Demand

For design purposes, water demands are assumed to be equivalent to average daily sewage flows generated.

2.3.1 NYS Department of Environmental Conservation (DEC)

Water demands can be determined utilizing NYS DEC guidelines. According to NYS DEC each bed in a hospital facility generates 175 gallons per day (GPD).

2.3.2 City of Watertown

Based on the City of Watertown meter readings of a similar project (Samaritan Keep Home), actual water usage is approximately 88 GPD per bed. Assuming a safety factor of 1.25, the average water usage will result in 110 GPD per bed. This water usage rate will be used in lieu of the NYS DEC rate.

BUILDING	APPLICATION RATE	FACTOR	FLOW [gpd]
Proposed Facility	110 GPD/BED	288 Beds	31,680

The average flow equates to 22 *gallons per minute* (GPM). Using a peaking factor of 4, the peak demand is calculated to be 88 GPM. Calculations are shown below.

$$31,680 \text{ GPD} / 1440 \text{ min/day} = 22 \text{ GPM (average)}$$

4 = peaking factor

$$22 \text{ GPM} * 4 = 88 \text{ GPM (peak)}$$

2.4 Hydraulic Analysis

A hydraulic model was performed for connecting to the Town of Watertown system. This model took into consideration the case of the proposed 10-inch line being connected into the 10-inch Spring Valley Drive main. This is a conservative approach, as flow conditions will only improve by modeling the proposed cross connection. For purposes of the water model, water elevations within the water tank were assumed to be at 740'. Water District 3, 4 and 6 demands were also modeled and were based on City of Watertown meter readings obtained from the Town of Watertown for the last three months. Average existing usage within Town Water Districts 3, 4 and 6 was determined to be 50,000 GPD. This equates to an average demand of 34.7 GPM. Using a peaking factor of 4, the peak demand of the district is determined to be 139 GPM. A domestic demand of 140 GPM was applied to the end of the proposed 10-inch line. A hydrant flow test was then simulated to project 1,500 GPM of fire flow. Per the model, the lowest pressure in the system during this scenario was 26.9 PSI at J-7 (Refer to W100 in Appendix A). Labels

on the proposed town water line of W100 correspond with the water modeling documents in Water Feasibility Study.

3.0 SANITARY SEWER FACILITIES

3.1 Existing Sanitary Sewer Facilities

A six-inch gravity sanitary sewer main and manhole exists to the west of the Samaritan Senior Village near the Samaritan *Medical Plaza*. A twelve-inch concrete pipe servicing the Samaritan *Medical Plaza* is also connected into the aforementioned manhole. The six-inch gravity flows west until it reaches a manhole along Washington Street. From there, an eight-inch main conveys sewage north along Washington Street and eventually to the City of Watertown Sewage Treatment Facility.

3.2 Proposed Sanitary Sewer Facilities

The Samaritan Senior Village sanitary sewers are proposed to be constructed with a series of eight-inch SDR-35 PVC gravity sewers totaling approximately 1,000 linear feet and precast manholes throughout the site which lead to the aforementioned manhole west of the site. New eight-inch gravity sewer will tie into an existing six-inch gravity with the intent being that the six-inch main *could* be upsized in the future. The proposed sewer flows will match the proposed water demand as described in section 2.3.

The project proposes to connect into the aforementioned existing six-inch gravity sewer line south of the Samaritan Senior Village. Capacity calculations were performed to determine if the six-inch line has sufficient capacity for the project. The flattest sloped portion of the six-inch line was analyzed and flows from the Samaritan *Medical Plaza* (88 GPM) and proposed Samaritan Senior Village (88 GPM) were taken into consideration. Existing and proposed flows equate to a peak discharge of ± 176 GPM. The flow full capacity of the existing six-inch line, with a slope of 4.13%, is approximately 512 GPM. In addition, calculations show that with a flow of 176 GPM, a six-inch pipe with a minimum slope of 0.5% will maintain the recommended minimum velocity of 2 ft/sec.

The sewer lines will be installed to City of Watertown Specifications. GYMO, P.C. will explain to the developer that project inspection will be required for Engineers Certification of installed facilities.

4.0 HYDROLOGIC AND HYDRAULIC ANALYSES

4.1 Existing Drainage

As can be seen from the USGS topographic map in Appendix A, the project site is to the north and east of the existing Samaritan Plaza on Washington St. The existing drainage area was determined using the recent topographic survey of the property, USGS topographic maps, and visual inspection. The majority of the site sheet flows to the west toward Washington St.

An existing drainage swale (seasonal stream) exists on the northerly side of the site, and existing storm water infrastructure (catch basins and storm manholes) exists along Washington St. and the existing Samaritan Plaza. Ultimately the majority of the discharge from the site is collected by City of Watertown infrastructure.

4.2 Proposed Drainage

The proposed drainage analysis will be performed as part of the Stormwater Pollution Prevention Plan (SWPPP) report. Various low areas of the site will be utilized for

stormwater treatment areas, and the required stormwater quality and quantity treatment. The increase in peak flow will be attenuated in accordance with the NYS State Pollutant Discharge Elimination System (SPDES) requirements of no increase of the peak runoff from existing to proposed conditions of the 100 year - 24 hour storm event. The SWPPP will be prepared to include the total projected build out including a future 100 room addition. The stormwater treatment areas will be designed for the full build out as well.

4.3 Proposed Storm Sewer Piping

The storm drainage piping will be designed to carry, at a minimum, the peak runoff of the 10 year - 24 hour storm event. Critical piping such as roof drain leaders will carry the peak runoff of the 100 year - 1 hour storm event in accordance with *site planning* requirements. In addition, a 100-year overland flood route will be designed to avoid flooding of the building.

4.4 Proposed Storm Water Management

Various control structures will be designed as part of the stormwater treatment areas to comply with NYS SPDES guidelines for discharges from construction projects. The various stormwater treatment areas will provide quantity control of the peak runoff from a 100 year - 24 hour storm event, and provide quality treatment of the first 0.9-inch of runoff from new impervious surfaces, through the use of 24 hour extended detention.

5.0 TRAFFIC ANALYSIS

5.1 Estimated Additional Daily Traffic

Jim Napoleon & Associates was retained to conduct a traffic study in the project area. Existing traffic conditions were investigated and projections were made into additional vehicular activity in the area. The morning peak hour traffic generation from the proposed project is 60 vehicles/hr, and the afternoon peak hour traffic generation is 85 vehicles/hr. Total additional daily traffic is 991 vehicles/day. The study concluded that very little additional traffic will be generated at the existing signal on Washington Street and no significant alterations to the Washington Street traffic signal are necessary. Modifications to the existing signal delays were performed to mitigate unnecessary backups that were occurring. Recommended signage for delivery vehicle traffic has been included in the plans. Copies of this report have been provided to the City Planning Department.

6.0 SENSITIVE AREA INVESTIGATION

6.1 Wetlands

A Federal Wetland Map and NYS DEC Wetland Map has been attached in Appendix A. Although the project does not lie within a recognized NYS DEC or federal wetland, EDR Companies was retained to conduct a Wetland Study in the proposed project area. EDR delineated one wetland on site (2.8 acres). Copies of this report have been provided to the City Planning Department.

6.2 Endangered Species

The NYS DEC Rare Plants and Rare Animals map is attached in Appendix A. As part of the Wetland Report and delineation, EDR Companies conducted an Endangered Species study. No endangered or threatened species were identified in the study. This includes the lyre-tipped spreadwing damselfly identified by the NYS DEC's NHP. This damselfly is potentially rare, but not threatened or endangered. Copies of this report have been provided to the City of Watertown Planning Department.

6.3 Archaeological Sensitive Areas

The NYS Office of Parks, Recreation, and Historical Preservation map is attached in Appendix A and depicts areas of suspected archaeological sensitive areas. *Timothy Abel, PhD was retained to conduct an Archaeological Study. Through his background research and field studies, it was determined the proposed project will not adversely effect any archaeologically sensitive areas. Copies of this report have been provided to the City of Watertown Planning Department*

7.0 LIGHTING

7.1 Site Lighting

Exterior lighting will be controlled by a time clock and contactor, in combination with a photocell. The Commons/Skilled Care Building and the Assisted Living Building will have a separate lighting control arrangement for the lighting mounted on the exteriors and the parking lots and walkways dedicated to each of those buildings. The roadways shall be controlled from Commons/Skilled Care Building exterior lighting control system.

Exterior lighting will include a combination of shoe-box style, cutoff area luminaries, decorative post-top luminaries and residential style bollards. The shoe-box style cutoff area luminaries will be used in the parking lots. The height of these luminaries will be 20', meet City of Watertown standards and be full cutoff.

The decorative post-top luminaries will be 10' to 15' in height, full cutoff and will be utilized at the entry to the campus, along the ring road and at the entry canopy drive up locations. Low level landscape lighting will be provided in the Courtyards. Light spillage over the property line will be kept under 0.5 footcandles as required. Refer to civil sheets in Appendix B.

8.0 LANDSCAPING

8.1 Existing Landscaping

There is no desirable landscaping on the project site. The site is currently undeveloped, and groundcover in the area generally consists of brush land and dense undergrowth.

8.2 Proposed Landscaping

Landscaping will be provided to comply with City of Watertown requirements. Landscaping will be chosen that is native to the area, grows well in the soil conditions of the project, and fits in with the overall theme of the area. Refer to proposed landscaping shown on Sheets C101 and L101, attached in Appendix B.

9.0 SUMMARY

The Samaritan Senior Village will continue to build on the success that Samaritan Keep Home has realized. The project will not cause the City of Watertown's infrastructure to be exceeded, provided the improvements discussed in this report are performed. Additionally, we believe this project will go a long way to fulfilling the need for senior living in the North Country.



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