

**CITY OF WATERTOWN, NEW YORK  
AGENDA**

This shall serve as notice that the next regularly scheduled meeting of the City Council will be held on Monday, May 16, 2011, at 7:00 p.m. in the City Council Chambers, 245 Washington Street, Watertown, New York.

**MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**ADOPTION OF MINUTES**

**COMMUNICATIONS**

**PROCLAMATION**

**PRIVILEGE OF THE FLOOR**

**RESOLUTIONS**

- Resolution No. 1 - Approving “Making Your Community Livable: A Conversation for the Future” on May 25, 2011 As Valid Training for Meeting the New York State Municipal Planning and Zoning Officials’ Training Requirement
- Resolution No. 2 - Appointment to the Transportation Commission – Sam Purington
- Resolution No. 3 - Approving Amendment No. 1, Geothermal Professional Services Agreement, Sack & Associates

**ORDINANCES**

- Ordinance No. 1 - Amending Chapter 310, Zoning of the Code of the City of Watertown to Implement the Local Waterfront Revitalization Program
- Ordinance No. 2 - Approving the Zone Change Request Submitted by Dale Blanding, to Change the Approved Zoning Classification of 214 Moulton Street, Parcel Number 3-01-120.001 from Light Industry to Residence C

Ordinance No. 3 - Approving the Zone Change Request Submitted by Patrick J. Scordo, changing the approved zoning classification of a 13.618 acre portion of Parcel 13-23-101 from Residence A to Commercial, and a 2.485 acre non-zoned portion of Parcel 13-23-102.1 to Commercial

**LOCAL LAW**

**PUBLIC HEARING**

7:30 p.m.	2011-12 Operating Budgets
7:30 p.m.	2011-12 through 2015-16 Capital Budget

**OLD BUSINESS**

**STAFF REPORTS**

1. Samaritan Senior Village, Water Service
2. Draft Lease Agreement Watertown Sports Ventures
3. Quarterly Financial Report
4. City Manager's Update – May 2011
5. May 5, 2011 Letter from Raymonda Deskowitz

**NEW BUSINESS**

**EXECUTIVE SESSION**

**WORK SESSION**

**ADJOURNMENT**

**NEXT REGULARLY SCHEDULED CITY COUNCIL MEETING IS MONDAY, June 6, 2011.**

Res No. 1

May 11, 2011

To: The Honorable Mayor and City Council

From: Kenneth A. Mix, Planning and Community Development Coordinator

Subject: Approving “Making Your Community Livable: A Conversation for the Future” Workshop on May 25, 2011 as Valid Training for Meeting the New York State Municipal Planning and Zoning Officials’ Training Requirement

The City Council, Planning Board and Zoning Board of Appeals are subject to the four hour training requirement that the New York State Legislature adopted as Chapter 662 of the laws of 2006, which took effect January 1, 2007. The law requires that the City Council approve courses before they can be used to meet the training requirement.

Attached is a flyer for a workshop on “Making Your Community Livable: A Conversation for the Future” to be held on Wednesday, May 25, 2011, from 6:30 p.m. to 8:30 p.m. at Jefferson Community College. After reviewing the agenda, staff believes that this workshop meets the intent of the State Legislation for training and will therefore qualify as two hours toward meeting the training requirement upon approval by the City Council. A resolution approving this training has been prepared for Council’s consideration.

# RESOLUTION

Page 1 of 1

Approving "Making Your Community Livable: A Conversation for the Future" on May 25, 2011 As Valid Training for Meeting the New York State Municipal Planning and Zoning Officials' Training Requirement

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.  
 Total .....

YEA	NAY

### *Introduced by*

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WHEREAS Chapter 662 of the New York State Laws of 2006, which took effect on January 1, 2007, requires all municipal planning and zoning officials to have four hours of training per year, and

WHEREAS the training must be approved by City Council before it can be it can be used to meet the training requirement, and

WHEREAS the Fort Drum Regional Liaison Organization, Jefferson County Department of Planning, NYS Tug Hill Commission and the Center for Community Studies at Jefferson Community College are co-sponsoring a work shop entitled "Making Your Community Livable: A Conversation for the Future" for local planning officials on May 25, 2011 at Jefferson Community College,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown, New York, that the "Making Your Community Livable: A Conversation for the Future" workshop is approved to provide two hours of training toward meeting the New York State municipal planning and zoning officials' training requirement.

### **Seconded by**

Co-Sponsored By:



13601 \$3334 CD10  
13601 \$3334 CD10

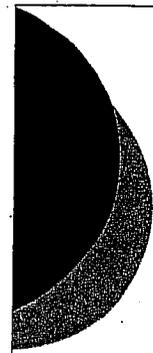


1220 Coffeen Street  
Watertown, NY 13601

Return Receipt Requested

Engineering Dept.  
245 Washington St.  
Watertown, NY 13601

Non-Profit Org.  
U.S. Postage  
**PAID**  
Permit No. 7  
Watertown, N.Y.



# Land Use Planning Workshop Notice

## MAKING YOUR COMMUNITY LIVABLE: A CONVERSATION FOR THE FUTURE

Wednesday  
May 25, 2011  
6:30 pm—8:30 pm  
Jules Center Amphitheater  
Room 6-002  
Jefferson Community College  
1220 Coffeen St.  
Watertown, NY

# MAKING YOUR COMMUNITY LIVABLE: A CONVERSATION FOR THE FUTURE

The Fort Drum Regional Liaison Organization, Jefferson County Department of Planning, NYS Tug Hill Commission, and The Center for Community Studies at JCC are co-sponsoring a training session featuring Bill Armbruster, Associate State Director of AARP. Mr. Armbruster oversees advocacy initiative and grass roots activities at the state, federal, and local levels, education of consumers, professionals, and elected officials, as well as community service initiatives for the 27 counties of western and central New York. He has been with AARP for 11 years representing the needs of New Yorkers as they age.

## AGENDA

- 6:30-6:35 pm Welcome and Opening Remarks
- 6:35-8:00 pm Presentation by Bill Armbruster

What does it take to make your community livable? Do people want to live in your community? Can they raise their kids and grow old in your community? Complete streets, universal design, visitability are all concepts that we need to have discussions around as we plan for the future of our communities and residents. Learn about these concepts and see what other communities are doing to address these issues and have conversations about the future

8:00-8:30 pm Ample time will be reserved for questions and answers

RSVPs are strongly encouraged by May 23rd. Please call The Center for Community Studies at (315) 786-2333 or email

[hbarben@sunyjefferson.edu](mailto:hbarben@sunyjefferson.edu)

Note to Planning Board and ZBA Chairpersons and Clerks-Please share this notice with other Board members and officials in your community.

If approved by your municipality, this workshop can provide two hours of training to meet the NYS Municipality Training requirement.

The College campus, in Watertown, NY is near the intersection of Interstate 81 and Coffeen Street (Exit 46)

**From Syracuse (the airport) and points south:**  
Take 81N to Exit 46, Coffeen Street. Turn right onto Coffeen Street. Turn left at the second light.

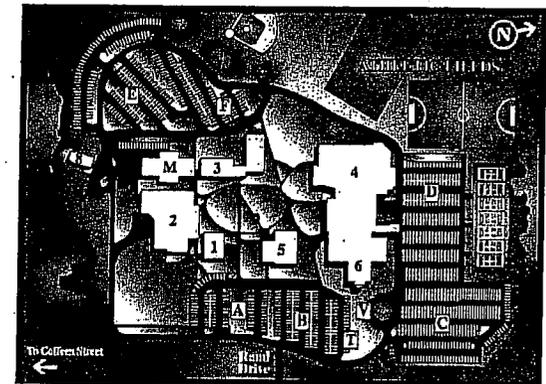
**From points north:**

**From Rte. 11:** Take Rte. 11S to Rte. 342. Turn right onto Rte. 342. Take Rte. 342 to 81S. Follow 81S to Exit 46, Coffeen Street. Turn left onto Coffeen Street. Go over the bridge over 81. Turn left at the third light.

**From Rte. 3:** Take Rte. 3E into Watertown. Turn right onto Rte. 3S, State Street. Follow Rte. 3S, State Street. Bear right in the traffic circle (Public Square) following the signs for Rte. 3. Turn right onto Massey Street. Turn left at the first light, Coffeen Street. Follow Coffeen Street past the County Fair Grounds, and turn right at the Jefferson Community College sign.

OR

Take Rte. 3E into Jefferson County. In Felts Mills, turn right onto Rte. 283. Take Rte. 283 to Rte. 342. Turn right onto Rte. 342. Take Rte. 342 to 81S. Follow 81S to Exit 46, Coffeen Street. Turn left onto Coffeen Street. Go over the bridge over 81. Turn left at the third light.



Event Location: Room 6-002  
Jules Center Amphitheater, Bldg. 6

Parking: Lot C or D

Res No. 2

May 5, 2011

To: The Honorable Mayor and City Council  
From: Mary M. Corriveau, City Manager  
Subject: Appointment to the Transportation Commission – Sam Purington

At Council's request, Mr. Purington has been contacted and has agreed to serve on the Transportation Commission replacing Donald Drew. Mr. Purington is the Executive Director of the Volunteer Transportation Center.

Attached for City Council consideration is a resolution appointing him to a three-year term, such term expiring on April 1, 2014.

# RESOLUTION

Page 1 of 1

Appointment to the Transportation  
Commission – Sam Purington

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.  
 Total .....

YEA	NAY

***Introduced by***

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RESOLVED that the following individual is appointed to the Transportation Commission for a three-year term, such term expiring on April 1, 2014:

Sam Purington  
42 North Main Street  
Carthage, NY 13619

**Seconded by**

Res No. 3

May 12, 2011

To: The Honorable Mayor and City Council

From: Mary M. Corriveau, City Manager

Subject: Geothermal Professional Services Agreement, Amendment No. 1,  
Sack & Associates

Sack & Associates, Consulting Engineers, PLLC presented their Feasibility Study for both the City Hall and Flower Memorial Library buildings to the City Council on April 4, 2011. Based on their presentation and the follow-up presentation by City Engineer Kurt W. Hauk, it was determined that we would move forward with putting the bid specifications together and ordering the new high-efficiency equipment needed for City Hall and the Flower Memorial Library. For City Hall, a new high-efficiency chiller with a matching variable-speed cooling tower sized to handle the building, as it exists, i.e. current building envelope, lighting and occupancy. Additionally for the Flower Memorial Library, specifications need to be developed for a closed circuit cooling tower, energy recovery ventilation units and specifications for geothermal capable heat pumps.

Mr. Hauk has asked Sack and Associates to develop these specifications and bid documents so that we can move forward with bidding, selecting, ordering and installing this equipment. Attached is Sack and Associates proposal for completing this work, including a scope of services and rate schedule for this supplemental work to be performed.

Based on the proposal, Sack and Associates work will be billed at an hourly rate, with a not to exceed amount of \$10,000. A resolution for City Council authorizing this amendment to the original contract is attached for Council consideration.

# RESOLUTION

Page 1 of 1

Approving Amendment No. 1,  
Geothermal Professional Services  
Agreement, Sack & Associates

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.

Total .....

YEA	NAY

### *Introduced by*

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WHEREAS City Council reviewed a feasibility presentation by Sack & Associates on the installation of a geothermal system at the April 4, 2011 City Council Meeting, and

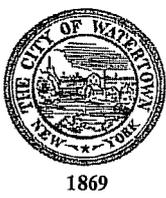
WHEREAS City Council wishes to move forward with the development of specifications and bidding high efficiency equipment for the HVAC systems at the Flower Memorial Library and City Hall, and

WHEREAS Sack & Associates agreed to develop said specifications for the City, as detailed in the attached Amendment No. 1 to their Agreement with the City, which is made a part of this resolution,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown hereby approves Amendment No. 1 to the Geothermal Professional Services Agreement for the development of specifications for the bidding and installation of high efficiency HVAC equipment at the Flower Memorial Library, and

BE IT FURTHER RESOLVED that City Manager, Mary M. Corriveau, is hereby authorized and directed to take any necessary steps to formalize acceptance of this Amendment to the Agreement with Sack and Associates, on behalf of the City.

### **Seconded by**



CITY OF WATERTOWN  
ENGINEERING DEPARTMENT  
MEMORANDUM

DATE: May 11, 2011

TO: Mary Corriveau, City Manager

FROM: Kurt W. Hauk, City Engineer

SUBJECT: Amendment #1 to the Geothermal Professional Services Agreement

Enclosed is the scope and rate schedule for supplemental work to be performed as part of the Professional Services Agreement for the evaluation of City facilities for the feasibility of using geothermal system versus a conventional system upgrade.

Amendment #1 includes the identifying, specifying, and approving the equipment to be pre-purchased by the City to be installed by a contractor under a separate agreement. The equipment will be for upgrades to City Hall and Flower Memorial Library.

The work will be billed at the hourly rate by the enclosed rate schedule for a total not to exceed cost of \$10,000.

Please prepare a Resolution for City Council consideration. The original copies are in the Engineering Office and will be forwarded for your signature after the Resolution has been approved.

cc: Jim Mills, City Comptroller  
File



**SACK & ASSOCIATES**  
CONSULTING ENGINEERS, PLLC

May 11, 2011

Mr. Kurt W. Hauk, P.E.  
City Engineer  
Department of Engineering  
Room 305, City Hall  
City of Watertown, New York  
245 Washington Street  
Watertown, NY 13601

Re: City of Watertown – City Hall and Library Pre-Purchase Equipment Specifications Proposal

Dear Mr. Hauk

In response to your request, we have prepared the following proposal for your consideration.

**Project Understanding**

It is understood that the City intends to pre-purchase the following equipment:

**City Hall:** A high-efficiency chiller and a matching variable-speed cooling tower. Both will be sized to match the capacity of the current chiller and tower which are understood to handle the building with its current envelope, lighting, and occupancy.

**Library:** High-efficiency, geothermal capable heat pumps (only as required to supplement recent similar purchases), a closed-circuit evaporative cooler (cooling tower), and an energy recovery ventilation unit. The heat pumps will be sized to match the units they are replacing, except that if ventilation air quantities increase, the heat pump size may increase. The energy recovery unit will be sized to ventilate the areas served by the current rooftop ventilator at current Code-required rates. The energy recovery unit fans shall have static capability to handle additional ductwork that may be needed for improved distribution of the ventilation air.

Installation of the above equipment will be handled under a separate bid.

**Deliverables:**

Sack & Associates will prepare technical specifications and a bidding form for the above equipment.

Mr. Kurt W. Hauk, P.E.  
City of Watertown, New York  
May 11, 2011

City Hall and Library Pre-Purchase Equipment  
Page 2

The bidding form will include unit prices and alternates for consideration as may be appropriate.

The specifications will include warranty and start-up services by the manufacturers. Base warranty will likely be specified as 12-months from start-up or 18-months from delivery, whichever comes first.

The specifications will also include the intended assignment of the equipment unloading, installation, and assistance during start-up, etc. to the installing contractor.

Sack & Associates will assist the City during the bidding process by answering technical questions and evaluating bids received.

**Compensation & Delivery:**

Sack & Associates proposes to provide the Engineering Services as outlined on an hourly rate basis according to the attached rate schedule up to a maximum total dollar amount not to exceed **TEN THOUSAND DOLLARS (\$10,000)** excluding expenses.

This proposed Professional Services fee does not include expenses for traveling and printing, etc. These expenses would be submitted separately as reimbursable project expenses at cost.

The field investigations, load confirmations, and preparation of documents are anticipated to take two-three weeks.

We appreciate this opportunity to offer our services.

Very truly yours,

**SACK & ASSOCIATES  
CONSULTING ENGINEERS, PLLC**

Paul C. Sack, P.E., LEED <sup>AP</sup>  
Principal

Enclosure: A-2011 Rate Schedule



**SACK & ASSOCIATES**  
 CONSULTING ENGINEERS, PLLC

**STANDARD RATE SCHEDULE A-2011  
 FOR PROFESSIONAL SERVICES**

<u>Title</u>	<u>Hourly Rates</u>
Principal .....	\$172.00
Manager: Project Engineer .....	\$136.00
Manager: Engineer.....	\$121.00
Engineer, Senior.....	\$115.00
Associate Engineer, Senior .....	\$105.00
Engineer .....	\$99.00
Associate Engineer.....	\$94.00
Designer, Senior.....	\$84.00
Engineer, Intern.....	\$84.00
Designer .....	\$79.00
Manager, Administration .....	\$74.00
Drafter, Senior.....	\$69.00
Administrative Assistant, Senior .....	\$69.00
Administrative Assistant.....	\$52.00
Drafter .....	\$52.00

**REIMBURSABLE EXPENSES**

The following items are not included in the fee for professional services and will be invoiced at their corresponding cost with adjustment as stated in the proposal/agreement:

<b>In-house Reproduction Services</b>	
Bond Plots or Copies .....	\$0.10/sf
Contracted Reproduction Services.....	At cost
Photocopies .....	\$0.08/page
Long-distance Phone Calls .....	At cost
Courier Service .....	At cost
Express Mail .....	At cost
Mileage .....	Current IRS Rate/Mile

Ord No. 1

May 12, 2011

To: The Honorable Mayor and City Council

From: Kenneth A. Mix, Planning and Community Development Coordinator

Subject: Amending Chapter 310, Zoning of the Code of the City of Watertown to Implement the Local Waterfront Revitalization Program

The City Council referred the zoning text amendments needed to implement the Local Waterfront Revitalization Program to the Planning Board in February for review and recommendation. The Planning Board has completed its review. It made a minor change to the draft and is recommending that the City Council approve the amendments. The report prepared for the Planning Board and an excerpt from its Minutes are attached.

The amendments have been put into the form of an Ordinance for City Council consideration. A public hearing must be held on the Ordinance before the City Council may vote on it. It is recommended that a public hearing be scheduled for 7:30 p.m. on Monday, June 6, 2011.

# ORDINANCE

Page 1 of 13

Amending Chapter 310, Zoning of the Code of the City of Watertown to Implement the Local Waterfront Revitalization Program

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.

Total .....

YEA	NAY

### *Introduced by*

BE IT ORDAINED where certain amendments to the Zoning Ordinance are required to implement the City of Watertown’s Local Waterfront Revitalization Program, and

WHEREAS the Planning Board of the City of Watertown considered the proposed amendments at its May 3, 2011 meeting and recommended that the City Council approve the amendments, and

WHEREAS the Jefferson County Planning Board reviewed the proposed amendments pursuant to General Municipal Law Section 239-m, and

WHEREAS a public hearing was held on the proposed amendments on June 6, 2011, after due public notice, and

WHEREAS the City Council has made a Negative Declaration concerning the environmental impacts of the proposed amendments according to the requirements of SEQRA,

NOW THEREFORE BE IT ORDAINED that Section 310-1 of the Code of the City of Watertown is hereby amended by adding the following definitions:

**COMMERCIAL PARKING** – Facilities that provide parking that is not accessory to a specific use. A fee may or may not be charged. A facility that provides both accessory parking for a specific use and regular fee parking for people not connected to the use is also classified as a Commercial Parking facility.

**ORDINANCE**

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Amending Chapter 310, Zoning of the Code of the City of Watertown to Implement the Local Waterfront Revitalization Program

Council Member BURNS, Roxanne M.  
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Total .....

YEA	NAY

**OFFICES** – Activities conducted in an office setting and generally focusing on business, government, professional, medical, or financial services. Examples include professional services such as lawyers, accountants, engineers, or architects; financial businesses such as lenders, brokerage houses, bank headquarters, or real estate agents; data processing; sales offices; government and public utility offices; TV and radio studios; medical and dental clinics; and medical and dental labs.

**ORDINARY HIGH WATER MARK** – The highest level reached by a body of water that has been maintained for a sufficient period of time to leave evidence on the landscape.

**PARKS AND OPEN AREAS** – Uses of land focusing on natural areas, large areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, or public squares. Lands tend to have few structures. Examples include parks, golf courses, cemeteries, public squares, plazas, recreational trails, botanical gardens, zoos, athletic fields, boat launching areas, and nature preserves.

**RELIGIOUS ASSEMBLY** - Uses intended to primarily provide meeting areas for religious activities. Examples include churches, temples, synagogues, and mosques.

**RETAIL SALES AND SERVICE** – Uses involved in the sale, lease or rent of new or used products to the general public. They may also provide personal services or entertainment, or provide product repair or services for consumer and business goods. These uses can be entertainment-oriented, personal service-oriented, repair-oriented or sales-oriented.

**ENTERTAINMENT-ORIENTED RETAIL** – A sub-category of Retail Sales and Service. Examples of uses include restaurants, cafes, delicatessens, taverns, and bars; indoor or outdoor continuous entertainment activities such as bowling alleys, ice rinks, and game arcades; pool halls; theaters, health clubs, gyms, membership clubs, and lodges; hotels, motels, and other temporary lodging with an average length of stay of less than 30 days.

**ORDINANCE**

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Amending Chapter 310, Zoning of the Code of the City of Watertown to Implement the Local Waterfront Revitalization Program

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
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 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.

YEA	NAY

Total .....

**PERSONAL SERVICE-ORIENTED RETAIL** – A sub-category of Retail Sales and Service. Examples include branch banks; urgent medical care; laundromats; photographic studios; photocopy and blueprint services; hair, tanning, tattooing, body piercing and personal care services; tax preparers, accountants, real estate, legal, financial services; business, martial arts, and other trade schools; dance or music classes; and animal grooming.

**REPAIR-ORIENTED RETAIL** - A sub-category of Retail Sales and Service. Examples include repair of TVs, bicycles, clocks, watches, shoes, guns, appliances and office equipment; photo or laundry drop off; quick printing; tailor; locksmith; and upholsterer.

**SALES-ORIENTED RETAIL** – A sub-category of Retail Sales and Service. Examples include stores selling, leasing, or renting consumer, home, and business goods including art, art supplies, bicycles, clothing, dry goods, electronic equipment, fabric, furniture, garden supplies, gifts, groceries, hardware, home improvements, household products, jewelry, pets, pet food, pharmaceuticals, plants, printed material, stationery, and videos; food sales, and sales or leasing of consumer vehicles.

**RIVER SETBACK** –The minimum distance allowed between a building, structure, or parking area and the top-of-bank of a river or stream.

**TOP-OF-BANK** – The point of inflection on the river bank where the trend of the land slope changes by 10 percent to begin its descent to the ordinary high water mark of the river. If there is no major change within a distance of 50 ft from the ordinary high water mark, then the top of bank will be the elevation 2 ft above the ordinary high water level.

**WATER-DEPENDENT USE** – An activity that can only be conducted on, in, over or adjacent to a water body because such activity requires direct access to that water body, and which involves, as an integral part of such activity, the use of the water.

# ORDINANCE

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Amending Chapter 310, Zoning of the Code of the City of Watertown to Implement the Local Waterfront Revitalization Program

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.

Total .....

YEA	NAY

WATER-ENHANCED USE – An activity that does not require a location adjacent to or over coastal waters, but whose location on land adjacent to the shore adds to the public use and enjoyment of the water’s edge. Water-enhanced uses are primarily residential, recreational, cultural, retail, or entertainment uses.

, and

BE IT FURTHER ORDAINED that Section 310-2 A is amended to read as follows:

A. For the purpose of this chapter, the City of Watertown is divided into the following types of districts:

- Residence A Districts ----- RA
- Residence B Districts ----- RB
- Residence C Districts ----- RC
- Limited Business Districts ----- LB
- Neighborhood Business Districts ----- NB
- Commercial Districts ----- CD
- Downtown Core Overlay District----- DC
- Downtown District ----- DT
- Health Services Districts ----- HS
- Light Industrial Districts ----- LI
- Heavy Industrial Districts ----- HI
- Riverfront Development Overlay District ----- RD
- Open Space and Recreation District ----- OS
- Waterfront District ----- WD
- Planned Development Districts ----- PD

, and

# ORDINANCE

Page 5 of 13

Amending Chapter 310, Zoning of the Code of the City of Watertown to Implement the Local Waterfront Revitalization Program

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.

Total .....

YEA	NAY

BE IT FURTHER ORDAINED that Section 310-9.1 is added to read as follows:

## § 310-9.1. Downtown District

A. Purpose. The purpose and intent of this district is to regulate development in such a way that the compact pedestrian-oriented quality of the downtown area is maintained. This is primarily a commercially oriented district with a significant amount of upper floor housing where the synergy between the uses is intended to revitalize the activity in the area.

B. Permitted principal uses. In Downtown Districts no building or structure shall be erected, altered or extended, and no land, building, structure or part thereof shall be used for other than one or more of the following uses:

- (1) Multifamily Dwelling, except on any street level floor
- (2) Office
- (3) Retail Sales and Service
- (4) Religious Assembly
- (5) Parks and Open Areas
- (6) Commercial Parking

, and

# ORDINANCE

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Amending Chapter 310, Zoning of the Code of the City of Watertown to Implement the Local Waterfront Revitalization Program

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.

Total .....

YEA	NAY

BE IT FURTHER ORDAINED that Section 310-11.1 is amended to read as follows:

## § 310-11.1. Open Space and Recreation District

- A. Purpose. The purpose and intent of this district is to provide a suitable classification for sites designated for park, open space and/or recreational use.
- B. Permitted principal uses. In Open Space and Recreation Districts no building or structure shall be erected, altered or extended, and no land, building, structure or part thereof shall be used for other than one or more of the following uses:
  - (1) Parks and Open Areas

And,

BE IT FURTHER ORDAINED that Section 310-11.2 is added to read as follows:

## § 310-11.2. Waterfront District

- A. Purpose. The purpose and intent of this district is to allow the Black River to be used as an economic development catalyst while protecting its environmental characteristics. Priority is given to water dependent uses and then water enhanced uses. Providing public access to the river is an important policy that is promoted through these regulations.

# ORDINANCE

Page 7 of 13

Amending Chapter 310, Zoning of the Code of the City of Watertown to Implement the Local Waterfront Revitalization Program

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.

YEA	NAY

Total .....

B. Permitted principal uses. In Waterfront Districts no building or structure shall be erected, altered or extended, and no land, building, structure or part thereof shall be used for other than one or more of the following uses:

- (1) Water-Dependent Use
- (2) Water-Enhanced Use
  - Water - enhanced uses shall not be allowed on or over surface waters unless the proposed use meets all of the following criteria:
    - (a) The proposed use will not be sited so as to encroach upon water uses such as navigational channels.
    - (b) The proposed use will not be sited so as to degrade or diminish natural resources.
    - (c) The proposed use will not be sited so as to degrade or diminish significant scenic views.
    - (d) The proposed use will not be sited so as to degrade or diminish the reasonable exercise of riparian rights by waterfront owners.
    - (e) The proposed use will not create conflicts between potential water-dependent uses.
    - (f) The proposed use shall provide meaningful public access.
- (2) Parks and Open Areas

, and

**ORDINANCE**

Page 8 of 13

Amending Chapter 310, Zoning of the Code of the City of Watertown to Implement the Local Waterfront Revitalization Program

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.

Total .....

YEA	NAY

BE IT FURTHER ORDAINED that Section 310-13 is amended to read as follows:

**§ 310-13. Minimum Lot Sizes.**

Every parcel of land shall meet the following minimum sizes for the district it is located in:

District	Lot Size	Lot Size/ Household	Lot Width
Residence A	7,500 sq. ft.	7,500 sq. ft.	75 ft.
Residence B	6,000 sq. ft.	3,000 sq. ft.	60 ft.
Residence C	5,000 sq. ft.	2,500 sq. ft.	50 ft.
Limited Business		1,000 sq. ft.	
Neighborhood Business		1,000 sq. ft.	
Commercial		1,000 sq. ft.	
Downtown		250 sq. ft.	
Health Services		2,500 sq. ft.	
Light Industrial		N.A.	
Heavy Industrial		N.A.	
Open Space and Recreation		N.A.	
Waterfront		500 sq. ft.	

,and

# ORDINANCE

Page 9 of 13

Amending Chapter 310, Zoning of the Code of the City of Watertown to Implement the Local Waterfront Revitalization Program

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.

Total .....

YEA	NAY

BE IT FURTHER ORDAINED that Section 310-15 is amended to read as follows:

### § 310-15. Lot coverage.

The total area of each parcel covered by buildings shall not exceed the following percentages:

District	Maximum Lot Area Covered by Buildings
Residence A	30%
Residence B	35%
Residence C	40%
Neighborhood Business	40%
Downtown	100%
Open Space and Recreation	10%
Waterfront	30%

,and

**ORDINANCE**

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Amending Chapter 310, Zoning of the Code of the City of Watertown to Implement the Local Waterfront Revitalization Program

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.

Total .....

YEA	NAY

BE IT FURTHER ORDAINED that Section 310-16 is amended to read as follows:

**§ 310-16. Minimum Setbacks.**

Every building shall be setback from property lines according to the minimum distances listed below:

District	Front Yard	Side Yard	Rear Yard
Residence A	20'	5'	25'
Residence B	20'	5'	25'
Residence C	20'	5'	25'
Limited Business	20'	5'	25'
Neighborhood Business	20'	5'	25'
Commercial	20'	5'	25'
Downtown	0'	0'	0'
Health Services	20'	5'	25'
Light Industrial	0'	0'	0'
Heavy Industrial	0'	0'	0'
Open Space and Recreation	50'	50'	50'
Waterfront	20'	5'	50'*

\* Except as allowed by §310-21.1.

,and

BE IT FURTHER ORDAINED that Section 310-19 is deleted, and

BE IT FURTHER ORDAINED that Section 310-21 is deleted, and

# ORDINANCE

Page 11 of 13

Amending Chapter 310, Zoning of the Code of the City of Watertown to Implement the Local Waterfront Revitalization Program

- Council Member BURNS, Roxanne M.
- Council Member BUTLER, Joseph M. Jr.
- Council Member MACALUSO, Teresa R.
- Council Member SMITH, Jeffrey M.
- Mayor GRAHAM, Jeffrey E.

Total .....

YEA	NAY

BE IT FURTHER ORDAINED that Section 310-21.1 is amended to read as follows:

**§ 310-21.1. River setback.**

- A. No building, structure or parking area shall be constructed within 50 feet of the top-of-bank of any river or stream, except for structures built for water-dependent uses or that are designed and built specifically for the purpose of providing pedestrian access and travel along the bank, for improving the safety of such access and travel, or for facilitating boat access to the river without disturbing pedestrian access.
- B. The setback from the top-of-bank may be reduced to 30 feet if public access to the river or stream bank, which has the potential for connecting with a continuous pedestrian trail along the river or stream, is provided through a permanent easement. A licensed engineer must certify that the soils within the reduced setback area are stable and suitable for development.

,and

BE IT FURTHER ORDAINED that Section 310-44 is amended to read as follows:

**§ 310-44. Parking facilities or vehicle storage required.**

- A. Except as provided in Subsections B and C of this section, for every building or structure hereafter erected or addition to a structure or building hereafter made, to be used for any of the purposes hereinafter set forth, there shall be provided parking facilities or vehicle storage as set forth in § § 310-45 through 310-51.
- B. Off-street parking shall not be required for any use within the Downtown Core Overlay District and Downtown District.
- C. Because the property within Riverfront Development Overlay Districts and Waterfront Districts is valuable for recreational purposes and there exists little space for off-street parking, off-street parking is not required in this district for buildings within 300 feet of a public parking lot. The distance is to be measured in a straight line from the nearest edge of the parking lot to the nearest edge of the building.

D.  
,and

# ORDINANCE

Page 12 of 13

Amending Chapter 310, Zoning of the Code of the City of Watertown to Implement the Local Waterfront Revitalization Program

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.

Total .....

YEA	NAY

BE IT FURTHER ORDAINED that Section 310-52.2 G (1) (a) is amended to read as follows:

- (a) A parcel is allowed a total sign surface area not to exceed two (2) square feet for each linear foot of building frontage. The total sign surface area may be allocated to the occupants of the parcel in any manner, except in no case shall the allocation per occupant exceed the maximum sign surface area listed in the following table:

District	Occupant Max. Sign Surface Area
Res. A, B, & C	4 sq. ft.
Limited Business	35 sq. ft.
Neighborhood Business	75 sq. ft.
Downtown Core Overlay	100 sq. ft.
Commercial	200 sq. ft.
Downtown	100 sq. ft.
Health Services	200 sq. ft.
Light & Heavy Industrial	200 sq. ft.
Open Space & Recreation	200 sq. ft.
Waterfront	100 sq. ft.

,and

# ORDINANCE

Page 13 of 13

Amending Chapter 310, Zoning of the Code of the City of Watertown to Implement the Local Waterfront Revitalization Program

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.

Total .....

YEA	NAY

BE IT FURTHER ORDAINED that Section 310-52.2 G (1) (g) is amended to read as follows:

(g) Commerce Centers shall be allowed additional sign surface area to identify the center, up to the maximum per parcel for each district in the chart below:

District	Commerce Center ID Max. Sign Area
Limited Business	10 sq. ft.
Neighborhood Business	15 sq. ft.
Downtown Core Overlay	20 sq. ft.
Commercial	100 sq. ft.
Downtown District	20 sq. ft.
Light & Heavy Industrial	100 sq. ft.

,and

BE IT FURTHER ORDAINED that this Amendment to the City Code shall take effect as soon as it is published once in the official newspaper of the City of Watertown, New York or printed as the City Manager directs.

**Seconded by**



# MEMORANDUM

## City of Watertown Planning Office

245 Washington Street, Room 304

Watertown, New York 13601

315-785-7730

Fax: 315-782-9014

TO: Norman J. Wayte, II, Chairman

FROM: Kenneth A. Mix, Planning and Community Development Coordinator *ham*

SUBJECT: LWRP Zoning

DATE: February 23, 2011

The City Council has referred the attached Zoning Ordinance Amendment to the Planning Board for review and recommendation. This is the start of the formal adoption process.

The initial draft of these revisions was included in the Local Waterfront Revitalization Program (LWRP). That draft was reviewed and revised on December 16, 2010 and February 10, 2011. These changes to the Zoning Ordinance must be made before the LWRP can be adopted by the City Council and the Department of State.

This amendment creates three new zoning districts and their regulations that will be used within the boundary of the LWRP. The new districts are "Downtown," "Open Space and Recreation" and "Waterfront."

**Appendix C**  
**Proposed Zoning Ordinance Changes**  
**2/10/11**

**Delete**

**Add**

**ARTICLE I Definitions and Word Usage**

**§ 310-1. Terms defined; word usage.**

- A. Words in the present tense include the future; the singular number includes the plural, and the plural the singular; the word “lot” includes the word “plot,” and the word “building” includes the word “structure.”
- B. For the purpose of this chapter, certain words and terms shall have the following meanings:

COMMERCIAL PARKING – Facilities that provide parking that is not accessory to a specific use. A fee may or may not be charged. A facility that provides both accessory parking for a specific use and regular fee parking for people not connected to the use is also classified as a Commercial Parking facility.

OFFICES – Activities conducted in an office setting and generally focusing on business, government, professional, medical, or financial services. Examples include professional services such as lawyers, accountants, engineers, or architects; financial businesses such as lenders, brokerage houses, bank headquarters, or real estate agents; data processing; sales offices; government and public utility offices; TV and radio studios; medical and dental clinics; and medical and dental labs.

ORDINARY HIGH WATER MARK – The highest level reached by a body of water that has been maintained for a sufficient period of time to leave evidence on the landscape.

PARKS AND OPEN AREAS – Uses of land focusing on natural areas, large areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, or public squares. Lands tend to have few structures. Examples include parks, golf courses, cemeteries, public squares, plazas, recreational trails, botanical gardens, zoos, athletic fields, boat launching areas, and nature preserves.

RELIGIOUS ASSEMBLY - Uses intended to primarily provide meeting areas for religious activities. Examples include churches, temples, synagogues, and mosques.

RETAIL SALES AND SERVICE – Uses involved in the sale, lease or rent of new or used products to the general public. They may also provide personal services or entertainment, or provide product repair or services for consumer and business goods. These uses can be entertainment-oriented, personal service-oriented, repair-oriented or sales-oriented.

ENTERTAINMENT-ORIENTED RETAIL – A sub-category of Retail Sales and Service. Examples of uses include restaurants, cafes, delicatessens, taverns, and bars; indoor or outdoor continuous entertainment activities such as bowling alleys, ice rinks, and game arcades; pool halls; theaters, health clubs, gyms, membership clubs, and lodges; hotels, motels, and other temporary lodging with an average length of stay of less than 30 days.

PERSONAL SERVICE-ORIENTED RETAIL – A sub-category of Retail Sales and Service. Examples include branch banks; urgent medical care; laundromats; photographic studios; photocopy and blueprint services; hair, tanning, tattooing, body piercing and personal care services; tax preparers, accountants, real estate, legal, financial services; business, martial arts, and other trade schools; dance or music classes; and animal grooming.

REPAIR-ORIENTED RETAIL - A sub-category of Retail Sales and Service. Examples include repair of TVs, bicycles, clocks, watches, shoes, guns, appliances and office equipment; photo or laundry drop off; quick printing; tailor; locksmith; and upholsterer.

SALES-ORIENTED RETAIL – A sub-category of Retail Sales and Service. Examples include stores selling, leasing, or renting consumer, home, and business goods including art, art supplies, bicycles, clothing, dry goods, electronic equipment, fabric, furniture, garden supplies, gifts, groceries, hardware, home improvements, household products, jewelry, pets, pet food, pharmaceuticals, plants, printed material, stationery, and videos; food sales, and sales or leasing of consumer vehicles.

RIVER SETBACK –The minimum distance allowed between a building, structure, or parking area and the top-of-bank of a river or stream.

TOP-OF-BANK – The point of inflection on the river bank where the trend of the land slope changes by 10 percent to begin its descent to the ordinary high water mark of the river. If there is no major change within a distance of 50 ft from the ordinary high water mark, then the top of bank will be the elevation 2 ft above the ordinary high water level.

WATER-DEPENDENT USE – An activity that can only be conducted on, in, over or adjacent to a water body because such activity requires direct access to

that water body, and which involves, as an integral part of such activity, the use of the water.

WATER-ENHANCED USE – An activity that does not require a location adjacent to or over coastal waters, but whose location on land adjacent to the shore adds to the public use and enjoyment of the water’s edge. Water-enhanced uses are primarily residential, recreational, cultural, retail, or entertainment uses.

**ARTICLE II Establishment of Districts**

**§ 310-2. Enumeration of districts; Zone Map**

A. For the purpose of this chapter, the City of Watertown is divided into the following types of districts:

- Residence A Districts ----- RA
- Residence B Districts ----- RB
- Residence C Districts ----- RC
- Limited Business Districts ----- LB
- Neighborhood Business Districts ----- NB
- Commercial Districts ----- CD
- Downtown Core Overlay District----- DC
- Downtown District ----- DT
- Health Services Districts ----- HS
- Light Industrial Districts ----- LI
- Heavy Industrial Districts ----- HI
- Riverfront Development Overlay District ----- RD
- Open Space and Recreation District ----- OS
- Waterfront District ----- WD
- Planned Development Districts ----- PD

**ARTICLE III District Use Regulations**

**§ 310-9.1. Downtown District**

A. Purpose. The purpose and intent of this district is to regulate development in such a way that the compact pedestrian-oriented quality of the downtown area is maintained. This is primarily a commercially oriented district with a significant amount of upper floor housing where the synergy between the uses is intended to revitalize the activity in the area.

B. Permitted principal uses. In Downtown Districts no building or structure shall be erected, altered or extended, and no land, building, structure or part thereof shall be used for other than one or more of the following uses:

(1) Multifamily Dwelling, except on any street level floor

(2) Office

(3) Retail Sales and Service

(4) Religious Assembly

(5) Parks and Open Areas

(6) Commercial Parking

### **§ 310-11.1. Open Space and Recreation District**

A. Purpose. The purpose and intent of this district is to provide a suitable classification for sites designated for park, open space and/or recreational use.

B. Permitted principal uses. In Open Space and Recreation Districts no building or structure shall be erected, altered or extended, and no land, building, structure or part thereof shall be used for other than one or more of the following uses:

(1) Parks and Open Areas

### **§ 310-11.2. Waterfront District**

A. Purpose. The purpose and intent of this district is to allow the Black River to be used as an economic development catalyst while protecting its environmental characteristics. Priority is given to water dependent uses and then water enhanced uses. Providing public access to the river is an important policy that is promoted through these regulations.

B. Permitted principal uses. In Waterfront Districts no building or structure shall be erected, altered or extended, and no land, building, structure or part thereof shall be used for other than one or more of the following uses:

(1) Water-Dependent Use

(2) Water-Enhanced Use

Water - enhanced uses shall not be allowed on or over surface waters unless the proposed use meets all of the following criteria:

(a) The proposed use will not be sited so as to encroach upon water uses such as navigational channels.

(b) The proposed use will not be sited so as to degrade or diminish natural resources.

(c) The proposed use will not be sited so as to degrade or diminish significant scenic views.

- (d) The proposed use will not be sited so as to degrade or diminish the reasonable exercise of riparian rights by waterfront owners.
- (e) The proposed use will not create conflicts between potential water-dependent uses.
- (f) The proposed use shall provide meaningful public access.

(3) Parks and Open Areas

**ARTICLE IV Area and Yard Regulations**

**§ 310-13. Lot area.**

~~A. No building used in whole or in part for dwelling purposes shall be erected, altered or extended so as to provide for less lot area per family than specified below:~~

- ~~(1) Residence A: five thousand (5,000) square feet.~~
- ~~(2) Residence B: three thousand (3,000) square feet.~~
- ~~(3) Residence C: two thousand five hundred (2,500) square feet.~~
- ~~(4) Limited Business: one thousand (1,000) square feet.~~
- ~~(5) Neighborhood Business: one thousand (1,000) square feet.~~
- ~~(6) Commercial: one thousand (1,000) square feet.~~

~~B. Except as permitted by Sec. 310-14, no single family dwelling in any district shall be erected on a lot of less than five thousand (5,000) square feet and less than fifty (50) feet frontage for Residential C; six thousand (6,000) square feet and sixty (60) feet frontage for Residential B; seven thousand five hundred (7,500) square feet and seventy-five (75) feet frontage for Residential A.~~

~~C. This section shall not apply to housing for the elderly as described in federal or state statutes, provided that the housing facilities meet the applicable standards for project density land use of the statute of the federal or state government aiding such project.~~

**§ 310-13. Minimum Lot Sizes.**

Every parcel of land shall meet the following minimum sizes for the district it is located in:

<u>District</u>	<u>Lot Size</u>	<u>Lot Size/ Household</u>	<u>Lot Width</u>
<u>Residence A</u>	<u>7,500 sq. ft.</u>	<u>7,500 sq. ft.</u>	<u>75 ft.</u>
<u>Residence B</u>	<u>6,000 sq. ft.</u>	<u>3,000 sq. ft.</u>	<u>60 ft.</u>

<u>Residence C</u>	<u>5,000 sq. ft.</u>	<u>2,500 sq. ft.</u>	<u>50 ft.</u>
<u>Limited Business</u>		<u>1,000 sq. ft.</u>	
<u>Neighborhood Business</u>		<u>1,000 sq. ft.</u>	
<u>Commercial</u>		<u>1,000 sq. ft.</u>	
<u>Downtown</u>		<u>250 sq. ft.</u>	
<u>Health Services</u>		<u>2,500 sq. ft.</u>	
<u>Light Industrial</u>		<u>N.A.</u>	
<u>Heavy Industrial</u>		<u>N.A.</u>	
<u>Open Space and Recreation</u>		<u>N.A.</u>	
<u>Waterfront</u>		<u>500 sq. ft.</u>	

**§ 310-15. Lot coverage.**

In Residence and Neighborhood Business Districts, no building or structure shall be erected, altered or extended so as to cover more of the lot than prescribed below:

A. Residence A Districts: thirty percent (30%)

B. Residence B Districts: thirty-five percent (35%)

C. Residence C Districts: forty percent (40%)

D. Neighborhood Business Districts: forty percent (40%)

The total area of each parcel covered by buildings shall not exceed the following percentages:

<u>District</u>	<u>Maximum Lot Area Covered by Buildings</u>
<u>Residence A</u>	<u>30%</u>
<u>Residence B</u>	<u>35%</u>
<u>Residence C</u>	<u>40%</u>
<u>Neighborhood Business</u>	<u>40%</u>
<u>Downtown</u>	<u>100%</u>
<u>Open Space and Recreation</u>	<u>10%</u>
<u>Waterfront</u>	<u>30%</u>

**§ 310-16. Front yard requirements.**

In Residence, Limited Business, Neighborhood Business and Health Services Districts, there shall be provided in connection with all buildings and structures a front yard of at least twenty (20) feet in depth.

**§ 310-16. Minimum Setbacks.**

Every building shall be setback from property lines according to the minimum distances listed below:

District	Front Yard	Side Yard	Rear Yard
Residence A	20'	5'	25'
Residence B	20'	5'	25'
Residence C	20'	5'	25'
Limited Business	20'	5'	25'
Neighborhood Business	20'	5'	25'
Commercial	20'	5'	25'
Downtown	0'*	0'	0'
Health Services	20'	5'	25'
Light Industrial	0'	0'	0'
Heavy Industrial	0'	0'	0'
Open Space and Recreation	50'	50'	50'
Waterfront	20'	5'	50'**

\*Also the maximum.

\*\* Except as allowed by §310-21.1.

**§ 310-19. Required side yards.**

A. In Residence, Limited Business and Health Services Districts there shall be provided in connection with all buildings and structures, two (2) side yards of at least five (5) feet each.

B. In Neighborhood Business, Commercial, Light Industrial and Heavy Industrial Districts, no side yards will be required, except as required in Sections 310-20, 310-22 and 310-23.

**§ 310-21. Required rear yards.**

A. In Residence, Limited Business, Neighborhood Business, and Health Services Districts there shall be provided a rear yard of at least twenty five (25) feet in depth.

B. In Commercial, Light Industrial or Heavy Industrial Districts, no rear yard will be required, except as required in Sec. 310-22.

**§ 310-21.1. River setback.**

A. In Riverfront Development Overlay Districts, n No building, structure or parking area shall be constructed within 30 50 feet of the top-of-bank of any river or stream, except for structures built for water-dependent uses or that are designed and built specifically for the purpose of providing pedestrian access and travel along the bank,

for improving the safety of such access and travel, or for facilitating boat access to the river without disturbing pedestrian access.

**B. The setback from the top-of-bank may be reduced to 30 feet if public access to the river or stream bank, which has the potential for connecting with a continuous pedestrian trail along the river or stream, is provided through a permanent easement. A licensed engineer must certify that the soils within the reduced setback area are stable and suitable for development.**

## ARTICLE VII Parking and Loading

### § 310-44. Parking facilities or vehicle storage required.

- A. Except as provided in Subsections **B and C** of this section, for every building or structure hereafter erected or addition to a structure or building hereafter made, to be used for any of the purposes hereinafter set forth, there shall be provided parking facilities or vehicle storage as set forth in § 310-45 through 310-51.
- B. Off-street parking shall not be required for any use within the Downtown Core Overlay District **and Downtown District**.
- C. Because the property within Riverfront Development Overlay Districts **and Waterfront Districts** is valuable for recreational purposes and there exists little space for off-street parking, off-street parking is not required in this district for buildings within 300 feet of a public parking lot. **The distance is to be measured in a straight line from the nearest edge of the parking lot to the nearest edge of the building.**

## ARTICLE VIII Miscellaneous Provisions

### § 310-52.2. Signs.

- G. Signs Allowed With a Permit. All signs which are not classified under “General Prohibitions” or “Signs Allowed Without a Permit” are considered “Signs Allowed With a Permit” and are subject to the following requirements.

#### (1) Allowed Sign Surface Area.

- (a) A parcel is allowed a total sign surface area not to exceed two (2) square feet for each linear foot of building frontage. The total sign surface area may be allocated to the occupants of the parcel in any manner, except in no case shall the allocation per occupant exceed the maximum sign surface area listed in the following table:

District	Occupant Max. Sign Surface Area
Res. A, B, & C	4 sq. ft.

Limited Business	35 sq. ft.
Neighborhood Business	75 sq. ft.
Downtown Core Overlay	100 sq. ft.
Commercial	200 sq. ft.
<u>Downtown</u>	<u>100 sq. ft.</u>
Health Services	200 sq. ft.
Light & Heavy Industrial	200 sq. ft.
<u>Open Space &amp; Recreation</u>	<u>200 sq. ft.</u>
<u>Waterfront</u>	<u>100 sq. ft.</u>

- (b) In all districts, except Residence A, B, and C, each occupant located above the ground floor level of a multistory building is allowed window signs covering fifty percent (50%) of the window surface area of the space occupied by the business. This allowed window sign surface area is in addition to the total sign surface area allowed.
- (c) In all districts, except Residence A, B, and C, additional sign surface area is allowed on each parcel for directional and informational signs. One (1) directional sign, not to exceed four (4) square feet, and one (1) informational sign, not to exceed thirty-two (32) square feet, are allowed per parcel.
- (d) In Residence A, B, and C districts, churches, schools and other allowed institutions may have additional sign surface area of not more than thirty-six (36) square feet.
- (e) In Residence A, B, and C districts, subdivisions and multi-family dwellings may have additional sign surface area of not more than sixteen (16) square feet for each street on which it has a frontage.
- (f) In Planned Development Districts, unless signs are addressed in the regulations adopted at the creation of the PDD, as amended, the sign regulations within this section pertaining to Commercial Districts shall apply to commercial uses and sign regulations within this section pertaining to Residential Districts shall apply to residential uses.
- (g) Commerce Centers shall be allowed additional sign surface area to identify the center, up to the maximum per parcel for each district in the chart below:

District	Commerce Center ID Max. Sign Area
Limited Business	10 sq. ft.
Neighborhood Business	15 sq. ft.

Downtown Core Overlay	20 sq. ft.
Commercial	100 sq. ft.
<u>Downtown District</u>	<u>20 sq. ft.</u>
Light & Heavy Industrial	100 sq. ft.

Excerpt from Planning Board's 5/3/11 Meeting Minutes

**ZONING ORDINANCE AMENDMENT  
LOCAL WATERFRONT REVITALIZATION PROGRAM**

The Planning Board then considered a request submitted by the City of Watertown to amend the zoning ordinance, creating three new zoning districts as outlined in the Local Waterfront Revitalization Program.

Mr. Mix briefly explained the proposed changes to the ordinance. He noted that there is one change to the current draft that he would like to recommend that the Planning Board consider. He stated that the *Downtown District* currently has minimum and maximum setbacks of zero feet. This is fine for Public Square, but may cause problems in other downtown areas. He said that the maximum setback requirement should simply be removed from the proposal.

Mr. Harris asked why there was a double asterisk by the *Waterfront District* rear yard requirement. Mr. Mix stated that this refers to an exception in § 310-21.1 that is meant to be an incentive for property owners to provide public access to the waterfront.

Mr. Wayte mentioned that the River Committee was concerned with snow being dumped into the river; specifically that non-snow debris was often being dumped. Mr. Mix stated that this is not covered by the Zoning Ordinance.

Mr. Harris then made a motion to recommend that the City Council approve the Zoning Ordinance Amendment with the modification noted above. Mrs. Freda seconded the motion and all voted in favor.

Ord No. 2

May 10, 2011

To: The Honorable Mayor and City Council

From: Kenneth A. Mix, Planning & Community Development Coordinator

Subject: Changing the Approved Zoning Classification of 214 Moulton Street, Parcel Number 3-01-120.001 from "Light Industry" to "Residence C"

A request has been submitted by Dale Blanding for the above subject zone change request. The Planning Board reviewed the request at its May 3, 2011 meeting and adopted a motion recommending that the City Council approve the zone change request as submitted.

Attached is a report on the zone change request prepared for the Planning Board, along with an excerpt from its minutes.

The ordinance attached for City Council consideration approves the zone change as requested. The Council must hold a public hearing on the ordinance, before it may vote on it. It is recommended that a public hearing be scheduled for 7:30 pm on Monday, June 6, 2011. A SEQRA resolution will also be presented for City Council consideration at that meeting.

# ORDINANCE

Page 1 of 1

Approving the Zone Change Request Submitted by Dale Blanding, to Change the Approved Zoning Classification of 214 Moulton Street, Parcel Number 3-01-120.001 from Light Industry to Residence C.

Council Member BURNS, Roxanne M.  
 Council Member BUTLER, Joseph M. Jr.  
 Council Member MACALUSO, Teresa R.  
 Council Member SMITH, Jeffrey M.  
 Mayor GRAHAM, Jeffrey E.  
 Total .....

YEA	NAY

### *Introduced by*

---

BE IT ORDAINED where Dale Blanding, has made application by petition filed with the City Clerk, pursuant to Section 83 of the New York General City Law to change the approved zoning classification of Parcel Number 3-01-120.001 located at 214 Moulton Street from Light Industry to Residence C, and

WHEREAS the Planning Board of the City of Watertown considered the zone change request at its meeting held on May 3, 2011, and adopted a motion recommending that the City Council approve the zone change as requested, and

WHEREAS the City Council deems it in the best interest of the citizens of the City of Watertown to approve the requested zone change, and

WHEREAS a public hearing was held on the proposed zone change on June 6, 2011, after due public notice, and

WHEREAS the City Council has made a declaration of Negative Findings of the impacts of the proposed zone change according to the requirements of SEQRA,

NOW THEREFORE BE IT ORDAINED that the zoning classification shall be changed for Parcel Number 3-01-120.001 located at 214 Moulton Street, from Light Industry to Residence C, and

BE IT FURTHER ORDAINED that the Zoning Map of the City of Watertown shall be amended to reflect the zone change, and

BE IT FURTHER ORDAINED this amendment to the Zoning Ordinance of the City of Watertown shall take effect as soon as it is published once in the official newspaper of the City of Watertown, or printed as the City Manager directs.

### **Seconded by**

**ZONE CHANGE REQUEST  
214/216 MOULTON STREET - PARCEL NUMBER 3-01-120.001**

The Planning Board considered a request submitted by Dale Blanding of Blanding Mechanical to change the zoning classification of 214 Moulton St., parcel 3-01-120.001, from *Light Industrial* to *Residence C*.

Mr. Blanding was present. He approached the Board and explained his request. He stated that he wishes to rezone the property so that he may use it as his personal residence, with the option of adding tenants at a later date. He said he was aware that *Residence C* classification only allows for three units without a Special Use Permit. He went on to explain that he only wants to rezone parcel 3-01-120.001 at this time, and that he believes this parcel has space for three parking spaces.

Mr. Harris asked about the recommendation in the Staff report to rezone the adjacent property. Mr. Mix explained that this is not critical, but would be an issue if the property ever has more than three residences—the adjacent parcel would have to be assembled with 3-01-120.001 and used for parking, but the land would remain *Light Industrial*, thus creating a parcel with split zoning classification.

Mr. Harris expressed concern that some documentation showed the address for this parcel as 214 and some showed it as 216. Mr. Mix explained that it is common for addresses to change, or for parcels to have multiple street numbers.

Mrs. Freda asked Mr. Blanding to confirm that only he would be living there at this point. Mr. Blanding confirmed that there would only be one unit in the near future.

Mr. Blanding then asked if he would have to use the entire neighboring parcel for parking if he ended up building more than three units. Mr. Mix responded that he would not, but depending on what other use he had in mind for the property it may require a subdivision.

Mrs. Freda then moved to recommend that the City council approve the zone change request submitted by Dale Blanding of Blanding Mechanical to change the approved zoning classification of 214 Moulton St., Parcel 3-01-120.001, from *Light Industrial* to *Residence C*. Mr. Harris seconded the motion and all voted in favor.



# MEMORANDUM

## City of Watertown Planning Office

245 Washington Street, Room 304

Watertown, New York 13601

315-785-7730

Fax: 315-782-9014

TO: Norman J. Wayte II, Chairman, Planning Board

FROM: Kenneth A. Mix, Planning and Community Development Coordinator 

SUBJECT: Zone Change Request – 214 Moulton Street

DATE: April 20, 2011

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**Request:** To change the approved zoning classification of 214 Moulton Street, Parcel Number 3-01-120.001 from Light Industrial District to Residence “C” District.

**Applicant:** Dale Blanding and Mary Pat Blanding of Blanding Mechanical, Inc.

**Property Owner:** Blanding Mechanical, Inc.

**SEQRA:** Unlisted Action.

**County Planning Board review required:** No

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### Comments:

The proposed zone change is being requested by the property owner as outlined in the attached application documents. The structure on the site has been used as a base of operation for a contracting business until recently. This is a legal use in “Light Industrial” districts according to city code, § 310-10. The applicant wishes to convert the building to residential use by creating an initial single apartment on the second floor, with additional apartments in the future as funding allows. The business that owns the building, Blanding Mechanical Inc., is now defunct and no longer operates at this location.

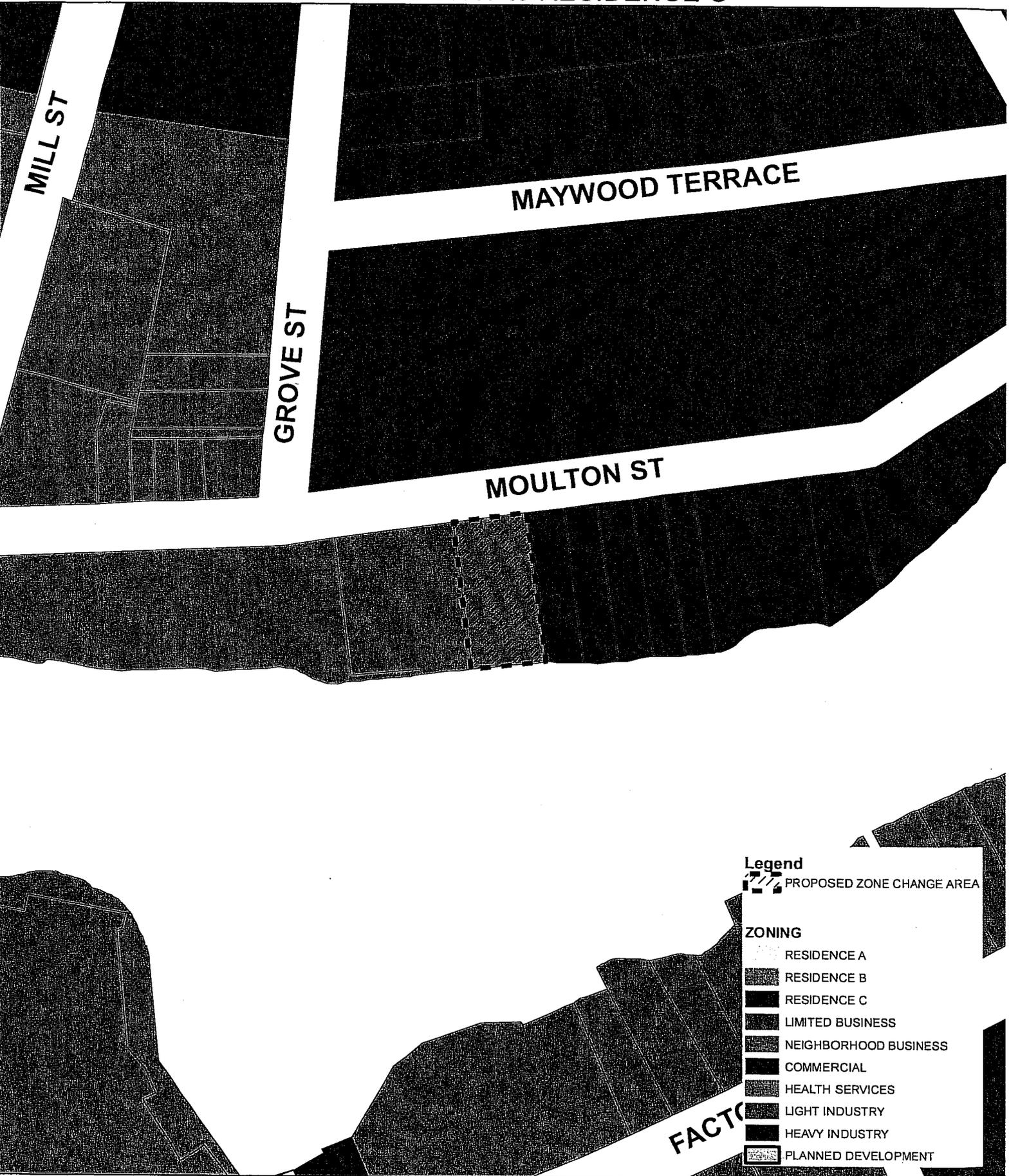
The parcels to the east and north are zoned “Residence C,” the parcels to the west are “Light Industrial.” The southern property boundary is the Black River. The nearest “Commercial” district is roughly 500 feet northwest of the parcel. Based on these conditions, Staff recommended that the applicant request “Residence C.”

More than 3 residential units in the building would require a Special Use Permit in the “Residence C” zoning district. Use of the neighboring property at 208 Moulton Street will be required in order to meet parking requirements, and thus it should be combined with 214 Moulton Street. This combination would result in a parcel split between two zoning districts, if only 214 Moulton Street is changed at this time.

The Land Use Plan calls for “Riverfront Development” on this parcel. This land use category includes a “mix of residential, commercial, park, and recreational uses.” Copies of the Land Use Plan map and land use category descriptions are attached—as well as a copy of the current zoning map. Part I of the Short Environmental Assessment Form has been completed and submitted as part of the application.

cc: Planning Board Members  
City Council Members  
Robert J. Slye, City Attorney  
Justin Wood, Civil Engineer II  
Dale and Mary Pat Blanding, PO Box 380, Lacona, NY 13003

PROPOSED ZONE CHANGE  
214 MOULTON ST.  
LIGHT INDUSTRY to RESIDENCE C



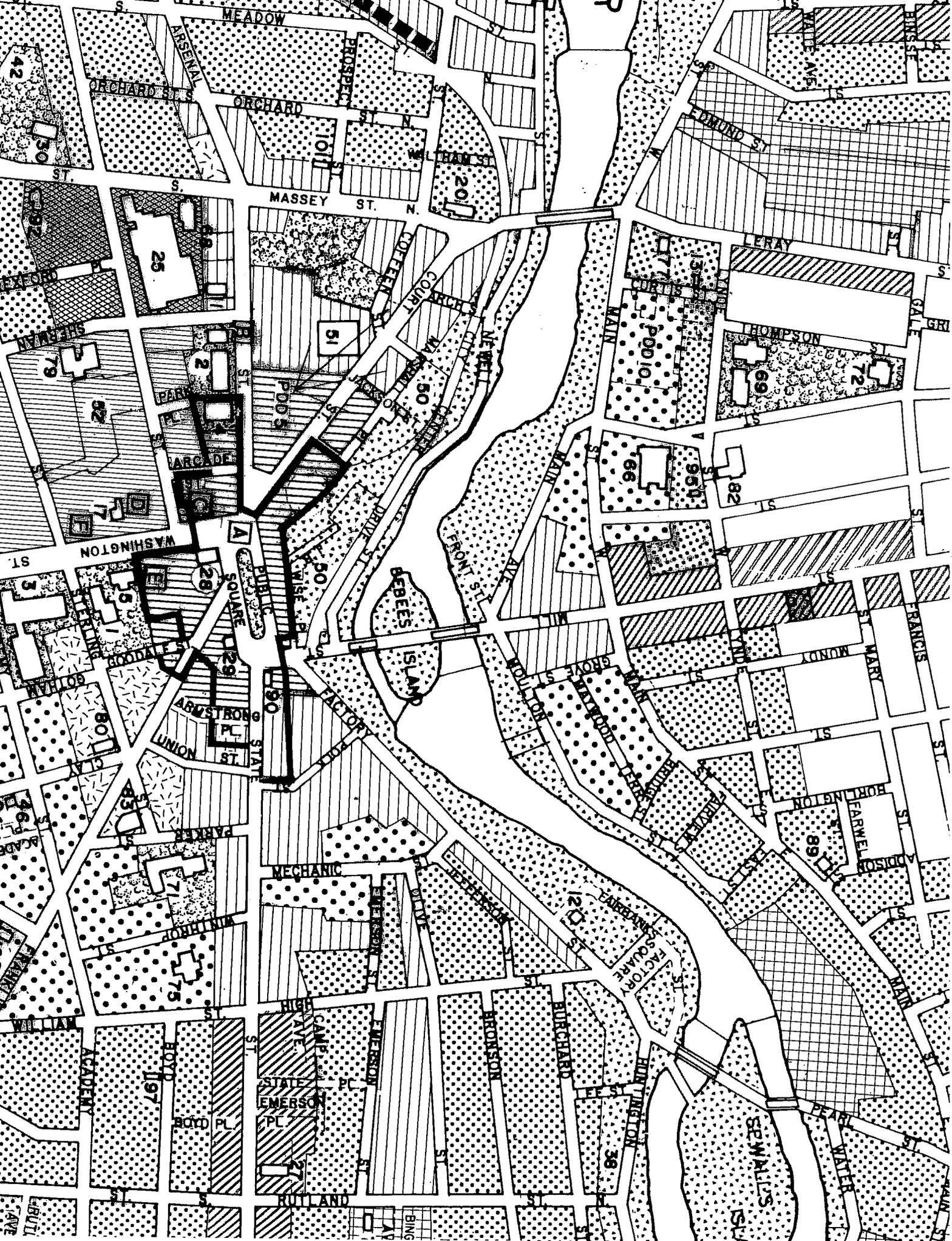
**Legend**

PROPOSED ZONE CHANGE AREA

**ZONING**

- RESIDENCE A
- RESIDENCE B
- RESIDENCE C
- LIMITED BUSINESS
- NEIGHBORHOOD BUSINESS
- COMMERCIAL
- HEALTH SERVICES
- LIGHT INDUSTRY
- HEAVY INDUSTRY
- PLANNED DEVELOPMENT

0 100 200 Feet



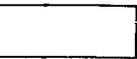
THIS PLAN ESTABLISHES BASIC LAND USE OBJECTIVES OF THE CITY OF WATERTOWN. THE LAND USE PATTERNS AND FUNCTIONS SHOWN ON THE PLAN SHOULD BE PROTECTED AND PROMOTED THROUGH THE ZONING ORDINANCE AND OTHER LAND USE AND DEVELOPMENT CONTROLS.



**CITY CENTER:** HIGH DENSITY CONCENTRATION OF SHOPPING, SERVICE, OFFICE, CULTURAL, RESIDENTIAL, AND RELATED USES APPROPRIATE AND NECESSARY TO SERVE THE COMMUNITY AND REGION. PROMOTES RETAIL AND FOOD SERVICE USES ON GROUND FLOOR WITH OTHER SERVICE, OFFICE AND RESIDENTIAL USES IN UPPER FLOORS.



**PUBLIC AND INSTITUTIONAL SERVICES INCLUDING PARK AND OTHER OPEN SPACE:** ADMINISTRATIVE, EDUCATIONAL, RELIGIOUS, RECREATIONAL, CULTURAL, AND RELATED SERVICE FACILITIES. SUCH USES ARE DETERMINED BY GOVERNMENT AND OTHER SPONSORS, MAY GENERALLY BE LOCATED IN ANY OTHER LAND USE AREAS, AND ARE SUBJECT TO EXPANSION, MODIFICATION, AND REMOVAL AS THE NEED FOR SERVICES CHANGES. SEE LIST: SMALLER FACILITIES ARE IDENTIFIED ONLY BY NUMBER.



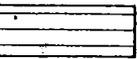
**LOW DENSITY RESIDENTIAL:** PREDOMINANT USE FOR ONE-FAMILY DWELLINGS.



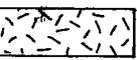
**MEDIUM DENSITY RESIDENTIAL:** SUBSTANTIAL USE FOR ONE- AND TWO-FAMILY DWELLINGS.



**HIGH DENSITY RESIDENTIAL:** CONCENTRATIONS OF MULTI-FAMILY DWELLINGS, MAY HAVE OTHER DWELLINGS.



**COMMERCIAL:** CONCENTRATIONS OF SHOPPING, SERVICE, AND RELATED USES SERVING THE NEIGHBORHOOD, COMMUNITY, OR REGION, AND COMPATIBLE WITH THE LOCATION.



**LIMITED OFFICE:** NEW CONSTRUCTION AND CONVERSION OF RESIDENTIAL STRUCTURES TO OFFICE AND MIXED (OFFICE PLUS APARTMENT) USE, EXCLUDING RETAIL USE.



**OFFICE/BUSINESS:** PREDOMINANT USE FOR OFFICES AND NON-RETAIL BUSINESSES.



**NEIGHBORHOOD BUSINESS:** HIGH DENSITY CONCENTRATION OF LOCAL SHOPPING, SERVICE AND OFFICE USES TO SERVE IMMEDIATE NEIGHBORHOODS.



**HEALTH SERVICES:** PREDOMINANT USE FOR HOSPITAL WITH ACCESSORY USES - MEDICAL OFFICES, INTERMEDIATE AND LONG-TERM CARE FACILITIES AND DIRECT SUPPORT SERVICES.



**RIVERFRONT DEVELOPMENT:** RECOGNIZES AND PROMOTES THE BLACK RIVER AS AN AMENITY WHICH CAN SPUR DEVELOPMENT OF ADJOINING OLDER AREAS OF THE CITY. REDEVELOPMENT WILL COMBINE ADAPTIVE RE-USE OF HISTORIC BUILDINGS AND NEW CONSTRUCTION TO UTILIZE THE RIVERFRONT TO ITS FULLEST POTENTIAL. LAND USES WILL INCLUDE A MIX OF RESIDENTIAL, COMMERCIAL AND PARK AND RECREATIONAL USES.



**INDUSTRY:** PERMITTED MANUFACTURING AND OTHER INDUSTRIAL USES.



**DRAINAGE MANAGEMENT AREAS:** PORTIONS OF VACANT AREAS MAY HAVE SOME DEVELOPMENT LIMITATIONS TO MAINTAIN DRAINAGE CAPACITY.



**MAJOR HIGHWAY SYSTEM IMPROVEMENT.**

# BLANDING MECHANICAL INC.

216, MOULTON ST. WATERTOWN, NEW YORK 13601

TO: Watertown New York Planning Board  
FROM: Dale & Mary Pat Blanding  
REG: Zone Change  
DATE: 4/18/11



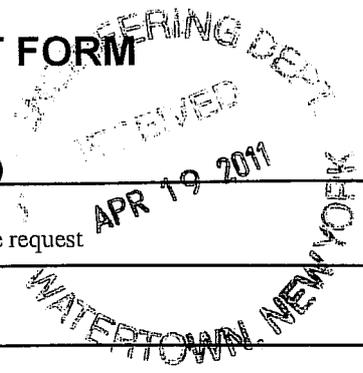
As the owners of the property and structure located at 214 Moulton St. Watertown New York we are requesting consideration for a zoning change. We purchased the property approximately eight and a half years ago to accommodate our plumbing business, but after twenty six years of continuous operation Blanding Mechanical Inc. had to close its doors for business. Our hopes were to open some type of commercial office space or other small business at that location but we were unable financially to put it together. After two and a half years of being on the market, we have struggled trying to find a buyer. As you know there are a lot of properties in the immediate area that have had for sale signs on them for extended periods. After strong consideration we have decided we would like to change the zoning of the property from light industrial to residential. Our present plan would be to convert part of the upper (2<sup>nd</sup>) floor space into a personnel residence, then later on as and if finances allow, possibly putting a few rental apartments on the first floor. The inside dimensions of the structure are approximately 40' x 100' on both floors giving roughly 4000 sq. ft. +/- per floor. We have no intention of converting the complete upper floor as our children no longer live at home. We would probably convert approximately 1200 – 1500 sq. ft. and the rest would just be unused, unheated space. We do however feel that the first floor could accommodate two to three comfortable apartments, once again time and finances permitting. We also own the adjoining property located at 208 Moulton St. that could accommodate parking for future tenant vehicles. We would prefer not to apply for a zoning change on that parcel at this time, but would do so if it were required. We both work in Watertown daily and both drive separate cars. We would like to do away with that daily commute of a half hour each way per vehicle and the expenses associated with that drive. We have been renting an apartment in Lacona New York for six and a half years now and feel financially it is time to do something with the building that

would be beneficial to our future as far as a permanent residence and as potential income. We are submitting all the requested information regarding both parcels for your review. We would appreciate your consideration on this request. Please feel free to contact us @ 783-1240.

Sincerely, Dale & Mary Pat Blanding

*Dale & Mary Pat Blanding*

**Appendix C**  
**State Environmental Quality Review**  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
**For UNLISTED ACTIONS Only**

**PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)**

1. APPLICANT/SPONSOR Dale Blanding/Mary Pat Blanding	2. PROJECT NAME 214 Moulton St. zoning change request
3. PROJECT LOCATION: Municipality City of Watertown, New York 13601 County Jefferson	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) (208/214 Moulton Street) located kitty corner to the intersection of Grove Street & Moulton Street with National Grid Hydro located immediately to the West, Maywood Terrace Housing located immediately to the North and bordering the Black River immediately to the South.	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Convert existing warehouse to residential status living quarters	
7. AMOUNT OF LAND AFFECTED: Initially <u>.24</u> acres    Ultimately <u>.64</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If No, describe briefly The property is currently zoned as light industrial, we are requesting residential zoning	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: The property is bounded by both private and city housing and several commercial businesses	
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) name and permit/approvals: The project would require a building permit issued by the City of Watertown New York	
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) name 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: Dale Blanding/Mary Pat Blanding	Date: 4/18/11
Signature: <u>Dale Blanding / Mary Pat Blanding</u>	

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

**PART II – ENVIRONMENTAL ASSESSMENT / To be completed by Agency**

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

Ord No. 3

May 10, 2011

To: The Honorable Mayor and City Council

From: Kenneth A. Mix, Planning & Community Development Coordinator

Subject: Changing the Approved Zoning Classification of a 13.618 acre portion of Parcel 13-23-101 from Residence A to Commercial, and a 2.485 acre non-zoned portion of Parcel 13-23-102.1 to Commercial.

A request has been submitted by Patrick J. Scordo of GYMO, P.C. on behalf of Samaritan Medical Center for the above subject zone change request. The Planning Board reviewed the request at its May 3, 2011 meeting and adopted a motion recommending that the City Council approve the zone change request as submitted.

Attached is a report on the zone change request prepared for the Planning Board, along with an excerpt from its minutes.

The ordinance attached for City Council consideration approves the zone change as requested. The Council must hold a public hearing on the ordinance, before it may vote on it. It is recommended that a public hearing be scheduled for 7:30 pm on Monday, June 6, 2011. A SEQRA resolution will also be presented for City Council consideration at that meeting.

# ORDINANCE

Page 1 of 2

Approving the Zone Change Request Submitted by Patrick J. Scordo, changing the approved zoning classification of a 13.618 acre portion of Parcel 13-23-101 from Residence A to Commercial, and a 2.485 acre non-zoned portion of Parcel 13-23-102.1 to Commercial

***Introduced by***

Council Member BURNS, Roxanne M.
Council Member BUTLER, Joseph M. Jr.
Council Member MACALUSO, Teresa R.
Council Member SMITH, Jeffrey M.
Mayor GRAHAM, Jeffrey E.
Total .....

YEA	NAY

BE IT ORDAINED where Patrick J. Scordo of GYMO, P.C., has made application by petition filed with the City Clerk, pursuant to Section 83 of the New York General City Law to change the approved zoning classification of a 13.618 acre portion of Parcel 13-23-101 from Residence A to Commercial, and a 2.485 acre non-zoned portion of Parcel 13-23-102.1 to Commercial, and

WHEREAS the portion of Parcel 13-23-101 subject to this request is shown as “Parcel 1” in the Final Plat Subdivision submitted by Gregory F. Ashley of GYMO, P.C. to the City of Watertown on May 10, 2011, and

WHEREAS that Final Plat Subdivision map is filed in the Engineering Department as “Subdivision M-01-11”, and

WHEREAS the Planning Board of the City of Watertown considered the zone change request at its meeting held on May 3, 2011, and adopted a motion recommending that the City Council approve the zone change as requested, and

WHEREAS the City Council deems it in the best interest of the citizens of the City of Watertown to approve the requested zone change, and

WHEREAS a public hearing was held on the proposed zone change on June 6, 2011, after due public notice, and

WHEREAS the City Council has made a declaration of Negative Findings of the impacts of the proposed zone change according to the requirements of SEQRA,

NOW THEREFORE BE IT ORDAINED that the zoning classification shall be changed for a 13.618 acre portion of Parcel Number 13-23-101 located on the 1500 block of Washington Street, as described above, from Residence A to Commercial, and

BE IT FURTHER ORDAINED that the zoning classification shall be changed for the non-zoned 2.485 acre portion of Parcel Number 13-23-102.1, located on the 1500 block of Washington Street, to Commercial, and

# ORDINANCE

Page 2 of 2

Approving the Zone Change Request Submitted by Patrick J. Scordo, changing the approved zoning classification of a 13.618 acre portion of Parcel 13-23-101 from Residence A to Commercial, and a 2.485 acre non-zoned portion of Parcel 13-23-102.1 to Commercial

Council Member BURNS, Roxanne M.

Council Member BUTLER, Joseph M. Jr.

Council Member MACALUSO, Teresa R.

Council Member SMITH, Jeffrey M.

Mayor GRAHAM, Jeffrey E.

Total .....

YEA	NAY

BE IT FURTHER ORDAINED that the Zoning Map of the City of Watertown shall be amended to reflect the zone change, and

BE IT FURTHER ORDAINED this amendment to the Zoning Ordinance of the City of Watertown shall take effect as soon as it is published once in the official newspaper of the City of Watertown, or printed as the City Manager directs.

**Seconded by**

**ZONE CHANGE REQUEST – SMC SENIOR VILLAGE  
1500 BLOCK WASHINGTON STREET, PARCELS 13-23-101 AND 13-23-102.1**

The Planning Board then considered the tabled request submitted by Patrick J. Scordo of GYMO P.C. on behalf of Samaritan Medical Center to change the zoning classification of a portion of parcel 13-23-101 from *Residence A* to *Commercial*, and a portion of parcel 13-23-102.1 from *Unzoned* to *Commercial*. Both parcels are located on the 1500 block of Washington Street.

Mr. Scordo was present on behalf of Samaritan Medical Center to explain the request. He stated that the purpose of the request was to allow the construction of a proposed senior living village behind the existing Samaritan Medical Plaza. The proposed zone change would bring all Samaritan property in the area into the *Commercial* designation, fix the current split zoning of 13-23-102.1 and would assign a zoning district to an unzoned section of land recently annexed by the City.

With no further discussion, Mrs. Freda moved to recommend that City Council grant the Zone Change Request. Mr. Harris seconded, the motion passed 4-0, with Mr. Coburn abstaining.



# MEMORANDUM

## City of Watertown Planning Office

245 Washington Street, Room 304

Watertown, New York 13601

315-785-7730

Fax: 315-782-9014

TO: Norman J. Wayte II, Chairman, Planning Board

FROM: Kenneth A. Mix, Planning and Community Development Coordinator KAM

SUBJECT: Zone Change Request – 1500 Block of Washington Street

DATE: March 30, 2011

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**Request:** To change the approved zoning classification of a 13.618 acre portion of Parcel Number 13-23-101 from Residence A to Commercial and to designate a 2.485 acre non zoned portion of Parcel Number 13-23-102.1, Commercial.

**Applicant:** Patrick J. Scordo, P.E. of GYMO, P.C. on behalf of Samaritan Medical Center.

**Property Owner:** Watertown City School District and the City of Watertown.

**SEQRA:** Unlisted Action.

**County Planning Board review required:** Yes.

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**Comments:** The proposed zone change is being requested per the attached documents and consists of a portion of Parcel 13-23-101 and a portion of Parcel 13-23-102.1. The portion of Parcel 13-23-101 is the same property that the applicant has requested subdivision approval for from the Planning Board. Parcel Number 13-23-102.1 is currently owned by the City. A portion of this property was previously located outside of the City boundary and has only been recently annexed which is why it is currently not zoned.

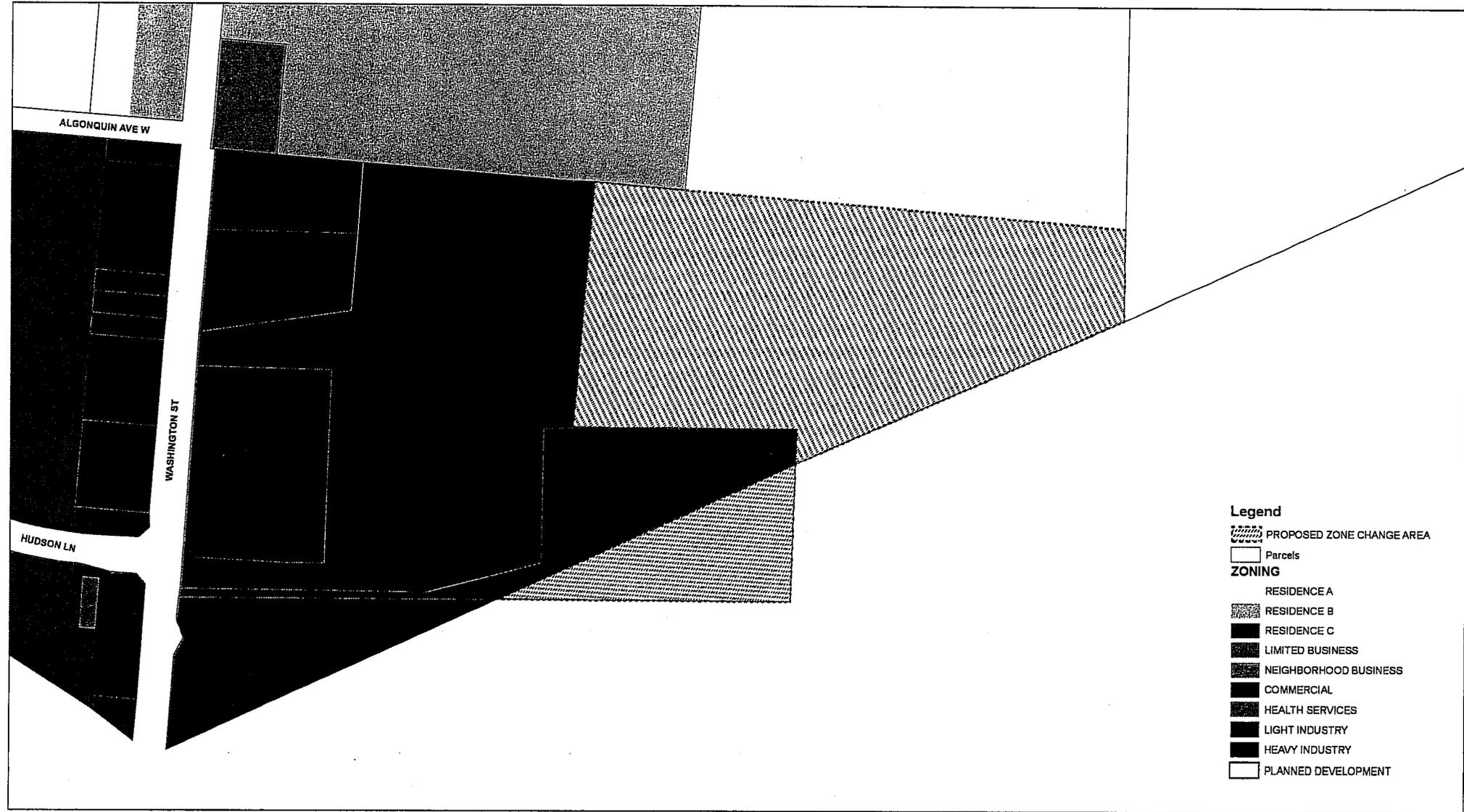
The proposed zone change is being requested for the future development of Samaritan Senior Village, a 288 bed senior living facility. The facility will consist of a three story, 120 unit assisted living wing and a four story, 168 unit skilled care wing. The development will also include related site work, utilities, roads, parking and landscaping. The applicant has included a conceptual site development plan as part of the application to allow the Planning Board an opportunity to review the proposed plan and make comments and suggestions on it prior to the formal site plan submission.

A copy of the Land Use Plan is attached. The plan calls for low density residential land use in this area although the area directly to the west of the subject properties is designated for commercial land use.

cc: Planning Board Members  
City Council Members  
Robert J. Slye, City Attorney

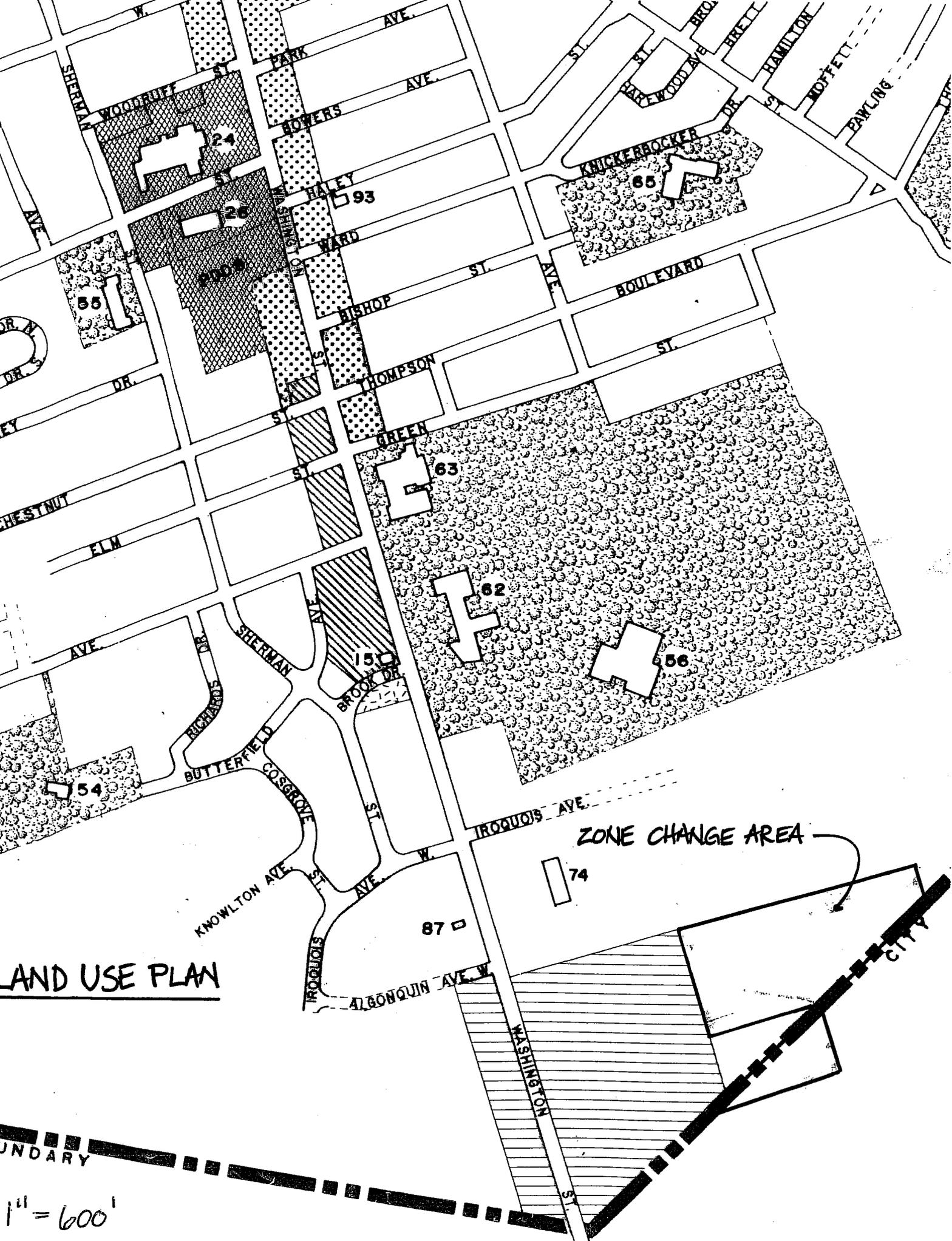
Justin Wood, Civil Engineer II  
Patrick J. Scordo, P.E., GYMO, P.C.

PROPOSED ZONE CHANGE  
 1500 BLOCK of WASHINGTON ST.,  
 A PORTION OF PARCELS NUMBER 13-23-101.000 and 13-23-102.100  
 RESIDENCE A and NON-ZONED AREA to COMMERCIAL



- Legend**
-  PROPOSED ZONE CHANGE AREA
  -  Parcels
  - ZONING**
  -  RESIDENCE A
  -  RESIDENCE B
  -  RESIDENCE C
  -  LIMITED BUSINESS
  -  NEIGHBORHOOD BUSINESS
  -  COMMERCIAL
  -  HEALTH SERVICES
  -  LIGHT INDUSTRY
  -  HEAVY INDUSTRY
  -  PLANNED DEVELOPMENT

0 200 400 Feet



**LAND USE PLAN**

**ZONE CHANGE AREA**

BOUNDARY

1" = 600'

CITY

W

AVE

PARK

POPEERS

HALEY

WARD

BISHOP

THOMPSON

GREEN

63

62

56

54

SHERMAN

BROOK DR

BUTTERFIELD

COSGROVE

ST

W

IROQUOIS AVE

74

87

ALGONQUIN AVE W

WASHINGTON

S

ST

ST

BROOK

DR

ST

HAMILTON

ST

MOFFETT

DR

PARLONG

KNICKEBOCKER

65

BOULEVARD

ST

WOODRUFF ST

24

28

55

93

54

54

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# LAND USE OBJECTIVES

THIS PLAN ESTABLISHES BASIC LAND USE OBJECTIVES OF THE CITY OF WATERTOWN. THE LAND USE PATTERNS AND FUNCTIONS SHOWN ON THE PLAN SHOULD BE PROTECTED AND PROMOTED THROUGH THE ZONING ORDINANCE AND OTHER LAND USE AND DEVELOPMENT CONTROLS.



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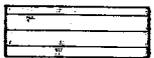
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**OFFICE/BUSINESS:** PREDOMINANT USE FOR OFFICES AND NON-RETAIL BUSINESSES.



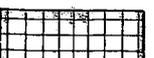
**NEIGHBORHOOD BUSINESS:** HIGH DENSITY CONCENTRATION OF LOCAL SHOPPING, SERVICE AND OFFICE USES TO SERVE IMMEDIATE NEIGHBORHOODS.



**HEALTH SERVICES:** PREDOMINANT USE FOR HOSPITAL WITH ACCESSORY USES - MEDICAL OFFICES, INTERMEDIATE AND LONG-TERM CARE FACILITIES AND DIRECT SUPPORT SERVICES.



**RIVERFRONT DEVELOPMENT:** RECOGNIZES AND PROMOTES THE BLACK RIVER AS AN AMENITY WHICH CAN SPUR DEVELOPMENT OF ADJOINING OLDER AREAS OF THE CITY. REDEVELOPMENT WILL COMBINE ADAPTIVE RE-USE OF HISTORIC BUILDINGS AND NEW CONSTRUCTION TO UTILIZE THE RIVERFRONT TO ITS FULLEST POTENTIAL. LAND USES WILL INCLUDE A MIX OF RESIDENTIAL, COMMERCIAL AND PARK AND RECREATIONAL USES.



**INDUSTRY:** PERMITTED MANUFACTURING AND OTHER INDUSTRIAL USES.



**DRAINAGE MANAGEMENT AREAS:** PORTIONS OF VACANT AREAS MAY HAVE SOME DEVELOPMENT LIMITATIONS TO MAINTAIN DRAINAGE CAPACITY.



**MAJOR HIGHWAY SYSTEM IMPROVEMENT.**



17 March 2011

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

City Engineer's Office  
City Municipal Building, Room 305  
245 Washington Street  
Watertown, NY 13601

Gregory F. Ashley, PE

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.

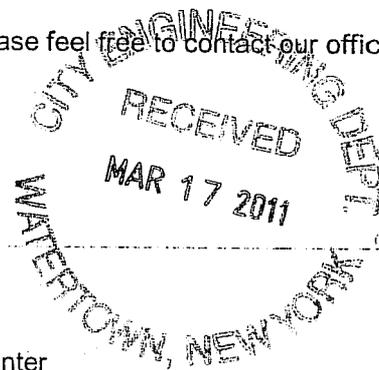
If there are any questions, or additional information is required, please feel free to contact our office.

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.



## 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: <u>GYMO, P.C. (ENGINEER) SIGNING FOR APPLICANT (SMC)</u>	Date: <u>03/17/2011</u>
Signature: <u><i>Patrick J. Scob</i></u>	

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

OVER

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.

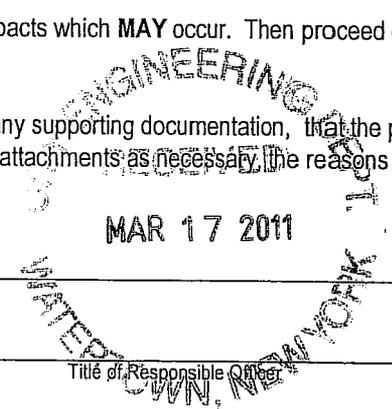
D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEA?  
 Yes  No

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

Public Hearings – 7:30 p.m.

May 11, 2011

To: The Honorable Mayor and City Council  
From: Mary M. Corriveau, City Manager  
Subject: Public Hearings for 2011-12 Operating Budgets and 2011-12 through  
2015-16 Capital Budget

As part of the Budget review process, the City provides the public with an opportunity to voice their opinions about the Proposed Budgets, both Operating and Capital. Public Hearings on the Proposed Budgets have been scheduled as follows:

Monday, May 16, 2011

7:30 p.m. 2011-12 Operating Budgets

7:30 p.m. 2011-12 through 2015-16 Capital Budget

April 26, 2011

To: The Honorable Mayor and City Council  
From: Mary M. Corriveau, City Manager  
Subject: Samaritan Senior Village, Water Service

As detailed in the attached memorandum from Water Superintendent Gary E. Pilon, Staff has been working with the Engineering firm hired by Samaritan Medical Center to look at the provision of water service to the Samaritan Senior Village project in the 1500 block of Washington Street. As the City Council is aware this project includes the construction of a 288 bed senior living facility, consisting of a 3 story 120 unit assisted living wing and a 4 story 168 unit skilled care wing, on property located behind the current Samaritan Medical Plaza. Based on the location of this project and the fact that a 3 and a 4 story building are currently proposed, providing water to the site has some challenges.

A Water Feasibility Study has been performed by Ryan Churchill, of GYMO Architecture, Engineering, and Land Surveying, P.C. and reviewed by Mr. Pilon and his Staff. This study looked at three options for providing service to the site and all parties have reached the conclusion that providing water to this project in cooperation with the Town of Watertown provides the best benefits for all involved.

At this point in time we are asking that the City Council recognize the connection of these facilities to the Town of Watertown's water distribution system as the most viable option, provided that the appropriate approvals are received from the Town and the NYSDOH. If so recognized by the Council, Staff will begin negotiations with the Town to allow the water to flow through the Town's system, and then back into the City to support operations at Samaritan's proposed facilities.

# Watertown Water Department

## Inter-office Memo

DATE: April 25, 2011

TO: Mary Corriveau, City Manager

FROM: Gary Pilon, Supt. of Water

SUBJECT: Samaritan Senior Village  
Proposed Water Service Feasibility Study and Follow-up

The Samaritan Medical Center has proposed the construction of a 288 bed senior living facility, consisting of a 3 story 120 unit assisted living wing and a 4 story 168 unit skilled care wing, on property located behind the current Samaritan Medical Plaza in the 1500 block of Washington Street. The property lies on a hill and the proposed finished floor elevation of the first floor level of the 4 story structure is about 13 feet higher than the existing floor level of the Samaritan Medical Plaza and 30 to 60 feet in elevation above the Washington Street roadway. The existing plaza is served by an existing 8" cast iron water main and has booster pumps for both domestic water and fire service to the building. The owner's representatives familiar with the existing water system have indicated that they have experienced pressure and flow problems with the existing water supply to the plaza.

A Water Feasibility Study was performed by Ryan Churchill, of GYMO Architecture, Engineering, and Land Surveying, P.C. for the Samaritan Senior Village project. A report on the findings of that study, dated February 10, 2011 was submitted by Patrick Scordo, P.E. to Richard Brooks, the Samaritan Medical Center's representative, and distributed to City staff prior to a meeting held on February 17, 2011. The feasibility study outlined the anticipated water requirements for the proposed facility and evaluated two options for providing an adequate water supply to the project. A third option of bringing the water supply from the existing Thompson Park line was dismissed almost immediately, due to distance and the cost that would be involved.

- The first of the two remaining options would be a connection to the existing 8" line at the Samaritan Medical Plaza and an extension of that line by approximately 600 feet to the proposed project. Upgrades to that service would need to be made which would include the construction of a booster water pump station, sized to handle domestic and fire flow requirements, and an on-site storage tank of approximately 200,000 gallon capacity. The estimated cost for construction of this option is \$630,000. In addition to the cost of construction, there would be continuing costs associated with operating and maintaining the private pump station and storage facility.
- The second of the remaining options would involve installation of approximately 2,800 feet of 10" water main connected to the existing 10" water main located on Spring Valley Drive in the Town of Watertown and the existing 8" water main at Washington Summit off U.S. Rte. 11. This option would provide a looped system in the Town of Watertown and would utilize the existing pump station and storage tank that serves Town of Watertown Water Districts 3, 4, and 6. The estimated cost of installation for this option is \$320,000.

On February 17, 2011, a meeting was held in the city council chambers at City Hall to discuss the project. The meeting was attended by personnel from GYMO, P.C., and BC&A, representing Samaritan, and City staff members from the Engineering Department, Fire Department, Code Enforcement, Planning Department, and Water Department. The aforementioned options were discussed at the meeting and there were still some questions as to which option would be best for the project. Due to the fact that there are already several pump stations and booster pumps connected to the City's 12" water main on Washington Street at or near the city limit, we have been reluctant to approve the connection of any additional property that would require another pump or pumping system to the 12" water main in that vicinity, unless we could be assured that the increased demand would not adversely effect the pressure or flows in the vicinity. I suggested at the meeting that perhaps a pump station drawing water further down the hill would not drop the pressure on the 12" water main to the degree that it would if an additional pump was added at the top of the hill. As the meeting ended, we agreed that water department personnel and GYMO's engineer should meet to run some additional scenarios in the computer model before making a final recommendation as to which option would be best to proceed with.

Ryan Churchill met with Cody Salisbury and me in Cody's office on February 24, 2011. Cody ran several scenarios on the City's computer modeling software. The results obtained were consistent with what previous fire flow testing and past experience had told us. The results indicated that fire flows could not exceed 725 gallons per minute without the residual pressure dropping below 20 psi at the street level, if the Town and Correctional facility pumps were operating at the time the additional demand was needed. In order for the project to be served with adequate fire flow capacity, a booster pump station and a 200,000 gallon storage tank would be required. The pump would be limited to 140 gallons per minute, maximum. A sustained fire flow of 1,500 gallons per minute for two hours is required to meet minimum requirements for this project.

Ryan Churchill, Cody Salisbury and I have reached the conclusion that it makes more sense to go with the second option, provided an agreement can be reached with the Town and with the belief that the facility would be billed for their water consumption at the inside user rate. Any costs associated with wheeling the water through the Town would be between Samaritan and the Town of Watertown. I have attached a copy of an email from Ryan Churchill dated March 30, 2011 and a copy of an inter-office memo from Cody Salisbury dated March 31, 2011 giving their thoughts on the subject.

The recommended option has benefits for all parties that would be involved with the supply of water to the facility by way of the Town connection.

- Samaritan would benefit with lower up front costs, as well as lower operation and maintenance costs during the useful life of the facility.
- Samaritan could easily tie in the water supply to the existing Samaritan Medical Plaza and benefit by overcoming the low pressure and flow issues that have been experienced at that building.
- There would be less opportunity for extended water age in the storage system by utilizing the Town's existing tank, which would have greater turnover than a private tank that was being sized for fire flows that may never be needed, instead of for the projected peak demands for domestic use.

- The Town would benefit from the extension of the water main for the future road from Washington Summit to Spring Valley Drive and from the enhanced flows associated with looping of that water main between Spring Valley Drive and Washington Street (U.S. Rte. 11).
- The Town would also benefit from additional usage and subsequent turnover of water in their 200,000 gallon elevated water tank, which has been targeted as a possible source of disinfection byproduct development due to extended water age in the tank at various times.
- The City would benefit in that there would not be a significant additional demand placed on the City's water distribution system in the vicinity of the city limits.

There are a few issues that would need to be dealt with before a final plan could be completed:

- Agreement would have to be reached with the Town of Watertown to allow the water to flow through the Town's system, then back into the City to Samaritan's facilities.
- The New York State Department of Health would have to sign off on this proposal.
- The City Council would have to approve of the arrangement.

The Samaritan property will be located inside the city limits and therefore should be considered an "inside" city customer for billing purposes. The usage for the Samaritan facility would be billed to Samaritan and that amount of consumption would be subtracted from the consumption through the master meter for the Town, with the Town being billed for the balance of the consumption registered on their meter. We already have a similar situation with the water billing for Town of Watertown Water District No. 5, which is being supplied from the Watertown Correctional Facility's water line. This would be no different.

Sewer billing for the facility would be based on the water meter reading, as with any other inside user. Sewer billing for the Town would not be affected, since the Town's sewer usage is billed from separate sewer meters.

It is my recommendation that the City Council officially recognize the connection of these facilities to the Town of Watertown's water distribution system as the most viable option, providing the appropriate approvals are received from the Town and the NYSDOH.

I believe that Samaritan should contact the Town and the NYSDOH to find out whether or not the approvals might be granted, then bring that information back to the City.

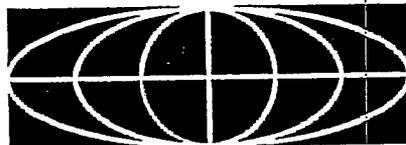
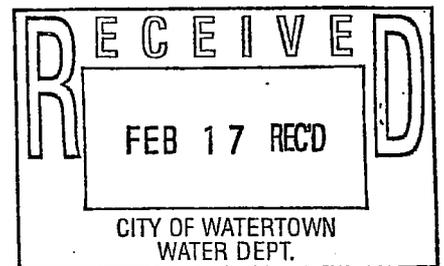
cc: Kurt Hauk, City Engineer  
 Dale Herman, Fire Chief  
 Ryan Churchill, GYMO, P.C.  
 Pat Scordo, PE, GYMO, P.C.  
 Cody Salisbury, City Water  
 Ken Mix, City Planning  
 Shawn McWayne, Code Enforcement

2010-267E

WATER FEASIBILITY STUDY

**PROPOSED SENIOR LIVING CAMPUS  
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

WATER FEASIBILITY STUDY

**PROPOSED SENIOR LIVING CAMPUS**

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  
10 FEBRUARY 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

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## **1.0 SITE AND PROJECT DESCRIPTIONS**

### **1.1 Site Location and Description**

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 approximate project site limits are outlined on Concept Water Plan W100 in Appendix A.

### **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  $\pm 615$ -feet. A third wing is shown on W100 (dashed) and is for planning purposes. 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 will also be constructed to serve the facility.

### **1.3 General Site Conditions**

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. 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. The project site is currently undeveloped and is predominantly covered with dense brush and scattered trees.

## **2.0 WATER FACILITIES**

### **2.1 Water Demand**

For domestic design purposes, water demands are assumed to be equivalent to average daily sewage flows generated. These water demands were determined utilizing New York State Department of Environmental Conservation (NYSDEC) guidelines. According to the NYSDEC, each bed in a hospital facility generates 175 gallons per day (GPD). At 288 beds, the proposed facility is anticipated to generate **50,400 GPD**. This equates to an average flow rate of 35 gallons per minute (GPM). Using a peaking factor of 4, the peak demand is calculated to be **140 GPM**.

### **2.2 Water System Connection Alternatives**

As the project site is near the City and Town of Watertown boundary, there is potential for connecting into each municipality's water system. In general, there are three options for water service to the project site: the City of Watertown system on Washington Street, the City of Watertown system at Thompson Park (as indicated by the City of Watertown Water Department), or the Town of Watertown system to the south. Due to the distance to the Thompson Park and the cost which would be involved in connecting to this system,

this option has been dismissed. The remainder of this study will discuss the remaining two options.

## **2.3 Proposed Water – City of Watertown Option**

### **2.3.1 Existing Conditions**

The City of Watertown water distribution system in this area mainly consists of a 12-inch diameter main within Washington Street. The Plaza has a lone 8-inch connection from this main within Washington Street. Per the City of Watertown Water Department, there is sufficient volume, but there is not an abundance of pressure within the Washington Street main. This is due, in combination, to this being a relatively high area of the City compared to the source and the existence of many local water demands, including several pump stations.

Hydrant flow test data has been obtained from a previous GYMO, P.C. project in the vicinity of the site. Specifically, this flow test was performed 7 December 2006 on Washington Street, in close proximity to the municipal boundary at an approximate elevation of 561-feet (residual hydrant). During the test, pressures dropped from 32 to 26 pounds per square inch (PSI), while 910 GPM of flow was witnessed. Refer to Appendix B for the Flow Test Report.

At the Plaza, owner's representatives familiar with the existing water system have revealed that there are pressure and flow concerns. Reportedly, when booster pumps are active, cavitation occurs within the pumps.

### **2.3.2 Proposed Upgrades**

Based on the previous, it would be necessary to install water storage within the project site that the Proposed Facility could draw from for an extended period of time without creating a low pressure or vacuum situation in the main line. The storage required has been calculated based on estimated fire flow requirements. To sustain 1,500 GPM for two hours, approximately 180,000 gallons of water is required. A 200,000 gallon tank has been used for estimation purposes.

Considering that the project site is uphill from the location of the aforementioned hydrant flow test by over 55 feet, a water booster pumping station would be required to provide adequate flow and pressure. This pump system would be sized to handle the fire and domestic demands. For estimation purposes, the pump station for the proposed facility would be external of the building and include a backup generator. Approximately 600-feet of 8-inch diameter main line would be required to provide the required connections between the pump station, storage tank, and Proposed Facility. Note that the City of Watertown Water Superintendent has expressed his concern about synchronizing a new pump station with the (three) existing pump stations to avoid multiple pumps running simultaneously.

### **2.3.3 Cost**

The upgrades necessary to the City of Watertown system to provide adequate domestic and fire flows for the owner's properties have been estimated and are included in Appendix C. The total cost of installing the required water main and appurtenances, water storage, pump house, and generator is estimated to be **\$630,000**. In addition, there would be operation and maintenance costs related to this system including, but not limited to: electricity for the pumps and controls,

heating of the water within the storage tank, and life cycle equipment costs for both the pumping station and the storage tank.

## **2.4 Proposed Water – Town of Watertown Option**

### **2.4.1 Existing Conditions**

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.

### **2.4.2 Proposed Upgrades**

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. A replacement of the existing 4-inch water line with an 8-inch water line under Washington Street/U.S. Route 11 to connect in with an existing 8-inch diameter main on the western side of the roadway was considered. Although this connection may provide for a better looped network, it does not seem cost effective, considering the small benefit that could be received hydraulically.

### **2.4.3 Water Modeling**

A hydraulic model was performed for the Town of Watertown option of this study. This model took into consideration the case of the proposed 10-inch line being connected into the 10-inch Brookside 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 (Appendix D) for the last three months.

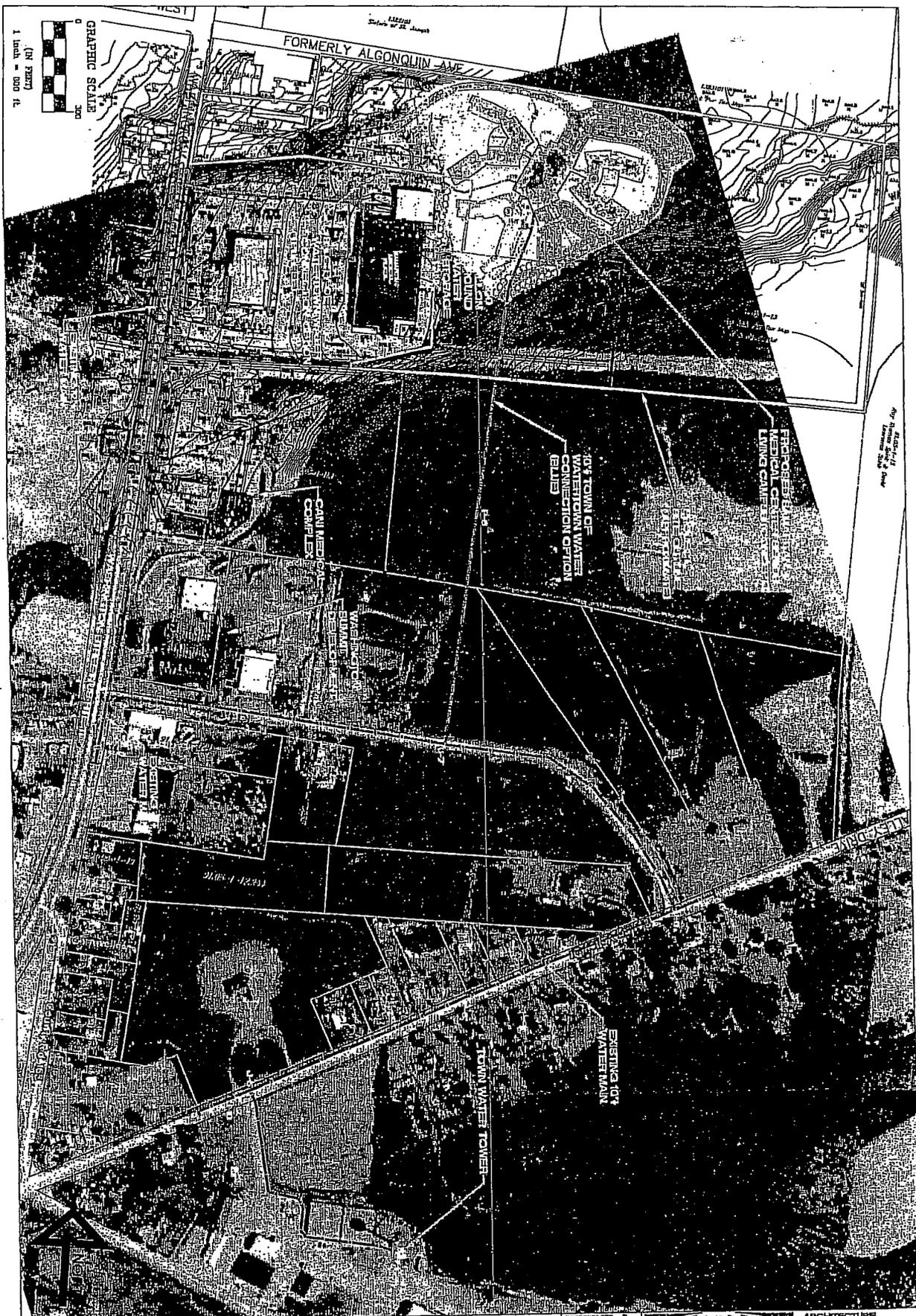
Average existing usage within Town Water Districts 3, 4 and 6 was determined to be 50,000 GPD. This equates to an average demand of 34.7 GPM. Using a peaking factor of 4, the peak demand of the district is determined to be 139 GPM. The domestic demand of 140 GPM was applied to the end of the proposed 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. Labels on the proposed town water line of W100 correspond with the water modeling documents in Appendix E.

#### 2.4.4 Cost

The above discussed upgrades necessary to the Town of Watertown system to provide adequate domestic and fire flows for the Proposed Facility have been estimated and are included in Appendix F. The total cost of installing the required water main and appurtenances, is estimated to be \$320,000.

**APPENDIX A**

**CONCEPT WATER PLAN – W100**



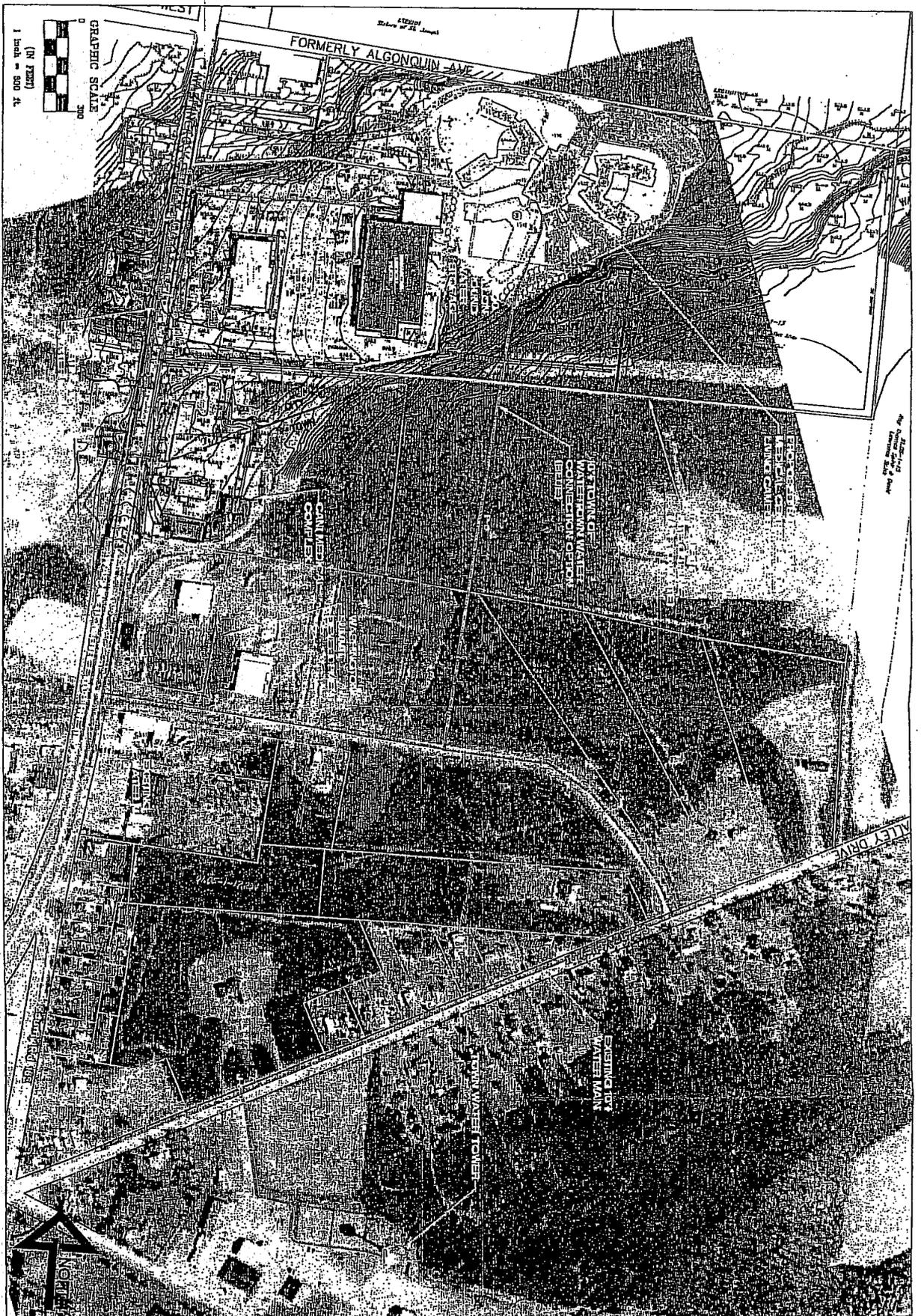
W100

**CONCEPT WATER PLAN**  
**PROPOSED SENIOR LIVING CAMPUS**  
**SAMARITAN MEDICAL CENTER**  
**WASHINGTON ST., WATERTOWN, NY**

DATE: 10/1/00  
 DRAWN BY: J. J. GYMO  
 CHECKED BY: J. J. GYMO  
 APPROVED BY: J. J. GYMO



ARCHITECTURE  
 ENGINEERING  
 LAND SURVEYING  
 P.C.  
 840 STATE ST. 3RD FLOOR  
 WASHINGTON ST. WATERTOWN, NY 13601  
 TEL: 518/837-1100  
 FAX: 518/837-1101  
 WWW.GYMO.COM



GRAPHIC SCALE  
 1 inch = 500 ft.  
 (IN FEET)

W100

**CONCEPT WATER PLAN**  
 PROPOSED SENIOR LIVING CAMPUS  
 SAMARITAN MEDICAL CENTER  
 WASHINGTON ST., WATERTOWN, NY

DATE: 10/1/00  
 DRAWN BY: [illegible]  
 CHECKED BY: [illegible]  
 APPROVED BY: [illegible]



ARCHITECTURE  
 ENGINEERING  
 LAND SURVEYING  
 P.C.  
 840 STEWART STREET  
 WATERTOWN, NEW YORK, 12095  
 TEL: 518/837-1111  
 FAX: 518/837-1112  
 WWW.GYMO.COM

**APPENDIX B**

**CITY OF WATERTOWN HYDRANT FLOW TEST DATA**



LOCATION Summit Wood I & II - HYD #2

DATE 12/7/06

TEST MADE BY RYAN CHURCHILL

TIME 2 P.M.

REPRESENTATIVE OF GYMO, P.C.

WITNESS CITY OF WATERTOWN WATER & FIRE DEPT

STATE PURPOSE OF TEST DETERMINE LINE STRENGTH ON WASHINGTON ST.

- LINE IS 12" (REF. 5/8/00 TEST PERFORMED BY GYMO) [2000-040E]

CONSUMPTION RATE DURING TEST \_\_\_\_\_

IF PUMPS AFFECT TEST, INDICATE PUMPS OPERATING \_\_\_\_\_

FLOW HYDRANTS:

#2                      A<sub>2</sub>                      A<sub>3</sub>

Size Nozzle                      2 1/2"

Pitot Reading \_\_\_\_\_

GPM                      910

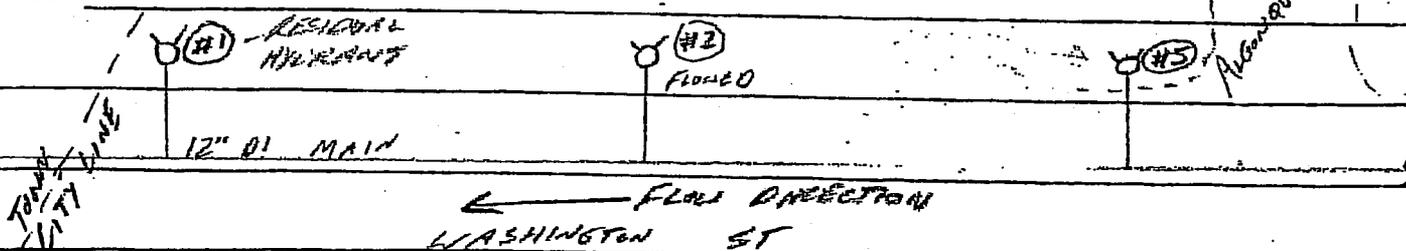
TOTAL GPM \_\_\_\_\_

STATIC #1: 32 psi                      RESIDUAL #1: 26 psi

#5: 46                      #5: 40

PROJECTED RESULTS: @ 20 psi Residual \_\_\_\_\_ gpm; or @ \_\_\_\_\_ psi Residual \_\_\_\_\_ gpm

REMARKS: SKETCH:



LOCATION MAP: Show line sizes and distance to next cross connected line. Show valves and hydrant branch size. Indicate North. Show flowing hydrants - Label A<sub>1</sub>, A<sub>2</sub>, A<sub>3</sub>. Show location of Static and Residual - Label B

Indicate B Hydrant \_\_\_\_\_ Sprinkler \_\_\_\_\_ Other (identify) \_\_\_\_\_

- SEE ATTACHED LOCATION MAP



Gozalkowski, Yaussi, Monciel & Olley  
ARCHITECTURE, ENGINEERING & LAND SURVEYING, P.C.

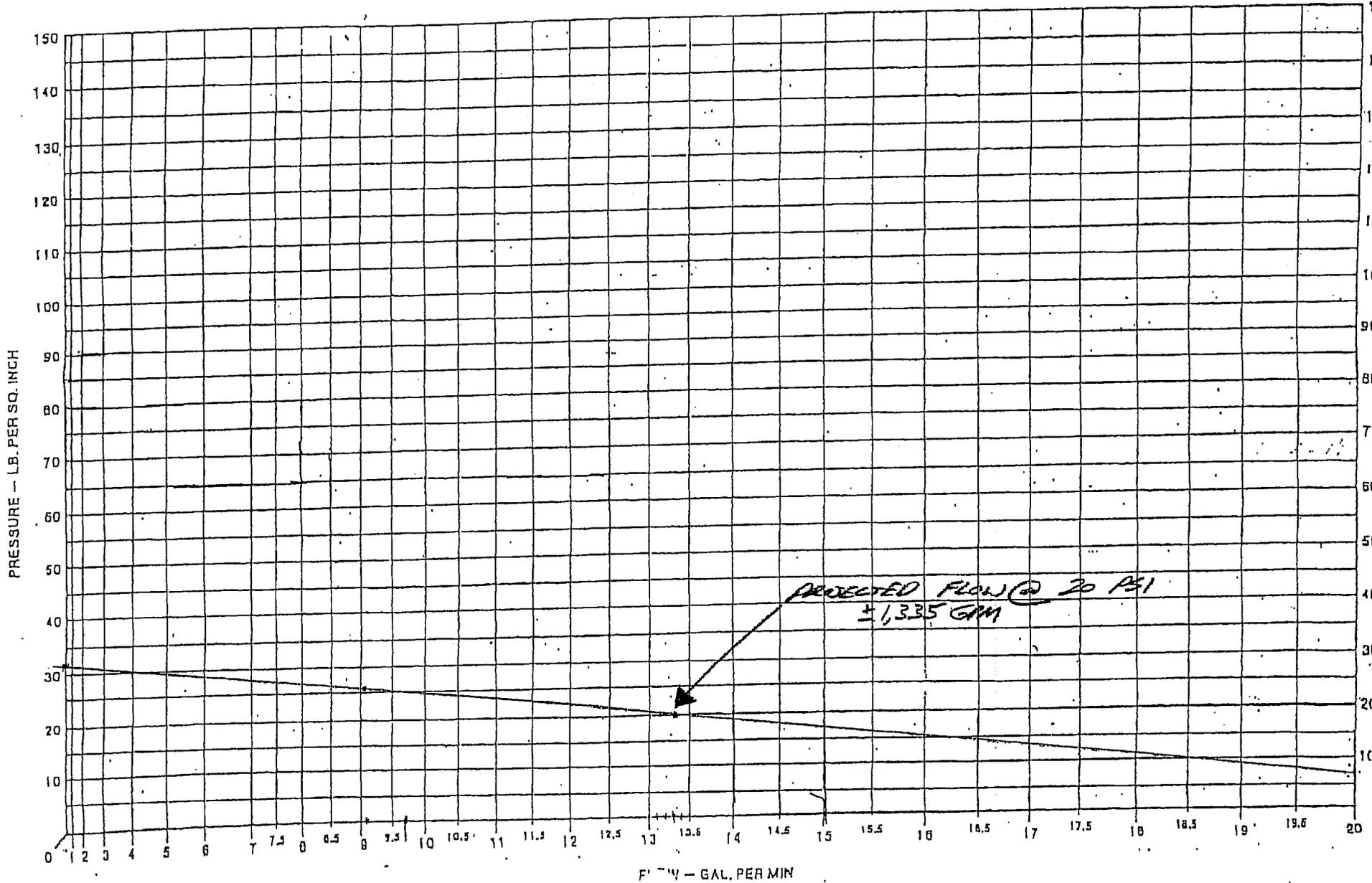
# HYDRANT FLOW DATA SUMMARY

City of WATERLOO

State NY Zip 13601

PERFORMED  
~~Witnessed~~ by AGC

Date 12/8/06 @ 2 PM



**APPENDIX D**

**TOWN OF WATERTOWN WATER DISTRICT 3,4,6 METER READINGS**

BILL DATE 01/31/11  
 DUE DATE 02/20/11  
 BILL #: 0002162

**CITY OF WATERTOWN, NEW YORK**  
**WATER AND SEWER BILL**  
 (315) 785-7757

ACCOUNT NO. 54-8888811-2

FOR SERVICE AT:  
 WASHINGTON ST PIT-DIST 3

80585

Meter Readings in CUBIC FT.									
Mtr ID	Previous		Present		Bill Code	Usage	Water	Sewer	Total
	Bill Date	Reading	Bill Date	Reading					
001	12/27/10	36016	1/26/11	38034	ACT.	2018	\$7,454.49		\$7,454.49

FORGET PAYING YOUR BILL? TIRED OF LATE FEES? SIGN UP FOR AUTOMATIC W/D FROM YOUR BANK ACCOUNT. CALL 785-7757 TO FIND OUT HOW.

CODE: ACT-actual reading EST-estimated reading

PREVIOUS BALANCE	\$725.50
TOTAL CURRENT CHARGES	\$7,454.49
AMT. DUE IF PAID AFTER 02/20/11, includes 10% penalty	\$8,925.44
AMT. DUE IF PAID BY 02/20/11	\$8,179.99

Please keep this portion for your records

Please include this portion with your payment

**Water and Sewer Bill**

Bill Date: 01/31/11  
 Bill #: 0002162  
 Account #: 54-8888811-2  
 Service Address: WASHINGTON ST PIT-DIST 3

Name: TOWN WATN WATER DIST 3

Amount Due if paid by 02/20/11: \$8,179.99  
 Amount Due if paid after 02/20/11: \$8,925.44

Make Checks Payable To:

CITY COMPTROLLER  
 245 WASHINGTON ST  
 SUITE 203  
 WATERTOWN NY 13601



\*See Reverse Side For Easy Opening Instructions\*

CITY OF WATERTOWN WATER DEPT.  
 245 WASHINGTON STREET, SUITE 202  
 WATERTOWN, NEW YORK 13601-3384

ADDRESS SERVICE REQUESTED

PRESORTED  
 FIRST-CLASS MAIL  
 U.S. POSTAGE  
 PAID ONE OUNCE  
 WATERTOWN, N.Y. 13601  
 PERMIT NO. 406

TOWN WATN WATER DIST 3  
 TOWN CLERK  
 22867 CO RT 67  
 WATERTOWN NY 99999-9998

BILL DATE 12/30/10  
DUE DATE 01/20/11  
BILL #: 0002162

CITY OF WATERTOWN, NEW YORK  
WATER AND SEWER BILL  
(315) 785-7757

ACCOUNT NO. 54-888811-2

80585

FOR SERVICE AT:  
WASHINGTON ST PIT-DIST 3

Meter Readings in CUBIC FT.

Mtr ID	Previous		Present		Bill Code	Usage	Water	Sewer	Total
	Bill Date	Reading	Bill Date	Reading					
001	11/23/10	34052	12/27/10	36016	ACT.	1564	\$7,255.02		\$7,255.02

FORGET PAYING YOUR BILL? HAVE LATE FEES?	PREVIOUS BALANCE	\$0.00
SIGN UP FOR AUTOMATIC PAYMENTS. CALL 315-785-7757 TO FIND OUT HOW.	TOTAL CURRENT CHARGES	\$7,255.02
HAVE A WONDERFUL NEW YEAR!	AMT. DUE IF PAID AFTER 01/20/11, Includes 10% penalty	\$7,980.52
CODE: ACT-actual reading EST-estimated reading	AMT. DUE IF PAID BY 01/20/11	\$7,255.02

Please keep this portion for your records

Please include this portion with your payment

Water and Sewer Bill

Bill Date: 12/30/10  
Bill #: 0002162  
Account #: 54-888811-2  
Service Address: WASHINGTON ST PIT-DIST 3

Make Checks Payable To:

Name: TOWN WATN WATER DIST 3

CITY COMPTROLLER  
245 WASHINGTON ST  
SUITE 203  
WATERTOWN NY 13601

Amount Due if paid by 01/20/11: \$7,255.02  
Amount Due if paid after 01/20/11: \$7,980.52



\*See Reverse Side For Easy Opening Instructions\*

CITY OF WATERTOWN WATER DEPT.  
245 WASHINGTON STREET, SUITE 202  
WATERTOWN, NEW YORK 13601-3384  
ADDRESS SERVICE REQUESTED

PRESORTED  
FIRST-CLASS MAIL  
U.S. POSTAGE  
PAID ONE OUNCE  
WATERTOWN, N.Y. 13601  
PERMIT NO. 406

TOWN WATN WATER DIST 3  
TOWN CLERK  
22867 CO RT 67  
WATERTOWN NY 99999-9998

Adam Kyan

BILL DATE 11/30/10  
DUE DATE 12/20/10  
BILL #: 0002162

CITY OF WATERTOWN, NEW YORK  
WATER AND SEWER BILL  
(315) 785-7757

ACCOUNT NO. 54-888811-2

FOR SERVICE AT:  
WASHINGTON ST PIT-DIST 3

Meter Readings in CUBIC FT.									
Mtr ID	Previous		Present		Bill Code	Usage	Water	Sewer	Total
	Bill Date	Reading	Bill Date	Reading					
001	10/25/10	32412	11/23/10	34052	ACT.	1640	\$6,058.16		\$6,058.16

IF YOU ARE INTERESTED IN PAYING BY ACH DEBIT, CONTACT OUR OFFICE FOR MORE INFORMATION. 315-785-7757  
HAVE A HAPPY & SAFE HOLIDAY.  
CODE: ACT-actual reading EST-estimated reading

PREVIOUS BALANCE	\$0.00
TOTAL CURRENT CHARGES	\$6,058.16
AMT. DUE IF PAID AFTER 12/20/10, includes 10% penalty	\$6,663.98
AMT. DUE IF PAID BY 12/20/10	\$6,058.16

Please keep this portion for your records

Please include this portion with your payment

Water and Sewer Bill

Bill Date: 11/30/10  
Bill #: 0002162  
Account #: 54-888811-2  
Service Address: WASHINGTON ST PIT-DIST 3

Make Checks Payable To:

Name: TOWN WATN WATER DIST 3  
Amount Due if paid by 12/20/10: \$6,058.16  
Amount Due if paid after 12/20/10: \$6,663.98

CITY COMPTROLLER  
245 WASHINGTON ST  
SUITE 203  
WATERTOWN NY 13601



\*See Reverse Side For Easy Opening Instructions\*

CITY OF WATERTOWN WATER DEPT.  
245 WASHINGTON STREET, SUITE 202  
WATERTOWN, NEW YORK 13601-3384

ADDRESS SERVICE REQUESTED

PRESORTED  
FIRST-CLASS MAIL  
U.S. POSTAGE  
PAID ONE OUNCE  
WATERTOWN, N.Y. 13601  
PERMIT NO. 406

TOWN WATN WATER DIST 3  
TOWN CLERK  
22867 CO RT 67  
WATERTOWN NY 99999-9998

80585

**APPENDIX E**

**TOWN OF WATERTOWN WATER OPTION – HYDRAULIC MODEL**

**Project Inventory: 2010-267E TAX  
MAP\_ACAD2010\_WATER\_MODEL10.wtg**

Title  
 Engineer  
 Company  
 Date 2/9/2011  
 Notes

---

**Scenario Summary**

---

ID	1
Label	Base
Notes	
Active Topology	Base Active Topology
Physical	Base Physical
Demand	Base Demand
Initial Settings	Base Initial Settings
Operational	Base Operational
Age	Base Age
Constituent	Base Constituent
Trace	Base Trace
Fire Flow	Base Fire Flow
Flushing	Base Flushing
Energy Cost	Base Energy Cost
Transient	Base Transient
Pressure Dependent Demand	Base Pressure Dependent Demand
User Data Extensions	Base User Data Extensions
Steady State/EPS Solver Calculation Options	Base Calculation Options
Transient Solver Calculation Options	Base Calculation Options

---

**Network Inventory**

---

Pipes	7	-Constant Speed - No Pump Curve	0
Junctions	7	-Constant Speed - Pump Curve	0
Hydrants	0	-Shut Down After Time Delay	0
Tanks	0	-Variable Speed/Torque	0
-Circular	0	-Pump Start - Variable Speed/Torque	0
-Non-Circular	0	Variable Speed Pump Batteries	0
-Variable Area	0	PRV's	0
Reservoirs	1	PSV's	0
Pumps	0	PBV's	0
-Constant Power	0	FCV's	0
-Design Point (1 Point)	0	TCV's	0
-Standard (3 Point)	0	GPV's	0
-Standard Extended	0	Isolation Valves	0
-Custom Extended	0	Spot Elevations	0
-Multiple Point	0		

---

**Project Inventory: 2010-267E TAX  
MAP\_ACAD2010\_WATER\_MODEL10.wtg**

Transient Network Inventory			
Air Valves	0	Rupture Disks	0
-Double Acting	0	Surge Valves	0
-Slow Closing	0	Surge Tanks	0
-Triple Acting	0	-Simple	0
-Vacuum Breaker	0	-Differential	0
Discharges to Atmosphere	0	-Variable Area	0
Orifice	0	Turbines	0
Rating Curve	0	Valves With Linear Area Change	0
Valve	0	Periodic Head-Flows	0
Check Valves	0	-Sinusoidal (Head)	0
-Towards Wye	0	-Not Sinusoidal (Head)	0
-Away from Wye	0	-Sinusoidal (Flow)	0
Hydropneumatic Tanks	0	-Not Sinusoidal (Flow)	0
Orifices Between Pipes	0		
Pressure Pipes Inventory			
6.0 (in)	15.51 ft	All Diameters	5,195.85 ft
10.0 (in)	5,180.35 ft		

**FlexTable: Junction Table (2010-267E TAX  
MAP\_ACAD2010\_WATER\_MODEL10.wtg)**

Current Time: 0.000 hours

Id	Label	Elevation (ft)	Zone	Demand Collection	Demand (gpm)
34	J-5	600.00	<None>	<Collection: 0 items>	0
36	J-6	636.00	<None>	<Collection: 0 items>	0
38	J-7	624.00	<None>	<Collection: 0 items>	0
40	J-8	570.00	<None>	<Collection: 0 items>	0
42	J-9	570.00	<None>	<Collection: 1 items>	140
49	J-10	600.00	<None>	<Collection: 1 items>	139
51	J-11	570.00	<None>	<Collection: 1 items>	1,500

Hydraulic Grade (ft)	Pressure (psi)
724.37	53.8
701.57	28.4
686.24	26.9
660.10	39.0
660.09	39.0
724.36	53.8
657.66	37.9

**FlexTable: Pipe Table (2010-267E TAX  
MAP\_ACAD2010\_WATER\_MODEL10.wtg)**

Current Time: 0.000 hours

Id	Label	Scaled Length (ft)	Start Node	Stop Node	Diameter (in)	Material
37	P-6	1,481.14	J-5	J-6	10.0	Ductile Iron
39	P-7	995.22	J-6	J-7	10.0	Ductile Iron
41	P-8	1,697.75	J-7	J-8	10.0	Ductile Iron
43	P-9	52.15	J-8	J-9	10.0	Ductile Iron
48	P-11	872.86	R-1	J-5	10.0	Ductile Iron
50	P-12	81.22	J-5	J-10	10.0	Ductile Iron
52	P-13	15.51	J-8	J-11	6.0	Ductile Iron

Minor Loss	Flow (gpm)	Velocity (ft/s)	Headloss Gradient (ft/ft)	Has User Defined Length?	Length (User Defined) (ft)
0.000	1,640	6.70	0.015	False	0.00
0.000	1,640	6.70	0.015	False	0.00
0.000	1,640	6.70	0.015	False	0.00
0.000	140	0.57	0.000	False	0.00
0.000	1,779	7.27	0.018	False	0.00
0.000	139	0.57	0.000	False	0.00
0.000	1,500	17.02	0.157	False	0.00

**FlexTable: Reservoir Table (2010-267E TAX  
MAP\_ACAD2010\_WATER\_MODEL10.wtg)**

**Current Time: 0.000 hours**

Id	Label	Elevation (ft)	Zone	Outflow (gpm)	Hydraulic Grade (ft)
47	R-1	740.00	<None>	1,779	740.00



# City of Watertown

Water Distribution 1701 Huntington Street Watertown, NY 13601-9155 Tel. 785-8870 Fax 782-2380

## INTER-OFFICE MEMO

To: Gary Pilon, Superintendent of Water

From: Cody Salisbury, Distribution Systems Supervisor

Date: 31 March 2011

Re: Senior Living Campus – Washington Street

Gary,

Historically speaking we know that the Samaritan Medical Plaza has experienced low volume situations at various times. Their sporadic issues are probably caused by a poor C factor on their internal piping (meaning our twelve inch main to their booster pump), when coupled with higher than normal demand on our system. We never really know how often these situations occur as they do not always report to us nor do they have adequate monitoring equipment within the mechanical room that we are aware of.

The data obtained from the testing used for my calculations was performed by O'Brien and Gere on May 1<sup>st</sup>, 2009 and indicated that domestic usage flows are sufficient when both the TOW and WCF pumps are online, and the pressure drop was noted to be only 2 PSI. The 2009 results were post Summit Woods which helped attain improved residual flows from all previous testing we have witnessed.

When using Ryan's demand calculations along with our existing condition data the model indicates that our system is capable of sustaining their typical domestic usage and will support both the Medical Plaza and the Senior Complex only if they replace the existing service main with new eight inch DIP and install new domestic pump. The pump should not exceed the 140 GPM maximum discharge rate as indicated by the engineering analysis. However, both the model and field testing clearly indicate that fire flows do not exceed 725 GPM at 20 PSI and as a result are not adequate. As mentioned during the meeting in February, their system would need to include both a fire pump(s) and an additional storage tank of sufficient size to sustain fire fighting capability for a predetermined length of time, (believed to be 200,000 gallons). Should SMC elect to utilize the TOW pressure zone they might want to request that the town develop an inclusive notification policy, including both them and us. Never the less, when taking the fire flow failure along with the necessity for a storage tank into account I am of the opinion that it would be much more beneficial to utilize a Town of Watertown connection.

A handwritten signature in cursive script, appearing to read "Cody", is written in black ink.

Cc: File

## Pilon, Gary

---

**From:** Ryan Churchill [Ryan@gymopc.com]  
**Sent:** Wednesday, March 30, 2011 1:56 PM  
**To:** Pilon, Gary  
**Cc:** 'Pat Scordo'  
**Subject:** Samaritan Senior Village - Water Source

Gary,

As a follow up to our call earlier, this is what I understand as what we came to on a conclusion for the water situation at Samaritan Senior Village:

The feasibility of connecting into the City's system for a water source for the project was researched. This research resulted in the conclusion that this option was feasible. However, this option would require the installation of a water storage tank of significant volume, a pumping system, and possibly other treatment systems to accommodate this. The Town of Watertown direct water connection option would include a smaller upfront cost, and be able to provide sufficient flows and pressures for the proposed development, without significant upgrades.

Overall, the intent is to utilize the Town option if a favorable rate could be agreed upon. I believe that you are on the right track in that we could charge this inside City user the City rate, and then work with the Town to figure out if any delivery/handling fees need to be assessed. It should be kept in mind that as we work towards this agreement that the Town of Watertown will get the added benefit of turning their system over more often. This may help them with their purported disinfection byproducts issue.

I hope this will help you in getting back to Mary. Thanks.

Ryan G. Churchill  
Project Engineer  
GYMO Architecture, Engineering and Land Surveying, P.C.  
O: (315) 788-3900  
F: (315) 788-0668

May 6, 2011

To: The Honorable Mayor and City Council  
From: Mary M. Corriveau, City Manager  
Subject: Draft Lease Agreement Watertown Sports Ventures

Attached for City Council review and discussion is Staff's attempt to capture in a Lease Agreement with Watertown Sports Ventures, all of the issues raised by the City Council regarding an ongoing Agreement. This document is submitted in a format that highlights the proposed changes. Proposed additions to the Lease Agreement are underlined and the crossed out areas are proposed for deletion.

The term of this Agreement is from June 1, 2011 – September 30, 2011. The name of the Collegiate league has been modified to reflect what appears on the Wizard's website. Language has been added to clarify that the City has the right to allow the use of the Premise for outdoor concerts, and the said use will not be considered interference with Baseball. Doubleheaders will now be billed as a game and one-half. Payment for use of the fields will be required in advance, and weekly reconciliations of actual use will be done, with payments and/or refunds due within ten days.

Section V deals with Concession and Advertising, and has the most changes in the Agreement. I have incorporated language that provides for the auditing/inspection of the concession operations, should the City Council wish to continue to grant the concession operations for 10% of the gross concession sales. Should the City Council wish to go to a fixed amount for operation of the concession facilities, I have inserted language in the areas of the document which will need modification.

Section V, f, is new and has been incorporated into the Agreement to address concerns raised regarding concession rights for outdoor concerts held on the Premise. The new language authorizes the City to separately Franchise out the sale of alcohol for outdoor concerts.

Staff will be prepared to discuss this new Agreement on Wednesday evening.

**LEASE AGREEMENT**

**THE CITY OF WATERTOWN, NEW YORK AND  
WATERTOWN SPORTS VENTURES, INC.**

This Lease is being made and is intended to be effective as of ~~June~~ December 1, 2011~~997~~, between the City of Watertown, New York, with its principal offices located at 245 Washington Street, Watertown, New York 13601 ("City") and Watertown Sports Ventures, Inc, with its principal offices located at 595 Coffeen Street, Watertown, New York, ("Baseball").

**INTRODUCTION**

WHEREAS, the City is a municipal corporation organized under the laws of the State of New York and, as such, owns a facility known as the Alex T. Duffy Fairgrounds (the "Fairgrounds") within the City of Watertown, and the Fairgrounds are a community recreational facility; and

WHEREAS, the City desires to promote future recreational activities at the Fairgrounds for the valid public purpose of the benefit, recreation, entertainment, amusement, convenience and welfare of the people of the City; and

WHEREAS, in pursuit of that public purpose, the City desires to contract for the use, operation, management and maintenance of the Fairgrounds baseball facilities and all baseball-related activities; and

WHEREAS, Baseball owns and operates a summer collegiate baseball team as a member and franchise of the Perfect Game Collegiate Baseball League ~~New York Collegiate Baseball League~~ ("New York PG Collegiate League"); and

WHEREAS, Baseball desires to have its team, the Watertown Wizards (the "Team"), play baseball games within the confines of the Fairgrounds baseball field and is in a unique position to contract to use, operate, manage and maintain the Fairgrounds baseball facilities; and

WHEREAS, the City has undertaken a substantial capital improvement project for the Fairgrounds in furtherance of the public purpose of keeping baseball in the City for the recreation, entertainment and welfare of the people of the City, including the economic benefit such a team can bring.

NOW, THEREFORE, in consideration of mutual covenants and agreements as stated herein, the City and Baseball agree as follows:

## AGREEMENT

### Section I – Term of Lease

The term of this Lease Agreement shall be for the period of ~~three years~~, from June December 1, 2011~~007~~ through September 30, November 30, 2011~~02011~~.

### Section II – Premises Leased

The City agrees to lease to Baseball the premises generally known as the Alex T. Duffy Fairgrounds baseball field and all incidents thereto, including the grandstands, consisting of essentially that area bounded by the baseball field fence separating the baseball field from the remainder of the Fairgrounds, together with the immediately adjacent parking area (the "Premises").

### Section III – Non-Assignability and Non-Exclusivity

a. The City and Baseball agree that it is the purpose of this Agreement to contract for the use, operation, management and maintenance of the Premises, and that this is an agreement for the privilege of Baseball to use the Premises only for the purpose of collegiate baseball. This Lease Agreement may not be assigned by Baseball to any person or entity, and Baseball agrees that the City's consent to any assignment may be withheld for any reason, and in its sole discretion.

b. The City agrees not to enter into a lease for the Premises with any other minor league, professional or collegiate league during the term of this lease, without the written consent of Baseball.

c. It is further understood that this Lease Agreement is non-exclusive, meaning that, at those times when the Premises are not being used for Baseball's purposes, the City retains the right to make the Premises available for other uses to the extent that the use will not interfere with those purposes. By express understanding it will not be interference for the City to allow the playing field to be used by college, high school, little league or other local baseball teams, or to permit others to host outdoor concerts on the Premises. At such times, it shall be the City's responsibility to maintain the Premises in good repair.

### Section IV – Compensation (Rent)

a. As compensation for the use of the Premises, and during the term of this Lease, Baseball shall pay to the City fees as follow:

Day Game	\$100.00 per game
Night Game	\$125.00 per game
Day Practice	\$ 50.00 per practice (up to 3 hours)

Day game means any game that ends before 6:00 p.m.

Night game means any game that begins at or extends beyond 6:00 p.m.

Doubleheaders shall be billed as considered as a game and one-half-game.

Day Practice means any practice that end before 6:00 p.m.

b. ~~Payment shall be due 30 days after submission of a bill by the City for actual games played, practice sessions, special uses or field preparations.~~

b. Full payment for the season's field usage shall be made prior to the first game of the season. A reconciliation of actual field use, including practices, will be completed on a weekly basis, and then any refund or payment due shall be made within ten days.

#### Section V – Concessions and Advertising

a. ~~With the exception of subdivision f below, t~~The City and Baseball agree that from ~~June~~ May 1 to September ~~October~~ 30 during the term of this Lease Agreement, concession rights for the sale of food and drink, ~~including alcoholic beverages,~~ as well as baseball souvenir items sold on the Premises shall be exclusive to Baseball. The City shall not permit nor allow mobile units or other vendors or concessions upon the premises during events or activities being conducted by Baseball.

b. All expenses incurred in providing concessions shall be at the sole expense of Baseball.

c. The City authorizes Baseball to install soda vending machines on the Premises. The City, in its sole discretion, can ask to have the vending machines removed if vandalism occurs.

d. ~~Baseball shall be responsible for causing the concessions to be open and operated for all Watertown Wizard events. Additionally, Baseball shall be responsible for causing the concessions to be open and operated during the hours of Fair Week. In the event that non-Wizard events are held at the Leased Premises Fairgrounds during Baseball's regular season, Baseball shall be responsible for causing the concession to be opened and operated for those events.~~

e. Baseball shall pay the City ten percent (10%) of the gross concession sales, including vending machines or (a fixed amount of \$x,xxx). This provision shall apply to any concession sales made under this lease, whether by Baseball or a subcontractor to Baseball. The 10% shall be paid on an annual basis, no later than ~~August~~ October 31,

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2011 10th of the year or (The fixed amount shall be paid prior to the first game of the season.): It is the purpose of this Section V to provide an incentive to Baseball to operate concessions during the months indicated during all Fairgrounds activities, for the benefit of both Baseball and the City. (If the 10% is left in then I would recommend that we add this language: Concession sales will be reported by Baseball to the City Comptroller's office on a weekly basis, showing daily sales for the prior week. The City reserves the right to inspect concession operations during the season to determine if the amounts reported are consistent with an onsite audit of the operations.) Baseball agrees to allow the City Comptroller's office in the concession area during games or other events to monitor and track the concession sales on dates convenient to the Comptroller's office

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f. Should the City authorize the hosting of an outdoor concert during the term of this Agreement, the City reserves the right to grant a Franchise for the sale of alcohol at the event. This does not preclude or release Baseball from the requirement that it provide food and non-alcohol beverage concession at those events.

g. Baseball will be allowed to sell Advertising to be placed upon the outfield fence on the Leased Premises and on the scoreboard. Baseball is not authorized to sell advertising and install signs in any other areas of the leased premises without the written consent of the City. It will be the responsibility of Baseball to install and remove the Advertising. No later than July 31st~~October 30<sup>th</sup>~~ of each year, the City of Watertown shall be paid the following for the rights to sell advertising as detailed above:

Scoreboard Signs

\$10.00 for each 3x3  
\$15.00 for each 3x6

Outfield Signs

\$25.00 for each of the first 10  
\$50.00 each for each additional sign

Section VI – Adequacy of Leased Premises

a. Baseball represents that the premises satisfy the requirements of the Northeastern Collegiate Baseball League and that the City shall not be obligated to make any changes to the Premises during the term of this Lease to satisfy any requirements of Baseball or the Perfect Game Northeastern Collegiate Baseball League.

b. Baseball shall certify in writing to the City that it has accepted, in good order and repair, the Premises. This certification by Baseball shall include a statement that Baseball has examined and knows the condition of the Premises and has received the same in good repair and working order. Any exceptions by Baseball to the condition of the Premises at the time of their receipt shall be provided to the City in writing.

## Section VII – Maintenance

a. The City agrees that it will keep the Premises, including any structural or capital repairs and improvements, in good repair during the term of this Lease, and at its own expense. The City further agrees that it shall bear the cost of electric facilities and electric service to the Premises.

b. Baseball agrees to provide custodial maintenance of the Premises during the term of the Lease. Baseball is responsible for cleaning the Leased Premises after every game or practice. Baseball shall keep the Premises secure and keep unauthorized persons off of the roof in the grandstand area. Baseball agrees to be further responsible for maintenance of the Premises for all non-baseball activities that Baseball permits to take place on the Premises while the facilities are in the possession of Baseball. If Baseball has the concessions open for a non-Baseball event, they will still be responsible for custodial maintenance and cleanup of the Premises.

c. The City agrees that it will maintain the baseball field. Baseball acknowledges, however, that the City's employees are not responsible for the laying and removal of tarps prior to, during, or after any particular baseball game.

d. If all or any part of the Premises are damaged or destroyed by Baseball, or by any of its agents or employees, or by any of Baseball's patrons, or during any event for which Baseball is responsible, (for example, damage or destruction to the outfield fence), Baseball agrees that it will immediately cause repairs or, if the City repairs the damage, that it will reimburse the City for such damage or destruction.

## Section VIII – Parking Fees

Baseball acknowledges that the City reserves the right to assess a one dollar (\$1.00) parking charge, per car, at each home game for the Team. This amount may increase at the City's sole discretion. The parties agree that the City shall be responsible for collecting the fee, and that all proceeds from parking shall inure to the City.

## Section IX – Office Space

As part of the Fairgrounds Capital Improvement Project, the City constructed office space. A portion of that office space will be dedicated to Baseball's use, if requested. The City agrees, at Baseball's election, to lease a portion of the office space to Baseball for One Hundred Fifty Dollars (\$150.00) per month, including utilities, payable on or before the 15<sup>th</sup> of each month, in advance. Baseball may elect to occupy the office space during the baseball season. In the event Baseball no longer desires to occupy the office space, Baseball may vacate the office upon thirty (30) days' written notice to the City.

## Section X – Insurance

a. Baseball agrees to name the City as an additional named insured for its liability coverages, and to provide proof of general liability insurance in the amount of \$500,000 per person and \$1,000,000 per occurrence, and property damage coverage in the amount of \$100,000. Baseball shall provide the City with copies of its declarations pages for the policy or policies during the duration of the Lease Agreement. Baseball's policies of insurance may not limit the City's coverage as an additional insured to vicarious liability issues only.

b. The City will insure the Premises to cover only the City's interest in the event of damage due to fire or other hazard. Baseball agrees that, if the Premises are materially damaged by fire or other casualty, the City is not obligated to restore the Premises, and Baseball will have no claim under this lease against the City for not restoring the Premises.

c. Baseball shall procure and maintain workers' compensation insurance and disability insurance in accordance with the laws of the State of New York. This insurance shall cover all persons who are employees of Baseball under the laws of the State of New York. Proof of said insurance shall be provided to the City of Watertown upon signing of this Agreement.

#### Section XI – Hold Harmless

Baseball shall indemnify and hold the City harmless, including reimbursement for reasonable attorneys' fees, from any and all loss, costs or expense arising out of any liability or claim of liability for injury or damages to persons or to property sustained by any person or entity by reason of Baseball's operation, use, or occupation of the Premises, or by or resulting from any act or omission of Baseball or any of its officers, agents, employees, guests, patrons or invitees. The liability insurance in the type and amounts identified at Section XI, naming the City as an additional named insured, shall be sufficient for purposes of meeting Baseball's obligations under this paragraph.

#### Section XII – Venue and Applicable Law

a. The City and Baseball agree that the venue of any legal action arising from a claimed breach of this Lease is in the Supreme Court, State of New York, in and for the County of Jefferson.

b. This Agreement shall be construed in accordance with the laws of the State of New York.

#### Section XIII – Right of Access

The City reserves the right to enter the Premises by its duly authorized representatives at any reasonable time which does not interfere or conflict with the

conduct of the business of Baseball, for the purposes of inspecting the Premises, performing any work necessary to required on the part of the City, exhibiting the Premises, or in the performance of its police powers.

Section XIV – Sale of Alcoholic Beverages

a. Baseball acknowledges that, as the party responsible for the concessions, it is obligated not to sell alcoholic beverages in violation of the New York Alcohol Beverage and Control Law, the New York Penal Law, and/or the New York General Obligations Law.

b. Baseball acknowledges that the City of Watertown is not involved in the sale of alcoholic beverages in the concessions, and agrees to defend and indemnify the City, including reimbursement of the City's reasonable attorney's fees, from any and all claims, civil or criminal, arising from any claimed violations of law pertaining to the sale of alcoholic beverages.

Section XV – Return of Premises

Baseball agrees to return the Premises to the City, upon the expiration of this Lease, in as good condition as when Baseball received possession of the Premises, reasonable wear and tear excepted, and excepting damage to the Premises caused by others when the Premises were not under the control of Baseball. The City and Baseball will conduct an initial walk through of the Premises at the beginning of the lease term. Upon expiration of the lease, The City and Baseball will conduct a final walk through of the Premises

Section XVII – Desire to Renew Notice

Baseball shall provide the City with a ~~sixty ninety~~ (960) day written notice of its desire to discuss renewal of the above Agreement.

Section XVIII – Notice

All notices required to be given under this Lease shall be in writing and shall be deemed to have been duly given on the date mailed if sent by certified mail, return receipt requested, to:

To City:                      City Manager  
   City of Watertown  
   245 Washington Street

Watertown, New York 13601

To Baseball: Paul Simmons, CEO  
Watertown Sports Ventures, Inc.  
595 Coffeen Street  
Watertown, New York 13601

A party may change the address to which notices are to be sent by written notice actually received by the other party.

IN WITNESS WHEREOF, the City and Baseball will have caused this Lease to be executed by authorized agents to be effective as of June 1, 2011.

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THE CITY OF WATERTOWN, NEW YORK

By: \_\_\_\_\_  
Mary M. Corriveau, City Manager

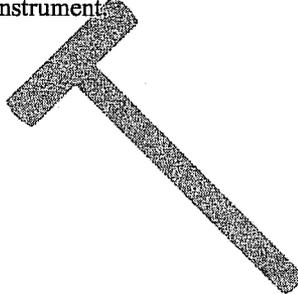
WATERTOWN SPORTS VENTURES

By: \_\_\_\_\_  
Paul Simmons, CEO

STATE OF NEW YORK )  
COUNTY OF JEFFERSON ) ss.:

| On \_\_\_\_\_, 2011~~07~~, before me, the undersigned, a Notary Public, in and for said State, personally appeared Mary M. Corriveau, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me he executed the same in his capacity and that by his signature on the instrument, the individual or the person upon whose behalf the individual acted, executed the instrument.

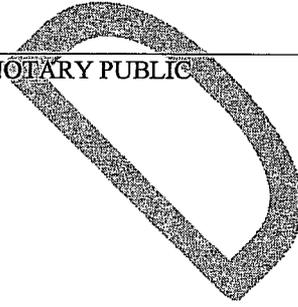
\_\_\_\_\_  
NOTARY PUBLIC



STATE OF NEW YORK )  
COUNTY OF JEFFERSON ) ss.:

| On \_\_\_\_\_, 2011~~07~~, before me, the undersigned, a Notary Public, in and for said State, personally appeared Paul Simmons, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me he executed the same in his capacity and that by his signature on the instrument, the individual or the person upon whose behalf the individual acted, executed the instrument.

\_\_\_\_\_  
NOTARY PUBLIC



May 12, 2011

To: The Honorable Mayor and City Council

From: James E. Mills, City Comptroller

Subject: Quarterly Financial Report

Attached for City Council review is the Financial Report for the quarter ended March 2011.

**CITY OF WATERTOWN  
FY 2010/11 FINANCIAL REPORT (UNAUDITED)  
THROUGH THE FISCAL YEAR ENDED MARCH 31, 2011**

**GENERAL FUND SUMMARY**

General Fund Summary	2010-11 Revised Budget	YTD Actual	%	Prior YTD Actual	2009-10 Actual
Revenues	\$ 35,085,878	\$ 28,151,621	80.24%	\$ 27,333,863	\$ 35,036,788
Expenditures	\$ 36,326,322	\$ 25,517,436	70.25%	\$ 25,413,294	\$ 34,326,934
Net Change in Fund Balance	\$ (1,240,444)	\$ 2,634,185		\$ 1,920,569	\$ 709,854

**GENERAL FUND REVENUES**

General fund revenues are up \$817,758 or 2.99% compared to last year due mostly to the increase in sales tax (\$684,582) and the property tax levy (\$143,536). The 10 largest general fund budgeted revenues account for over 92% of the total general fund revenues. A summary of general fund revenues is as follows:

GENERAL FUND REVENUES	2010-11 Revised Budget	Current Y-T-D	Y-T-D % of Budget (March = 75%)	Prior Y-T-D	2009-10 Actual
State Admin. Sales & Use Tax	\$ 15,300,000	\$ 11,997,291	78.41%	\$ 11,312,708	\$ 15,223,095
Real Property Taxes(net of reserve)	\$ 7,410,974	\$ 7,498,380	101.18%	\$ 7,354,399	\$ 7,316,832
State Aid, Per Capita	\$ 4,835,667	\$ 3,279,436	67.82%	\$ 3,468,617	\$ 4,988,373
Sale of Surplus Power	\$ 3,156,000	\$ 2,333,743	73.95%	\$ 2,025,857	\$ 2,706,571
Refuse and Garbage Charges	\$ 693,000	\$ 565,453	81.59%	\$ 546,382	\$ 698,933
State Aid, Mortgage Tax	\$ 400,000	\$ 193,443	48.36%	\$ 252,383	\$ 398,710
Utilities Gross Income Tax	\$ 318,000	\$ 290,071	91.22%	\$ 234,774	\$ 346,709
Interest and Earnings	\$ 127,000	\$ 63,200	49.76%	\$ 86,510	\$ 108,037
Payments in Lieu of Taxes	\$ 126,770	\$ 191,807	151.30%	\$ 165,869	\$ 128,018
Interest/Penalties on Property Taxes	\$ 110,000	\$ 45,550	41.41%	\$ 45,696	\$ 115,443
Subtotal	\$ 32,477,411	\$ 26,458,373	81.47%	\$ 25,493,194	\$ 32,030,719
All Other General Fund Revenues	\$ 2,608,467	\$ 1,693,247	64.91%	\$ 1,840,669	\$ 3,006,069
Total	\$ 35,085,878	\$ 28,151,621	80.24%	\$ 27,333,863	\$ 35,036,788

**Real Property Tax Collections:** Gross property tax revenue for FY 10-11 is \$7,487,431 of which \$157,397 or 2.10% remained uncollected at the end of the quarter. Adjusted for the 218 Stone Street parcel owned by MGNH the outstanding amount is \$58,715 or 0.78%. Last year at this time \$145,734 or 1.95% of the gross property tax revenue of \$7,343,895 remained uncollected.

**Interest and Penalties on Property Taxes:** Revenue was down compared to last year by \$146 or 0.32%. Due to the continued increase in participation of outside investors at the City tax sale certificate auctions the City continues to realize a decrease in the number of tax sale certificates held by being the default bidder and thus a lower amount of revenue from interest and penalties on tax sale certificate redemptions.

**Sales Tax Revenue:** The City's sales tax collections are above last year's actual results by \$684,582 or 6.05%. Compared to the adopted budget, revenue is up \$627,432 or 5.52%.

**Sale of Surplus Power:** The City's sale of surplus power is up compared to last year by \$307,886 or 15.20% due to the receipt of a \$321,918 from National Grid to correct a meter multiplier error applied to City Hall since February 2009. Compared to FY 2008/09 revenue is up \$304,037 or 14.98%.

**Utilities Gross Income Tax Revenue:** Under General Municipal Law, the City imposes a 1% tax on the gross income from every utility doing business in the City. Revenue is up compared to last year by \$ 55,297 or 23.55% due in part to the disputed method in which National Grid was remitting gross receipt taxes to municipalities last year.

**Mortgage Tax Revenue:** The City receives 1/2% tax for each mortgage recorded on property located within the City. Revenue for the year is down \$58,940 or 23.35% compared to last year.

**NYS Unrestricted Aid and AIM funding:** The City's revenue from the NYS Aid and Incentives to Municipalities program (AIM) is down compared to last year at this time by \$189,181 due to the 3% cut contained in the the State's FY 2010-11 budget. In addition the City will not receive an additional \$36,475 due to the State withholding 1.1% from its payments to fund its FMAP contingency budget.

**CITY OF WATERTOWN  
 FY 2010/11 FINANCIAL REPORT (UNAUDITED)  
 THROUGH THE FISCAL YEAR ENDED MARCH 31, 2011**

**GENERAL FUND EXPENDITURES**

The following 10 departments / categories represent 86% of the General Fund budgeted expenditures. General fund expenditures are up by \$104,142 or 0.41% compared to last year.

GENERAL FUND EXPENDITURES	2010-11		Y-T-D % of Budget (March = 75%)	2009-10	
	Revised Budget	Current Y-T-D		Prior Y-T-D	Actual (Unaudited)
Fire	\$ 7,986,475	\$ 5,652,997	70.78%	\$ 5,431,095	\$ 7,397,772
Police	\$ 7,138,059	\$ 4,985,465	69.84%	\$ 4,717,974	\$ 6,617,824
Department of Public Works	\$ 5,103,365	\$ 3,539,154	69.35%	\$ 3,500,875	\$ 4,772,466
Debt Service	\$ 3,444,674	\$ 2,840,358	82.46%	\$ 3,145,345	\$ 3,794,158
Health Insurance-Retirees	\$ 3,181,827	\$ 2,328,554	73.18%	\$ 2,423,859	\$ 3,234,349
Parks and Recreation	\$ 1,151,161	\$ 839,350	72.91%	\$ 840,514	\$ 1,130,807
Library Transfer	\$ 1,066,499	\$ 695,000	65.17%	\$ 690,000	\$ 984,210
Traffic Control & Lighting	\$ 787,972	\$ 592,769	75.23%	\$ 543,724	\$ 756,213
Bus	\$ 747,549	\$ 592,011	79.19%	\$ 592,088	\$ 801,267
Transfer to Capital Projects	\$ 580,000	\$ 115,655	19.94%	\$ 306,437	\$ 381,404
SUBTOTAL	\$ 31,187,582	\$ 22,181,311	71.12%	\$ 22,191,912	\$ 29,870,470
All Other Departments/Transfers	\$ 5,138,741	\$ 3,336,124	64.92%	\$ 3,221,382	\$ 4,456,464
TOTAL	\$ 36,326,322	\$ 25,517,436	70.25%	\$ 25,413,294	\$ 34,326,934

**GENERAL FUND - PERSONAL SERVICES**

Personal service expenditures account for over 41% of the general fund budgeted expenditures. The following table presents the 10 largest departmental budgeted personal services. These 10 departments represent nearly 83% of the budgeted general fund personal service expenditures. Fire department overtime was up compared to last year by \$88,255 or 51.27%. Police department overtime was up \$83,415 or 50.98%.

Department	2010-11		Y-T-D % of Budget (March = 75%)	2009-10	
	Revised Budget	Current Y-T-D		Prior Y-T-D	Actual (Unaudited)
Fire	\$ 5,073,379	\$ 3,542,919	69.83%	\$ 3,384,518	\$ 4,941,762
Police	\$ 4,318,971	\$ 3,040,867	70.41%	\$ 2,984,089	\$ 4,316,723
DPW Snow Removal	\$ 496,408	\$ 501,822	101.09%	\$ 416,640	\$ 538,137
Engineering	\$ 491,190	\$ 319,035	64.95%	\$ 330,955	\$ 524,419
DPW Administration	\$ 364,732	\$ 262,583	71.99%	\$ 256,068	\$ 345,767
Municipal Executive	\$ 344,271	\$ 193,186	56.11%	\$ 225,619	\$ 423,255
DPW Refuse & Garbage	\$ 343,045	\$ 231,693	67.54%	\$ 200,929	\$ 280,935
DPW Central Garage	\$ 328,094	\$ 233,667	71.22%	\$ 228,472	\$ 313,153
Bus	\$ 308,067	\$ 214,882	69.75%	\$ 225,636	\$ 313,452
Comptroller	\$ 303,535	\$ 216,618	71.37%	\$ 210,756	\$ 292,815
SUBTOTAL	\$ 12,371,692	\$ 8,757,271	70.78%	\$ 8,463,681	\$ 12,290,418
All Other Departments	\$ 2,565,899	\$ 1,727,930	67.34%	\$ 1,741,466	\$ 2,437,665
TOTAL	\$ 14,937,591	\$ 10,485,201	70.19%	\$ 10,205,147	\$ 14,728,083

**CITY OF WATERTOWN**  
**FY 2010/11 FINANCIAL REPORT (UNAUDITED)**  
**THROUGH THE FISCAL YEAR ENDED MARCH 31, 2011**

**WATER FUND**

Revenues were higher compared to last year by \$151,296 or 4.81%. The quarterly bills through March to DANC are up by \$37,242 or 9.62% compared to last year. Expenditures are lower by \$1,061 or 0.03% compared to last year.

Water Fund Summary	2010-11 Revised Budget	Y-T-D Actual	Y-T-D % of Budget (March = 75%)	Prior Y-T-D	2009-10 Actual (Unaudited)
Revenues	\$ 4,609,475	\$ 3,296,823	71.52%	\$ 3,145,527	\$ 4,621,827
Expenditures	\$ 4,696,812	\$ 3,424,099	72.90%	\$ 3,425,160	\$ 4,464,276
Net Change in Fund Balance	\$ (87,337)	\$ (127,277)		\$ (279,634)	\$ 157,551

**SEWER FUND**

Revenues have increased from last year, up \$552,446 or 17.47%. Revenues from tanker hauled sludge and leachate have increased \$244,371 or 105.98%. Revenues from other governments is up \$243,957 or 30.57%. Expenditures have increased by \$36,620 or 1.21% compared to last year.

Sewer Fund Summary	2010-11 Revised Budget	Y-T-D Actual	Y-T-D % of Budget (March = 75%)	Prior Y-T-D	2009-10 Actual (Unaudited)
Revenues	\$ 4,461,500	\$ 3,714,799	83.26%	\$ 3,162,353	\$ 4,802,797
Expenditures	\$ 4,325,062	\$ 3,066,390	70.90%	\$ 3,029,770	\$ 4,302,426
Net Change in Fund Balance	\$ 136,438	\$ 648,409		\$ 132,583	\$ 500,370

**LIBRARY FUND**

Excluding the transfer from the General Fund, revenues are up compared to last year by \$438 or 0.71%. Expenditures were down by \$5,378 or 0.72% compared to last year.

Library Fund Summary	2010-11 Revised Budget	Y-T-D Actual	Y-T-D % of Budget (March = 75%)	Prior Y-T-D	2009-10 Actual (Unaudited)
Revenues	\$ 1,133,423	\$ 757,465	66.83%	\$ 752,027	\$ 1,052,422
Expenditures	\$ 1,173,704	\$ 757,336	64.53%	\$ 751,957	\$ 1,053,916
Net Change in Fund Balance	\$ (40,281)	\$ 129		\$ 70	\$ (1,494)

The majority of the Library revenues shown in this fund are a result of the library transfer expense (\$695,000) shown up above in the General Fund Expenditures section. All available library revenues such as fines and grants are utilized prior to any transfer from the General Fund.

**SELF-INSURANCE FUND**

Revenues are down compared to last year by \$661,788 or 10.73% due to the decreased in premiums by \$340,770 and a decrease in stop loss insurance recoveries of \$290,950. Expenditures were up by \$158,348 or 2.91% compared to last year.

Self-Insurance Fund Summary	2010-11 Revised Budget	Y-T-D Actual	Y-T-D % of Budget (March = 75%)	Prior Y-T-D	2009-10 Actual (Unaudited)
Revenues	\$ 7,559,936	\$ 5,505,854	72.83%	\$ 6,167,642	\$ 8,326,132
Expenditures	\$ 7,849,936	\$ 5,590,947	71.22%	\$ 5,432,599	\$ 7,531,785
Net Change in Fund Balance	\$ (290,000)	\$ (85,094)		\$ 735,043	\$ 794,347

**CITY OF WATERTOWN  
FY 2010/11 FINANCIAL REPORT (UNAUDITED)  
THROUGH THE FISCAL YEAR ENDED MARCH 31, 2011**

	2010-11 Revised Budget	Current Y-T-D	Y-T-D % of Budget (March = 75%)	Prior Y-T-D	2009-10 Actual	Current YTD vs. Prior YTD	
						Variance	%
<b>General Fund Revenues</b>							
Real Property Taxes	\$ 7,487,424	\$ 7,487,431	100.00%	\$ 7,343,895	\$ 7,343,895	\$ 143,536	1.95%
Special Assessments (sidewalks)	\$ 13,550	\$ 10,949	80.81%	\$ 10,505	\$ 10,463	\$ 445	4.23%
Real Property Tax Reserve	\$ (90,000)	\$ -	0.00%	\$ -	\$ (37,526)	\$ -	0.00%
Federal Payments in Lieu of Taxes	\$ 25,500	\$ 35,589	139.57%	\$ 31,102	\$ 31,102	\$ 4,487	14.43%
Other Payments in Lieu of Taxes	\$ 101,270	\$ 156,218	154.26%	\$ 134,766	\$ 96,915	\$ 21,451	15.92%
Interest/Penalties on Property Taxes	\$ 110,000	\$ 45,550	41.41%	\$ 45,696	\$ 115,443	\$ (146)	-0.32%
State Admin. Sales & Use Tax	\$ 15,300,000	\$ 11,997,291	78.41%	\$ 11,312,708	\$ 15,223,095	\$ 684,583	6.05%
Utilities Gross Income Tax	\$ 318,000	\$ 290,071	91.22%	\$ 234,774	\$ 346,709	\$ 55,297	23.55%
Franchises	\$ 434,700	\$ 283,492	65.22%	\$ 271,848	\$ 415,047	\$ 11,644	4.28%
Tax Sale Advertising	\$ 12,000	\$ 150	1.25%	\$ 780	\$ 13,080	\$ (630)	-80.77%
Comptroller's Fees	\$ 7,500	\$ 5,769	76.92%	\$ 5,685	\$ 7,192	\$ 84	1.48%
Assessor's Fees	\$ 375	\$ 153	40.67%	\$ 171	\$ 543	\$ (19)	-10.95%
Clerk Fees	\$ 115,000	\$ 83,346	72.47%	\$ 78,342	\$ 103,829	\$ 5,004	6.39%
Civil Service Fees	\$ 1,200	\$ 900	75.00%	\$ 3,397	\$ 3,397	\$ (2,497)	-73.51%
Police Fees	\$ 4,000	\$ 2,434	60.84%	\$ 2,318	\$ 4,109	\$ 115	4.97%
Demolition Charges	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
Public Works Fees	\$ 80,000	\$ 62,231	77.79%	\$ 72,052	\$ 94,879	\$ (9,821)	-13.63%
DPW Charges - Fuel	\$ 25,695	\$ 16,625	64.70%	\$ 16,437	\$ 22,032	\$ 188	1.14%
Bus Fares	\$ 165,000	\$ 115,383	69.93%	\$ 117,966	\$ 158,874	\$ (2,583)	-2.19%
Bus Advertising	\$ 7,500	\$ 11,020	146.93%	\$ 3,990	\$ 4,872	\$ 7,030	176.19%
Parks & Recreation Charges	\$ 7,500	\$ 5,209	69.45%	\$ 4,105	\$ 11,874	\$ 1,104	26.89%
Recreation Concessions	\$ 35,000	\$ 56,597	161.70%	\$ 34,272	\$ 35,363	\$ 22,325	65.14%
Special Recreation Facility Charges	\$ -	\$ -	0.00%	\$ 24,000	\$ 24,000	\$ (24,000)	-100.00%
Pool Fees	\$ 500	\$ 522	104.40%	\$ 337	\$ 337	\$ 185	54.90%
Arena Fees	\$ 121,600	\$ 49,254	40.51%	\$ 59,205	\$ 106,861	\$ (9,951)	-16.81%
Skating Rink Charges	\$ 50,000	\$ 40,289	80.58%	\$ 48,034	\$ 50,800	\$ (7,745)	-16.12%
Zoning Fees	\$ 3,000	\$ 2,306	76.87%	\$ 2,125	\$ 2,925	\$ 181	8.52%
Refuse and Garbage Charges	\$ 500,000	\$ 374,665	74.93%	\$ 365,913	\$ 497,138	\$ 8,753	2.39%
Toter Fees	\$ 193,000	\$ 190,788	98.85%	\$ 180,470	\$ 201,795	\$ 10,318	5.72%
Sale of Surplus Power	\$ 3,156,000	\$ 2,333,743	73.95%	\$ 2,025,857	\$ 2,706,571	\$ 307,886	15.20%
Taxes/Assessment Svcs. Other Govt.	\$ 4,495	\$ 4,497	100.04%	\$ 4,502	\$ 4,502	\$ (5)	-0.10%
Civil Service Charges-School District	\$ 26,600	\$ 27,103	101.89%	\$ 27,085	\$ 27,085	\$ 18	0.07%
Police Services	\$ 92,775	\$ 92,173	99.35%	\$ 61,356	\$ 91,814	\$ 30,817	50.23%
Transportation Services, Other Govts.	\$ -	\$ 4,605	0.00%	\$ 5,075	\$ 10,000	\$ (470)	-9.26%
Misc. Revenues, Other Govts.	\$ -	\$ -	0.00%	\$ -	\$ 15,916	\$ -	0.00%
Interest and Earnings	\$ 127,000	\$ 63,200	49.76%	\$ 86,510	\$ 108,037	\$ (23,310)	-26.94%
Rental of Real Property	\$ 53,550	\$ 52,297	97.66%	\$ 22,636	\$ 27,115	\$ 29,661	131.03%
Business and Occupational Licenses	\$ 6,000	\$ 2,550	42.50%	\$ 3,310	\$ 6,087	\$ (760)	-22.96%
Games of Chance Licenses	\$ 100	\$ 30	30.00%	\$ 70	\$ 80	\$ (40)	-57.14%
Bingo Licenses	\$ 4,000	\$ 4,337	108.43%	\$ 2,938	\$ 3,778	\$ 1,399	47.64%
Building & Alterations Permits	\$ 50,000	\$ 37,164	74.33%	\$ 27,983	\$ 40,644	\$ 9,181	32.81%
City Permits	\$ 17,000	\$ 3,020	17.76%	\$ 16,585	\$ 18,928	\$ (13,565)	-81.79%
Plumbing Permits	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
Sanitary Sewer Permits	\$ 2,000	\$ 4,910	245.50%	\$ 885	\$ 13,715	\$ 4,025	454.80%
Storm Sewer Permits	\$ 500	\$ -	0.00%	\$ 825	\$ 950	\$ (825)	-100.00%
Fines & Forfeited Bail	\$ 135,000	\$ 71,957	53.30%	\$ 80,711	\$ 106,463	\$ (8,754)	-10.85%
Scrap & Excess Materials Sale	\$ 4,500	\$ 14,391	319.80%	\$ 1,348	\$ 9,211	\$ 13,043	967.53%
Minor Sales	\$ -	\$ 200	0.00%	\$ -	\$ 32	\$ 200	#DIV/0!
Sale of Real Property	\$ 5,000	\$ 4,428	88.56%	\$ 11,351	\$ 17,191	\$ (6,923)	-60.99%
Sale of Equipment	\$ 5,000	\$ 11,004	220.08%	\$ 15,438	\$ 16,383	\$ (4,434)	-28.72%
Insurance Recoveries	\$ 22,500	\$ 9,347	41.54%	\$ 12,766	\$ 13,842	\$ (3,419)	-26.79%
Other Compensation for Loss	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
Refund of Prior Year Expense	\$ 5,000	\$ 3,431	68.63%	\$ 1,987	\$ 2,079	\$ 1,444	72.68%
Gifts & Donations	\$ 5,000	\$ 3,150	63.00%	\$ 7,250	\$ 18,407	\$ (4,100)	-56.55%
Other Unclassified Revenues	\$ 1,000	\$ 3,743	374.30%	\$ 305	\$ 406	\$ 3,438	1127.08%
Central Printing & Mailing	\$ 2,700	\$ 2,287	84.69%	\$ 1,847	\$ 2,809	\$ 440	23.81%
Central Garage	\$ 85,000	\$ 76,940	90.52%	\$ 63,087	\$ 85,470	\$ 13,853	21.96%
State Aid, Per Capita	\$ 4,835,667	\$ 3,279,436	67.82%	\$ 3,468,617	\$ 4,988,373	\$ (189,181)	-5.45%
State Aid, Real Property Tax Law	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
State Aid, Mortgage Tax	\$ 400,000	\$ 193,443	48.36%	\$ 252,383	\$ 398,710	\$ (58,940)	-23.35%
State Aid, STAR	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
State Aid, Records Management	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
State Aid, Other	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%

**CITY OF WATERTOWN  
FY 2010/11 FINANCIAL REPORT (UNAUDITED)  
THROUGH THE FISCAL YEAR ENDED MARCH 31, 2011**

	2010-11 Revised Budget	Current Y-T-D	Y-T-D % of Budget (March = 75%)	Prior Y-T-D	2009-10 Actual	Current YTD vs. Prior YTD	
						Variance	%
State Reimbursement-Worker's Comp.	\$ 65,000	\$ 10,653	16.39%	\$ 40,408	\$ 60,110	\$ (29,755)	-73.64%
State Reimbursement-Court Security	\$ 32,500	\$ -	0.00%	\$ -	\$ 27,471	\$ -	0.00%
State Reimbursement-Court Postage	\$ 1,752	\$ 1,314	75.00%	\$ 1,314	\$ 1,752	\$ -	0.00%
State Reimbursement-CHIPs	\$ 5,000	\$ 6,240	124.80%	\$ 2,779	\$ 7,516	\$ 3,461	124.51%
State Mass Transportation Assistance	\$ 180,000	\$ 187,683	104.27%	\$ 203,776	\$ 255,509	\$ (16,094)	-7.90%
State Aid-Transportation Grants	\$ -	\$ -	0.00%	\$ 7,033	\$ 7,033	\$ (7,033)	-100.00%
State Aid, Youth Program	\$ 8,915	\$ 8,574	88.98%	\$ -	\$ 10,211	\$ 5,161	#DIV/0!
State Aid, Juvenile Program	\$ 5,800	\$ 5,161	0.00%	\$ 6,146	\$ 6,146	\$ (6,146)	-100.00%
State Aid, Other Home & Community Service	\$ 133,960	\$ (0)	0.00%	\$ 6,851	\$ 23,788	\$ (6,851)	-100.00%
State Aid, Codes	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
Fed Aid - Other (TSA)	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
Federal Aid Police Block Grant	\$ -	\$ -	0.00%	\$ 87,492	\$ 127,336	\$ (87,492)	-100.00%
Federal Aid Highway Safety	\$ 10,500	\$ 8,347	79.50%	\$ 5,049	\$ 6,585	\$ 3,298	65.32%
Federal Transportation Assistance	\$ 124,600	\$ 124,600	100.00%	\$ -	\$ 116,400	\$ 124,600	#DIV/0!
Federal Aid-Transportation Grants	\$ -	\$ -	0.00%	\$ 56,261	\$ 56,261	\$ (56,261)	-100.00%
Federal Aid-Other Home & Community Serv.	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
Interfund Transfers	\$ 442,150	\$ 171,434	38.77%	\$ 309,156	\$ 707,033	\$ (137,722)	-44.55%
Total Revenue	\$ 35,085,878	\$ 28,151,621	80.24%	\$ 27,333,863	\$ 35,036,788	\$ 817,758	2.99%
Appropriated Fund Balance	\$ 1,107,500	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
Revenue and Fund Balance	\$ 36,193,378	\$ 28,151,621	77.78%	\$ 27,333,863	\$ 35,036,788	\$ 817,758	2.99%
<b>General Fund Expenditures</b>							
Legislative Board	\$ 66,677	\$ 50,884	76.31%	\$ 49,625	\$ 65,112	\$ 1,259	2.54%
Mayor	\$ 27,369	\$ 22,074	80.65%	\$ 20,733	\$ 25,074	\$ 1,342	6.47%
Municipal Executive	\$ 496,101	\$ 292,054	58.87%	\$ 323,917	\$ 420,747	\$ (31,862)	-9.84%
Comptroller	\$ 509,266	\$ 372,521	73.15%	\$ 357,109	\$ 480,979	\$ 15,412	4.32%
Purchasing	\$ 129,051	\$ 95,169	73.75%	\$ 90,498	\$ 125,398	\$ 4,670	5.16%
Assessment	\$ 267,641	\$ 183,919	68.72%	\$ 177,589	\$ 247,955	\$ 6,330	3.56%
Tax Advertising	\$ 14,600	\$ 4,720	32.33%	\$ 4,510	\$ 14,546	\$ 210	4.65%
Property Acquired for Taxes	\$ 52,550	\$ 21,663	41.22%	\$ 2,367	\$ 3,394	\$ 19,296	815.16%
Fiscal Agent Fees	\$ 2,390	\$ 1,776	74.33%	\$ 2,955	\$ 2,955	\$ (1,178)	-39.88%
Clerk	\$ 203,481	\$ 151,298	74.35%	\$ 147,703	\$ 199,036	\$ 3,595	2.43%
Law	\$ 191,800	\$ 139,166	72.56%	\$ 122,997	\$ 180,221	\$ 16,169	13.15%
Civil Service	\$ 71,925	\$ 47,100	65.48%	\$ 59,716	\$ 73,895	\$ (12,616)	-21.13%
Engineering	\$ 731,956	\$ 483,456	66.05%	\$ 479,483	\$ 656,623	\$ 3,973	0.83%
DPW Administration	\$ 649,233	\$ 467,390	71.99%	\$ 459,721	\$ 638,704	\$ 7,669	1.67%
Buildings	\$ 188,448	\$ 129,947	68.96%	\$ 151,685	\$ 190,764	\$ (21,738)	-14.33%
Central Garage	\$ 682,682	\$ 459,700	67.34%	\$ 437,002	\$ 610,786	\$ 22,698	5.19%
Central Printing & Mailing	\$ 81,004	\$ 48,209	59.51%	\$ 48,780	\$ 70,072	\$ (571)	-1.17%
Information Technology	\$ 480,903	\$ 385,296	80.12%	\$ 348,056	\$ 450,014	\$ 37,240	10.70%
Judgements & Claims	\$ 50,000	\$ 44,509	89.02%	\$ -	\$ -	\$ 44,509	#DIV/0!
Land	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
Taxes on Property	\$ 29,200	\$ 29,283	100.28%	\$ 29,121	\$ 29,121	\$ 162	0.56%
Contingency	\$ 180,747	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
Police	\$ 7,138,059	\$ 4,985,465	69.84%	\$ 4,717,974	\$ 6,617,824	\$ 267,490	5.67%
Fire	\$ 7,986,475	\$ 5,652,997	70.78%	\$ 5,431,095	\$ 7,397,772	\$ 221,902	4.09%
Control of Animals	\$ 89,651	\$ 112	0.13%	\$ -	\$ 85,382	\$ 112	#DIV/0!
Safety Inspection	\$ 328,158	\$ 219,123	66.77%	\$ 213,093	\$ 297,084	\$ 6,030	2.83%
DPW Municipal Maintenance	\$ 544,988	\$ 336,642	61.77%	\$ 339,099	\$ 539,129	\$ (2,457)	-0.72%
DPW Road Maintenance	\$ 754,765	\$ 391,860	51.92%	\$ 527,136	\$ 718,231	\$ (135,276)	-25.66%
DPW Snow Removal	\$ 1,192,309	\$ 1,044,145	87.57%	\$ 909,100	\$ 1,019,436	\$ 135,045	14.85%
Hydro Electric Production	\$ 306,500	\$ 201,889	65.87%	\$ 204,208	\$ 302,476	\$ (2,319)	-1.14%
Traffic Control & Lighting	\$ 787,972	\$ 592,769	75.23%	\$ 543,724	\$ 756,213	\$ 49,045	9.02%
Bus	\$ 747,549	\$ 592,011	79.19%	\$ 592,088	\$ 801,267	\$ (78)	-0.01%
Off Street Parking	\$ 67,219	\$ 32,323	48.09%	\$ 50,821	\$ 53,753	\$ (18,498)	-36.40%
Community Action	\$ 52,000	\$ 52,000	100.00%	\$ 52,000	\$ 52,000	\$ -	0.00%
Publicity	\$ 8,250	\$ 2,183	26.46%	\$ -	\$ 440	\$ 2,183	#DIV/0!
IND CTR, LDC, EDZ	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
Recreation Administration	\$ 163,269	\$ 113,878	69.75%	\$ 129,506	\$ 163,194	\$ (15,629)	-12.07%
Thompson Park	\$ 275,796	\$ 184,594	66.93%	\$ 190,126	\$ 265,445	\$ (5,532)	-2.91%
Recreation Playgrounds	\$ 54,338	\$ 37,022	68.13%	\$ 43,143	\$ 52,898	\$ (6,122)	-14.19%
Recreation Fairgrounds	\$ 106,007	\$ 72,312	68.21%	\$ 62,176	\$ 109,118	\$ 10,136	16.30%
Recreation Athletic Programs	\$ 58,233	\$ 27,329	46.93%	\$ 32,195	\$ 45,900	\$ (4,866)	-15.12%
Recreation Outdoor Swimming Pool	\$ 147,641	\$ 100,630	68.16%	\$ 99,709	\$ 148,394	\$ 921	0.92%
Recreation Ice Arena	\$ 345,877	\$ 303,586	87.77%	\$ 283,659	\$ 345,858	\$ 19,927	7.03%

**CITY OF WATERTOWN  
FY 2010/11 FINANCIAL REPORT (UNAUDITED)  
THROUGH THE FISCAL YEAR ENDED MARCH 31, 2011**

	2010-11 Revised Budget	Current Y-T-D	Y-T-D % of Budget (March = 75%)	Prior Y-T-D	2009-10 Actual	Current YTD vs. Prior YTD	
						Variance	%
Historian	\$ 250	\$ -	0.00%	\$ -	\$ 187	\$ -	0.00%
Zoning	\$ 2,500	\$ 691	27.64%	\$ 971	\$ 1,186	\$ (280)	-28.86%
Planning	\$ 85,000	\$ 6,645	7.82%	\$ 48,650	\$ 65,706	\$ (42,005)	-86.34%
DPW Storm Sewer	\$ 335,681	\$ 227,174	67.68%	\$ 235,879	\$ 330,109	\$ (8,705)	-3.69%
DPW Refuse & Garbage	\$ 943,707	\$ 612,242	64.88%	\$ 592,938	\$ 916,071	\$ 19,305	3.26%
Worker's Compensation	\$ 93,200	\$ 73,056	78.39%	\$ 70,915	\$ 96,945	\$ 2,141	3.02%
Unemployment Insurance	\$ 7,500	\$ 3,640	48.54%	\$ 5,728	\$ 13,326	\$ (2,088)	-36.45%
Health Insurance-Retirees	\$ 3,181,827	\$ 2,328,554	73.18%	\$ 2,423,859	\$ 3,234,349	\$ (95,305)	-3.93%
Medicare Reimbursements	\$ 251,026	\$ 197,143	78.53%	\$ 119,150	\$ 241,877	\$ 77,992	65.46%
Compensated Absences	\$ 25,000	\$ -	0.00%	\$ -	\$ (32,489)	\$ -	0.00%
Other Employee Benefits	\$ 12,378	\$ 9,275	74.94%	\$ 4,004	\$ 7,686	\$ 5,271	131.66%
General Liability Reserve Transfer	\$ 25,000	\$ 25,000	100.00%	\$ 25,000	\$ 25,000	\$ -	0.00%
Library Transfer	\$ 1,066,499	\$ 695,000	65.17%	\$ 690,000	\$ 984,210	\$ 5,000	0.72%
Serial Bonds - Principal	\$ 2,439,879	\$ 2,165,512	88.75%	\$ 2,403,902	\$ 2,718,219	\$ (238,390)	-9.92%
Serial Bonds-Interest	\$ 974,295	\$ 652,567	66.98%	\$ 718,931	\$ 1,045,996	\$ (66,364)	-9.23%
Bond Anticipation Notes - Principal	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
Bond Anticipation Notes-Interest	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
NYPA Loan Principal	\$ 30,000	\$ 22,045	73.48%	\$ 21,624	\$ 28,942	\$ 421	1.95%
NYPA Loan Interest	\$ 500	\$ 234	46.87%	\$ 889	\$ 1,001	\$ (655)	-73.64%
Capital Reserve Fund	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
Capital Fund Transfer	\$ 580,000	\$ 115,655	19.94%	\$ 306,437	\$ 381,404	\$ (190,781)	-62.26%
Black River Trust Fund Transfer	\$ 10,000	\$ 10,000	100.00%	\$ 10,000	\$ 10,000	\$ -	0.00%
<b>TOTAL</b>	<b>\$ 36,326,322</b>	<b>\$ 25,517,436</b>	<b>70.25%</b>	<b>\$ 25,413,294</b>	<b>\$ 34,326,934</b>	<b>\$ 104,142</b>	<b>0.41%</b>
<b>Water Fund Revenues</b>							
Water Rents	\$ 3,153,950	\$ 2,264,360	71.79%	\$ 2,532,583	\$ 3,617,752	\$ (268,223)	-10.59%
Unmetered Water	\$ 12,000	\$ 7,678	63.98%	\$ 8,563	\$ 15,726	\$ (886)	-10.34%
Outside User Fees	\$ 1,112,000	\$ 838,692	75.42%	\$ 387,040	\$ 544,160	\$ 451,652	116.69%
Water Service Charges	\$ 65,000	\$ 36,299	55.84%	\$ 57,953	\$ 90,366	\$ (21,654)	-37.37%
Interest & Penalties on Water Rents	\$ 75,000	\$ 58,880	78.51%	\$ 54,499	\$ 69,620	\$ 4,381	8.04%
Interest Earnings	\$ 11,000	\$ 3,267	29.70%	\$ 3,696	\$ 4,854	\$ (429)	-11.61%
Sale of Scrap	\$ 1,250	\$ 3,288	263.05%	\$ 1,324	\$ 1,785	\$ 1,964	148.33%
Sale of Equipment	\$ 1,000	\$ 1,700	170.00%	\$ -	\$ -	\$ 1,700	#DIV/0!
Insurance Recoveries	\$ 1,000	\$ -	0.00%	\$ 5,486	\$ 5,870	\$ (5,486)	-100.00%
Refund of Prior Years Expenditure	\$ 100	\$ -	0.00%	\$ 68	\$ 68	\$ (68)	-100.00%
Premium on Obligations	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
Unclassified Revenues	\$ 100	\$ 1,637	1637.07%	\$ 51	\$ 2,121	\$ 1,586	3099.28%
Metered Water Sales Funds	\$ 95,000	\$ 79,959	84.17%	\$ 72,165	\$ 96,409	\$ 7,795	10.80%
State Aid - CHIPS	\$ -	\$ 1,063	0.00%	\$ -	\$ -	\$ -	0.00%
State Aid - Home & Community	\$ 8,075	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
Interfund Transfers	\$ 74,000	\$ -	0.00%	\$ 22,098	\$ 173,098	\$ (22,098)	-100.00%
Total Revenue	\$ 4,609,475	\$ 3,296,823	71.52%	\$ 3,145,527	\$ 4,621,827	\$ 151,296	4.81%
Appropriated Fund Balance	\$ 156,227	\$ 127,277	81.47%	\$ 279,634	\$ -	\$ (152,357)	-54.48%
Revenue and Fund Balance	\$ 4,765,702	\$ 3,424,099	71.85%	\$ 3,425,160	\$ 4,621,827	\$ (1,061)	-0.03%
<b>Water Fund Expenditures</b>							
Taxes on Property	\$ 725	\$ 708	97.68%	\$ 672	\$ 672	\$ 36	5.33%
Contingency	\$ 46,750	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
Water Administration	\$ 263,069	\$ 191,161	72.67%	\$ 199,011	\$ 253,155	\$ (7,850)	-3.94%
Source of Supply, Power and Pump	\$ 585,526	\$ 325,950	55.67%	\$ 305,896	\$ 415,956	\$ 20,053	6.56%
Water Purification	\$ 1,427,873	\$ 1,034,453	72.45%	\$ 1,011,929	\$ 1,377,847	\$ 22,524	2.23%
Transmission and Distribution	\$ 1,175,630	\$ 787,769	67.01%	\$ 798,592	\$ 1,079,265	\$ (10,823)	-1.36%
Worker's Compensation	\$ 5,000	\$ 4,755	95.09%	\$ 3,363	\$ 4,719	\$ 1,392	41.40%
Unemployment Insurance	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
Health Insurance	\$ 147,234	\$ 94,540	64.21%	\$ 106,282	\$ 154,631	\$ (11,742)	-11.05%
Medicare Reimbursements	\$ 13,303	\$ 8,820	66.30%	\$ 6,941	\$ -	\$ 1,879	27.07%
Compensated Absences	\$ 2,500	\$ -	0.00%	\$ -	\$ (3,533)	\$ -	0.00%
Other Employee Benefits	\$ 1,144	\$ 679	59.32%	\$ -	\$ -	\$ 679	#DIV/0!
General Liability Transfer	\$ 7,500	\$ 7,500	100.00%	\$ 7,500	\$ 7,500	\$ -	0.00%
Serial Bonds - Principal	\$ 811,782	\$ 786,582	96.90%	\$ 799,992	\$ 902,992	\$ (13,410)	-1.68%
Serial Bonds - Interest	\$ 178,776	\$ 136,940	76.60%	\$ 162,676	\$ 216,744	\$ (25,736)	-15.82%
Bond Anticipation Notes - Principal	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
Bond Anticipation Notes-Interest	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
Transfer to Coagulation Reserve	\$ 30,000	\$ -	0.00%	\$ -	\$ 30,000	\$ -	0.00%
Transfer to Capital	\$ -	\$ 44,243	0.00%	\$ 22,306	\$ 24,328	\$ 21,937	98.34%
<b>TOTAL</b>	<b>\$ 4,696,812</b>	<b>\$ 3,424,099</b>	<b>72.90%</b>	<b>\$ 3,425,160</b>	<b>\$ 4,464,276</b>	<b>\$ (1,061)</b>	<b>-0.03%</b>

**CITY OF WATERTOWN  
FY 2010/11 FINANCIAL REPORT (UNAUDITED)  
THROUGH THE FISCAL YEAR ENDED MARCH 31, 2011**

	2010-11 Revised Budget	Current Y-T-D	Y-T-D % of Budget (March = 75%)	Prior Y-T-D	2009-10 Actual	Current YTD vs. Prior YTD	
						Variance	%
<b>Sewer Fund Revenues</b>							
Sewer Rents	\$ 2,792,200	\$ 1,903,616	68.18%	\$ 1,852,964	\$ 2,697,049	\$ 50,652	2.73%
Sewer Charges	\$ 269,250	\$ 474,955	176.40%	\$ 230,584	\$ 428,751	\$ 244,371	105.98%
Interest & Penalties on Sewer Rents	\$ 65,000	\$ 47,826	73.58%	\$ 47,373	\$ 59,232	\$ 453	0.96%
Sewer Rents-Governments	\$ 1,037,875	\$ 1,042,115	100.41%	\$ 798,157	\$ 1,118,282	\$ 243,957	30.57%
Interest Earnings	\$ 10,275	\$ 5,442	52.96%	\$ 1,901	\$ 2,507	\$ 3,541	186.21%
Permit Fees	\$ 22,000	\$ 20,625	93.75%	\$ 21,125	\$ 20,500	\$ (500)	-2.37%
Sale of Scrap	\$ 1,000	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
Sale of Equipment	\$ -	\$ -	0.00%	\$ 14,550	\$ 14,550	\$ (14,550)	-100.00%
Insurance Recovery	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
Refund of Prior Years Expenditure	\$ -	\$ -	0.00%	\$ 115	\$ 115	\$ (115)	-100.00%
Premium on Obligations	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
Unclassified Revenues	\$ -	\$ 94	0.00%	\$ -	\$ -	\$ 94	#DIV/0!
Interfund Revenues	\$ 176,250	\$ 159,146	90.30%	\$ 118,470	\$ 163,716	\$ 40,675	34.33%
State Aid - Workers Compensation	\$ 5,500	\$ -	0.00%	\$ 4,249	\$ 6,849	\$ (4,249)	-100.00%
State Aid - CHIPSS	\$ -	\$ 756	0.00%	\$ -	\$ 767	\$ 756	#DIV/0!
State Aid - Home & Community	\$ 7,150	\$ -	0.00%	\$ -	\$ 767	\$ -	0.00%
Interfund Transfer	\$ 75,000	\$ 60,226	80.30%	\$ 72,865	\$ 289,711	\$ (12,639)	-17.35%
Total Revenue	\$ 4,461,500	\$ 3,714,799	83.26%	\$ 3,162,353	\$ 4,802,797	\$ 552,446	17.47%
Appropriated Fund Balance	\$ (130,649)	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
Total Revenue	\$ 4,330,851	\$ 3,714,799	85.78%	\$ 3,162,353	\$ 4,802,797	\$ 552,446	17.47%

<b>Sewer Fund Expenditures</b>							
Sewer Administration	\$ 142,801	\$ 106,311	74.45%	\$ 101,875	\$ 136,538	\$ 4,436	4.35%
Sanitary Sewer	\$ 427,324	\$ 298,622	69.88%	\$ 273,197	\$ 386,377	\$ 25,425	9.31%
Sewage Treatment and Disposal	\$ 2,877,637	\$ 1,923,702	66.85%	\$ 1,932,275	\$ 2,643,406	\$ (8,573)	-0.44%
Contingency	\$ 39,080	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
Worker's Compensation	\$ 3,200	\$ 3,883	121.34%	\$ 2,665	\$ 3,741	\$ 1,218	45.69%
Unemployment Insurance	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
Health Insurance- Retirees	\$ 119,394	\$ 93,224	78.08%	\$ 96,001	\$ 135,274	\$ (2,778)	-2.89%
Medicare Reimbursements	\$ 6,362	\$ 6,516	102.43%	\$ 3,663	\$ -	\$ 2,853	77.89%
Compensated Absences	\$ 1,000	\$ -	0.00%	\$ -	\$ 982	\$ -	0.00%
Other Employee Benefits	\$ 967	\$ 673	69.56%	\$ -	\$ -	\$ 673	#DIV/0!
General Liability Transfer	\$ 7,500	\$ 7,500	100.00%	\$ 7,500	\$ 7,500	\$ -	0.00%
Serial Bonds - Principal	\$ 519,231	\$ 490,106	94.39%	\$ 465,306	\$ 502,681	\$ 24,800	5.33%
Serial Bonds - Interest	\$ 178,367	\$ 134,346	75.32%	\$ 143,710	\$ 184,965	\$ (9,364)	-6.52%
Bond Anticipation Notes - Principal	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
Bond Anticipation Notes-Interest	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
NYPA Principal	\$ 2,100	\$ 1,492	71.03%	\$ 1,463	\$ 1,958	\$ 29	1.96%
NYPA Interest	\$ 100	\$ 16	15.85%	\$ 60	\$ 68	\$ (44)	-73.58%
Transfer to Capital Fund	\$ -	\$ -	0.00%	\$ 2,055	\$ 298,936	\$ (2,055)	-100.00%
TOTAL	\$ 4,325,062	\$ 3,066,390	70.90%	\$ 3,029,770	\$ 4,302,426	\$ 36,620	1.21%

<b>Library Fund Revenues</b>							
Library Fines	\$ 17,000	\$ 11,761	69.18%	\$ 12,103	\$ 16,672	\$ (342)	-2.82%
Insurance Recovery	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
Refund of Prior Years Expenditure	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
Library Grant	\$ 49,924	\$ 50,704	101.56%	\$ 49,924	\$ 51,540	\$ 780	1.56%
Unclassified Revenues	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
State Aid, Library Construction Grant	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
Interfund Transfer	\$ 1,066,499	\$ 695,000	65.17%	\$ 690,000	\$ 984,210	\$ 5,000	0.72%
Total Revenue	\$ 1,133,423	\$ 757,465	66.83%	\$ 752,027	\$ 1,052,422	\$ 5,438	0.72%
Appropriated Fund Balance	\$ 40,000	\$ -	0.00%	\$ -	\$ 1,494	\$ -	0.00%
Revenue and Fund Balance	\$ 1,173,423	\$ 757,465	64.55%	\$ 752,027	\$ 1,053,916	\$ 5,438	0.72%

<b>Library Fund Expenditures</b>							
Contingency	\$ 16,297	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
Library Fund Expenditures	\$ 829,287	\$ 596,452	71.92%	\$ 589,248	\$ 823,844	\$ 7,205	1.22%
Worker's Compensation	\$ 1,500	\$ 1,693	112.84%	\$ 1,189	\$ 1,669	\$ 503	42.34%
Unemployment Insurance	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
Health Insurance	\$ 90,989	\$ 84,199	92.54%	\$ 89,437	\$ 136,650	\$ (5,238)	-5.86%
Medicare Reimbursements	\$ 16,195	\$ 13,014	80.36%	\$ 8,676	\$ -	\$ 4,338	50.00%
Compensated Absences	\$ 500	\$ -	0.00%	\$ -	\$ 139	\$ -	0.00%
Other Employee Benefits	\$ 515	\$ 339	65.88%	\$ -	\$ -	\$ 339	#DIV/0!

**CITY OF WATERTOWN**  
**FY 2010/11 FINANCIAL REPORT (UNAUDITED)**  
**THROUGH THE FISCAL YEAR ENDED MARCH 31, 2011**

	2010-11 Revised Budget	Current Y-T-D	Y-T-D % of Budget (March = 75%)	Prior Y-T-D	2009-10 Actual	Current YTD vs. Prior YTD	
						Variance	%
Serial Bonds - Principal	\$ 51,084	\$ 38,000	74.39%	\$ 38,000	\$ 51,084	\$ -	0.00%
Serial Bonds - Interest	\$ 18,337	\$ 9,549	52.07%	\$ 10,644	\$ 20,528	\$ (1,095)	-10.29%
Bond Anticipation Notes - Principal	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
Bond Anticipation Notes-Interest	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
NYPA Principal	\$ 18,750	\$ 13,942	74.36%	\$ 13,676	\$ 18,304	\$ 266	1.94%
NYPA Interest	\$ 250	\$ 148	59.30%	\$ 562	\$ 633	\$ (414)	-73.62%
Transfer to Capital	\$ 130,000	\$ -	0.00%	\$ 526	\$ 1,065	\$ (526)	-100.00%
<b>TOTAL</b>	<b>\$ 1,173,704</b>	<b>\$ 757,336</b>	<b>64.53%</b>	<b>\$ 751,957</b>	<b>\$ 1,053,916</b>	<b>\$ 5,378</b>	<b>0.72%</b>

**Self-Insurance Fund Revenues**

Shared Service Charges	\$ 6,532,621	\$ 4,875,345	74.63%	\$ 5,216,115	\$ 6,922,797	\$ (340,770)	-6.53%
Interest and Earnings	\$ 10,000	\$ 8,494	84.94%	\$ 7,471	\$ 10,878	\$ 1,024	13.71%
Insurance Recoveries	\$ 200,000	\$ 68,503	34.25%	\$ 359,452	\$ 471,529	\$ (290,950)	-80.94%
Medicare Part D reimbursement	\$ 180,000	\$ 81,274	45.15%	\$ 47,408	\$ 191,504	\$ 33,866	71.44%
Employee Contributions	\$ 572,315	\$ 426,111	74.45%	\$ 460,137	\$ 575,840	\$ (34,026)	-7.39%
Unclassified Revenues	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	0.00%
Prescription Reimbursements	\$ 65,000	\$ 46,127	70.96%	\$ 77,060	\$ 153,585	\$ (30,933)	-40.14%
Total Revenue	\$ 7,559,936	\$ 5,505,854	72.83%	\$ 6,167,642	\$ 8,326,132	\$ (661,788)	-10.73%
Appropriated Fund Balance	\$ 290,000	\$ 125,122	43.15%	\$ -	\$ -	\$ 125,122	#DIV/0!
Revenue and Fund Balance	\$ 7,849,936	\$ 5,590,947	71.22%	\$ 6,167,642	\$ 8,326,132	\$ (576,695)	-9.35%

**Self-Insurance Fund Expenditures**

Administration	\$ 632,833	\$ 509,787	80.56%	\$ 474,657	\$ 572,569	\$ 35,130	7.40%
Medical Claims	\$ 4,664,073	\$ 3,386,702	72.61%	\$ 3,224,426	\$ 4,614,445	\$ 162,276	5.03%
Pharmacy Claims	\$ 2,553,030	\$ 1,694,458	66.37%	\$ 1,733,515	\$ 2,344,772	\$ (39,057)	-2.25%
<b>TOTAL</b>	<b>\$ 7,849,936</b>	<b>\$ 5,590,947</b>	<b>71.22%</b>	<b>\$ 5,432,599</b>	<b>\$ 7,531,785</b>	<b>\$ 158,348</b>	<b>2.91%</b>

OFFICE OF THE TOWN ENGINEER  
MAY 10 2011  
WATERBURY, NEW YORK

5/5/11

To whom it may concern-

This letter is to follow up my appearance at the Council meeting on 5/2/11. My name is Raymonda Deshouitz - 1214 Bronson St Waterbury (315) 782-6098.

I asked the council to allow me to park on the paved area in front of my home in response to the ordinance passed in January. I have parked on this paved area for the 11 years I have owned my house. I have recently had both hips replaced and have a safety issue with my driveway. In the winter the incline on the driveway can be very slippery. I am unable to extend the driveway or put another one on the other side of house due to a sinkhole there. Pictures were provided at the Council meeting and were in Mrs Courtneay's possession.

I would appreciate your attention to this matter. Thank you

Sincerely  
Raymonda Deshouitz