

# CITY OF WATERTOWN, NEW YORK

245 Washington Street, Watertown, NY 13601  
Office: (315) 785-7740 - Fax: (315) 785-7829

## Special Use Permit Application

### APPLICANT INFORMATION

Name: Aubertine and Currier PLLC attn. Matt Morgia P.E.

Mailing Address: 522 Bradley Street Watertown, NY 13601

Phone Number: 315-782-2005

Email: mrm@aubertinecurrier.com

### PROPERTY INFORMATION

Property Address: 150,154,158 Woodruff Street

Tax Parcel Number(s): 14-01-112.000, 14-01-113.000, 14-01-114.000

Property Owner (if not applicant): Samaritan Medical Center

If applicant is not owner or owner's representative, indicate interest in the property:

Signed Purchase Agreement (attach)       Signed Lease (attach)       None yet

Zoning District: Health Services

Land Use: Mixed use of Residential and Commercial

Required Attachments:

- 8.5x11 parcel map with property outlined with heavy black ink
- Sketch of the site drawn to an engineering scale (e.g. 1"=20')
- Completed Part I of the Environmental Assessment Form (SEQR)

### REQUEST DETAILS

Proposed Use: Parking Area Expansion

Explain proposal (use additional 8.5x11 sheets if necessary):

Expanding the existing parking area to provide additional parking spaces for the Samaritan Medical Center located at 830 Washington Street. Additional parking is required for the proposed Cancer Center Addition and the Women's and Children's Addition.

I certify that the information provided in this application is true to the best of my knowledge.

Signature:

Date:

04/21/2016

December 1, 2015

## SPECIAL USE PERMIT APPLICATION INSTRUCTIONS

### What to submit –

- 16 copies of the “Special Use Permit Application” form, completed to the best of your knowledge
- 16 copies of the required attachments, listed in the “Property Information” section of above form
- \$100.00 non-refundable check, payable to the City of Watertown, New York
- PDF of the application and attachments, if possible

**Where to submit** – Special Use Permit applications shall be submitted to the City Engineer, 245 Washington Street, Watertown, NY 13601, at least 14 calendar days prior to the next Planning Board meeting (21 days if county review is required—see below).

**What it is** – A Special Use Permit is a special authorization by City Council to allow a particular land use in a zoning district that would otherwise prohibit said use. Acceptable special uses are listed in the Zoning Code under each district description. The purpose of the SUP process is to ensure that the proposed use will not adversely affect the neighborhood.

**What the process is** – The procedure for Special Use Permits follows section 27-b of the New York General City Law, the City Zoning Ordinance, 6 NYCRR Part 617 (SEQR), and New York General Municipal Law Section 239. Special Use Permits are subject to approval by the City Council after a recommendation from the Planning Board.

**Public hearing required** – A public hearing will be held by the City Council within 62 days of the receipt of an application.

**Posting of notice on property** – The applicant shall post a sign provided by the Planning Office on the premises of the proposed permit for a period of at least 2 weeks prior to the public hearing. The applicant shall submit an affidavit to the Council stating they this requirement has been met.

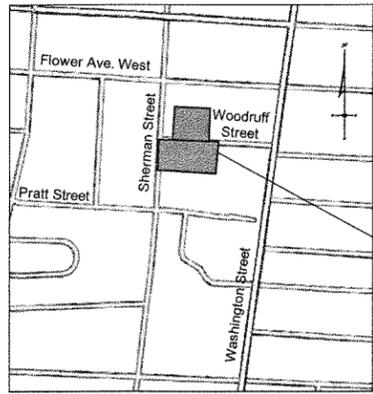
**Decision deadline** – The City Council will render a decision regarding approval of the application within 62 days of the public hearing. The deadline may be extended by mutual consent. The decision of the City Council shall be filed with the City Clerk within five days of rendering, and a copy will be mailed to the applicant.

**SEQRA** – The City Council will comply with the provisions of the State Environment Quality Review Act under Article 8 of the Environmental Conservation Law and the regulations contained therein.

**County Planning Board Review** – Those applications within the jurisdiction of General Municipal Law § 239 will be referred to the Jefferson County Planning Board for review. A recommendation from that Board is required before the Council may take action. To ascertain whether or not your property falls within this jurisdiction, visit the Planning or Engineering offices at City Hall, or phone (315) 785-7730.

**Conditions** – The Council may impose reasonable conditions and restrictions that are directly related to the proposed Special Use. Such conditions must be met in connection with the issuance of any permits by the City Engineer, City Code Enforcement Bureau, or other City officer.

**Expiration** – A Special Use Permit shall expire one year from the date it was granted if the involved property has not been used for the approved special use. A Special Use Permit will also expire immediately upon the cessation of the approved special use. The Council may impose more stringent expiry conditions at their discretion.



LOCATION MAP  
NOT TO SCALE

**DEED REFERENCES:**  
 Tax Map Parcel No. 14-01-114  
 Gladys R. Baldwin  
 to  
 The House of the Good Samaritan  
 d/b/a Samaritan Medical Center  
 Liber 1481 of Deeds, Page 113  
 Recorded October 27, 1995

Tax Map Parcel No. 14-01-113  
 Adene J. Martin,  
 Administrator of the Estate of  
 Audrey C. Taylor  
 to  
 Adene J. Martin and  
 Thomas E. Martin  
 Liber 1506 of Deeds, Page 249  
 Recorded May 13, 1996

Tax Map Parcel No. 14-01-112  
 Adene J. Martin,  
 Administrator of the Estate of  
 Audrey C. Taylor  
 to  
 Adene J. Martin and  
 Thomas E. Martin  
 Liber 1506 of Deeds, Page 240  
 Recorded May 13, 1996

**STANDARD NOTES:**

- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
- Only boundary survey maps with the surveyor's embossed seal or red ink seal are genuine true and correct copies of the surveyor's original work and opinion.
- Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.
- The certifications hereon are not transferable.
- The location of underground improvements or encroachments are not always known and often must be estimated. If any, underground improvements or encroachments are not covered by this certificate.

**GENERAL NOTES:**

- The subject parcels City of Watertown Real Property Tax Parcel No. 14-01-114, 14-01-113 and 14-01-112 are a portion of 14-02-101.110 and 14-01-108.200.
- The subject parcels is zoned Health Services per City of Watertown Zoning Reference Map.

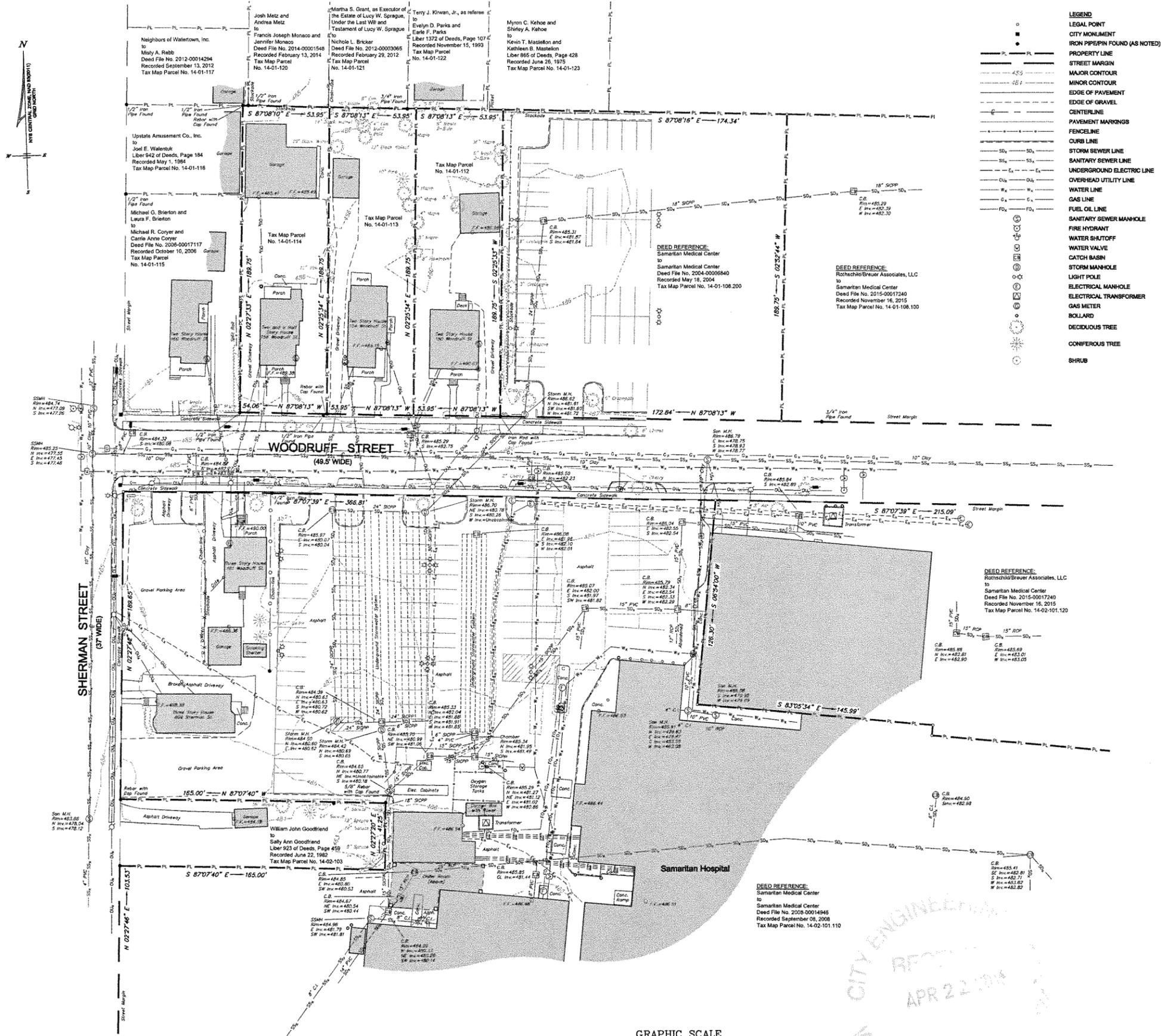
**Minimum Setback Requirements:**  
 Front Yard Setback = 20 feet  
 Rear Yard Setbacks = 25 feet  
 Side Yard Setback = 5 feet

**Minimum Lot Dimensions:**  
 Area = 2,500 sq. feet

- All adjoiners are per the City of Watertown Real Property Office.
- Adjoining property lines should be considered approximate and are shown for reference only.
- This survey was prepared without the benefit of an abstract of title and is subject to any modifications which may occur as a result of a complete title search.
- The underground utilities and features shown hereon have been located from above ground visible features and other available records and therefore their location should be considered approximate only. Other underground utilities and features may exist, either in service or abandoned, that are not indicated on this survey. Dig Safe New York (JFPO) should be contacted prior to performing any excavation activities.
- The field survey was performed on December 4, 7, 14, 15, and 18, 2015 and January 5 and 6, 2016.
- Woodruff Street is a public street with a reputed width of 49.5 feet.
- Sherman Street is a public street with a reputed width of 37 feet.
- The Horizontal Datum for this survey is based on NYS Central Zone NAD83(2011) (North American Datum 1983/2011).
- The Vertical Datum for this survey is based on the North American Vertical Datum of 1988 (NAVD88).

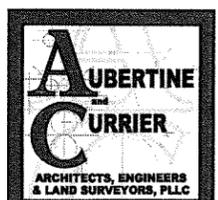
**MAP REFERENCE:**

- \*Subdivision Final Plat - Survey of the Land of Samaritan Medical Center, Main Hospital Campus & Woodruff Street Parking Lot, Washington Street & Woodruff Street, City of Watertown, County of Jefferson, State of New York dated February 19, 2009 and last revised March 12, 2009 prepared by The Bernier Carr Group.



**LEGEND**

○	LEGAL POINT
■	CITY MONUMENT
●	IRON PIPE/IN FOUND (AS NOTED)
— PL —	PROPERTY LINE
— SM —	STREET MARGIN
— 45.5 —	MAJOR CONTOUR
— 45.1 —	MINOR CONTOUR
— P —	EDGE OF PAVEMENT
— G —	EDGE OF GRAVEL
— C —	CENTERLINE
— P —	PAVEMENT MARKINGS
— F —	FENCE LINE
— C —	CURB LINE
— SD —	STORM SEWER LINE
— SS —	SANITARY SEWER LINE
— E —	UNDERGROUND ELECTRIC LINE
— O —	OVERHEAD UTILITY LINE
— W —	WATER LINE
— G —	GAS LINE
— FO —	FUEL OIL LINE
○	SANITARY SEWER MANHOLE
○	FIRE HYDRANT
○	WATER SHUTOFF
○	WATER VALVE
○	CATCH BASIN
○	STORM MANHOLE
○	LIGHT POLE
○	ELECTRICAL MANHOLE
○	ELECTRICAL TRANSFORMER
○	GAS METER
○	BOLLARD
○	DECIDUOUS TREE
○	CONIFEROUS TREE
○	SHRUB



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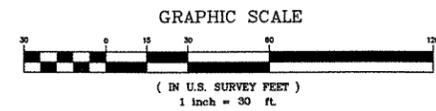
The above Architect, Engineer or Land Surveyor states that to the best of his or her knowledge, information and belief, the plans and specifications are in accordance with applicable requirements of New York State. It is a violation of New York State Law for any person, unless acting under the direct supervision of a Registered Architect, Licensed Professional Engineer or Licensed Land Surveyor to alter this document in any way. If altered, such person shall affix his or her seal and the modification "shown" by his or her signature, date and a specific description of the alteration.  
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 AUBERTINE CURRIER ARCHITECTS, ENGINEERS & LAND SURVEYORS, PLLC

**TOPOGRAPHIC SURVEY MAP of a PORTION of the LANDS of SAMARITAN MEDICAL CENTER**  
 WOODRUFF STREET AND SHERMAN STREET  
 CITY OF WATERTOWN  
 JEFFERSON COUNTY, STATE OF NEW YORK

PROJECT NO:	2016-174.002
SCALE:	1"=30'
DRAWN BY:	TFT
CHECKED BY:	RES
ISSUE DATE:	01/06/2016
	01/14/2016

2015-174.002 SLAM-VF-SB001.DWG

**VF-101**



CITY ENGINEER  
 APPROVED  
 APR 22 2016  
 WATERTOWN