



MEMORANDUM

CITY OF WATERTOWN, NEW YORK – PLANNING OFFICE
245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601
PHONE: 315-785-7730 – FAX: 315-782-9014

TO: Planning Board Members
FROM: Michael A. Lumbis, Planner *ML*
SUBJECT: Zone Change – 1445 Washington Street
DATE: May 28, 2015

Request: To change the approved zoning classification of 1445 Washington Street, Parcel Number 13-22-208.000, from Neighborhood Business to Commercial.

Applicant: Timothy F. Titus of Aubertine & Currier on behalf of Dr. Christopher Jank, DVM of 1445 Washington Street, LLC

Owner: 1445 Washington Street, LLC

SEQRA: Unlisted

County review: Not required

Comments: The applicant is requesting a zone change for the subject parcel to allow him to construct an expansion of the existing animal hospital on the site. The applicant wishes to apply for site plan approval at a future Planning Board meeting. The existing animal hospital currently has three examination rooms and the applicant wishes to add a fourth exam room as part of the proposed expansion.

Presently, Neighborhood Business and Commercial Districts both allow a maximum of three exam rooms in an animal hospital. The applicant has concurrently submitted a separate request to amend the text of the Zoning Ordinance to lift the exam room limit in Commercial Districts. The Planning Board will consider that application separately from the zone change. If the zoning text amendment and the zone change are approved, the proposed expansion would be compliant.

The concurrent request to amend the Zoning Ordinance also includes establishing an Animal Hospital as a use-by-right in Commercial Districts. Presently, an Animal Hospital is permitted in Commercial Districts only upon special approval of the City Council, just as it is in Neighborhood Business Districts. Specifically establishing an Animal Hospital as a use-by-right in Commercial Districts would remove the need to obtain special approval of the City Council.

The applicant's request to change the zoning of this parcel is firmly related to his request to amend the Zoning Ordinance as described above. However, this zone change request should still be considered independent of the zoning text amendment. When this parcel was rezoned Neighborhood Business in 1970, there were other adjacent parcels to the south also zoned Neighborhood Business. Every parcel south of this one along both sides of Washington Street is now zoned Commercial all the way to the City

Boundary. This parcel is the lone holdover. Changing it to Commercial zoning would bring it into synchronicity with the rest of the corridor.

However, it is also noteworthy that the City's Land Use Plan designates this parcel as Low Density Residential, whereas all of the aforementioned parcels to the south are designated as Commercial in the Land Use Plan. The parcels to the north on either side of Washington Street are designated as Low Density Residential, and are zoned Residence B.

The parcel is bounded on the north and east by the Sisters of St Joseph's Convent. When the Animal Hospital purchased the land and originally constructed their facility in the early 1970's, the Animal Hospital signed a Memorandum of Agreement (MOA) with the St. Patrick's Orphanage. In the MOA, the Animal Hospital agreed to construct their building with certain architectural features, design it with soundproofing and provide certain site drainage and landscaping items as part of the site plan. The MOA is a covenant that runs with the land and any future owners. Attached to this report is a letter that the applicant has provided from the Sisters of St, Joseph indicating that the convent is aware of the proposed zone change and building addition and they are satisfied that the applicant's project does not affect the basic intent of the original agreement.

SEQR: In the applicant's response to Question 1 of the State Environmental Quality Review Short Environmental Assessment Form (EAF), which asks if the proposed action only involves the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation, the applicant answered "yes." The applicant should change the answer to no, as the proposed action does involve constructing an expansion to the animal hospital, in addition to the zone change.

In the applicant's response to Question 2, which asks if the proposed action requires a permit, approval or funding from any other government agency, the applicant answered "no." The applicant should change the answer to yes because a building permit will be required by the City Code Enforcement Bureau.

cc: City Council Members
Robert J. Slye, City Attorney
Brian Drake, Civil Engineer II
Ann Saunders, City Clerk
Timothy Titus, Aubertine and Currier
Dr. Christopher Jank, 1445 Washington Street LLC



Sisters of St. Joseph

1425 WASHINGTON ST. • WATERTOWN, NY 13601
315-782-3460

May 19, 2015

To Whom It May Concern:

Christopher Jank, DVM, from the Watertown Animal Hospital met at the Sisters of St. Joseph Motherhouse on May 19, 2015 concerning the plans of Watertown Animal Hospital to make modifications to the existing building and to build an addition to the building.

I understand that it will be necessary to obtain a change of zoning. I also understand that this addition will not affect the property of the Sisters of St. Joseph or the basic intent of the original agreement made with the Sisters of St. Joseph, March 28, 1969.

The Watertown Animal Hospital may proceed with their plans.

Sincerely in Christ

Sister Mary Eamon Lyng, SSJ
Major Superior

cc: Christopher Jank, DVM