

May 19, 2015

City of Watertown
Justin Wood, P.E., City Engineer
Room 305, City Hall
245 Washington Street
Watertown, NY 13601

Re: **Zone Change Request and Text Amendment to Zoning
1445 Washington Street LLC, Watertown Animal Hospital
Addition/Renovation Project (A&C Project #2012-093)
1445 Washington Street, Watertown, NY**

Dear Mr. Wood:

Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC on behalf of Dr. Christopher Jank of 1445 Washington Street LLC, Watertown Animal Hospital is requesting to be included on the agenda for the June City of Watertown Planning Board meeting for a Zone Change Request and Text Amendment to Zoning to the existing Watertown Animal Hospital property. The Watertown Animal Hospital is located at 1445 Washington Street, on Tax Parcel No. 13-22-208.000. The property is currently zoned Neighborhood Business. Under the zoning law, an animal hospital is a permitted use, but restricted to only three examination rooms. The proposed renovations will include an increase from the three examination rooms currently, to four. Therefore, we request the zoning for the property be changed to Commercial, and that an Animal Hospital be listed as a permitted use, without the size or number of examination room restriction. The Commercial Zoning would be consistent with the adjacent parcels to the south fronting Washington Street.

Included with this submission are fifteen (15) copies of this cover letter, Short SEQR Environmental Assessment Form, 11"x17" copy of the Site Plan, the property deed, GIS Zoning map and a Tax Map with the parcel highlighted. A check for \$100.00 is included for the review fee.

The project consists of interior renovation to the existing 4,320 SF building and a proposed 1,610 SF building addition on the south side of the existing building. Site amenities include the construction of an expanded asphalt parking area that will include 15 parking spaces along the south side of the addition. The existing building is serviced by public sewer and water, and private electric, gas, and communication utilities. No new site utilities are proposed.

The owner intends to submit for site plan review as soon as the Zone Change and Text Amendment are granted. If there are any questions, please feel free to contact our office at your earliest convenience.

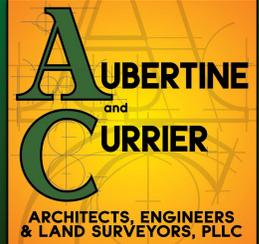
Sincerely,
Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC



Timothy F. Titus
Civil Designer

Attachments

Cc: Dr. Christopher Jank, 1445 Washington Street LLC, Watertown Animal Hospital



NYS WBE/DBE Certified
SBA Woman Owned
Small Business (WOSB)

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LEED AP BD+C
Architect

Matthew R. Morgia, P.E.
Civil Engineer

Jayson J. Jones, P.L.S.
Land Surveyor

Short Environmental Assessment Form

Part 1 - Project Information

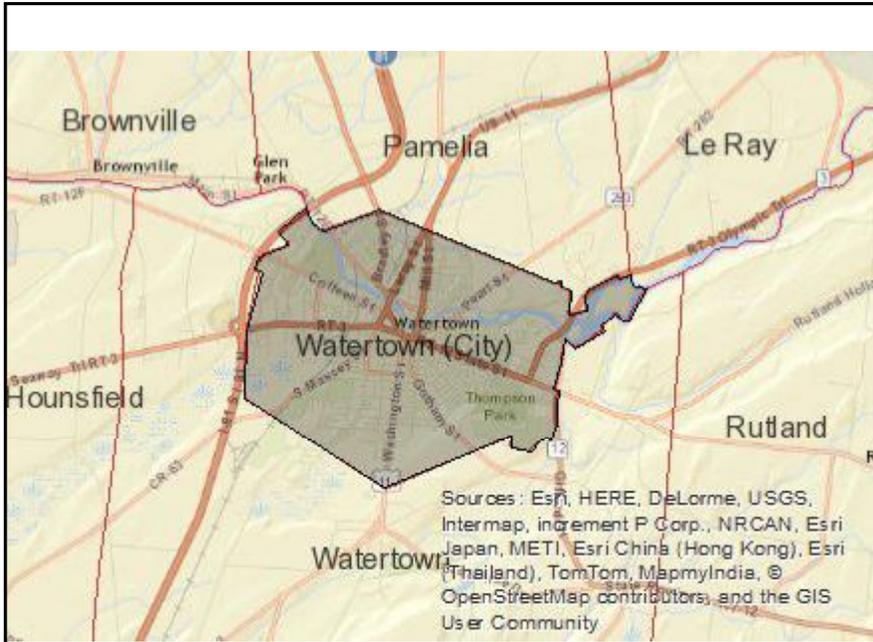
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information				
Name of Action or Project: Text Amendment to Zoning within Commercial Zones				
Project Location (describe, and attach a location map): All properties zoned commercial within the City Limits				
Brief Description of Proposed Action: Text Amendment to Zoning to add an Animal Hospital as permitted use without any restriction to number of examination rooms within a Commercial Zone, in regards to the Watertown Animal Hospital Addition and Renovation Project. The Watertown Animal Hospital Project will renovate their existing hospital and is proposing to increase their exam rooms from three to four.				
Name of Applicant or Sponsor: 1445 Washington Street LLC, attn Dr. Christopher Jank		Telephone: 315-788-1711		
		E-Mail: petcare@westelcom.com		
Address: 1445 Washington Street				
City/PO: Watertown		State: New York	Zip Code: 13601	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO	YES
			<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO	YES
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 0.90 acres		
b. Total acreage to be physically disturbed?		_____ 0.26 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 0.90 acres		
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____				
<input type="checkbox"/> Parkland				

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: _____ Date: _____</p> <p>Signature: _____</p>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes