



# MEMORANDUM

CITY OF WATERTOWN PLANNING OFFICE

245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601

PHONE: (315) 785-7740 – FAX: (315) 782-9014

TO: Planning Board Members

FROM: Michael A. Lumbis, Planning and Community Development Director

SUBJECT: Site Plan Approval – Samaritan Medical Center, 830 Washington Street

DATE: June 3, 2016

**Request:** Approving the site plans for the construction of a 17,900 square foot, three-story building addition and 53 space parking lot, a 17,300 square foot, two-story building addition and 70 space parking lot, a 33,600 s.f. parking lot and a 9,000 s.f. parking lot at 830 Washington Street and the 100 Block of Woodruff Street, Parcel Numbers 14-02-101.110, 14-01-101, 14-01-102, 14-01-139, 14-01-112, 14-01-113 and 14-01-114.

**Applicant:** Matthew R. Morgia, P.E. of Aubertine and Currier, on behalf of Samaritan Medical Center

**Proposed Use:** Women’s and Children’s Center, Cancer Center and Parking Areas

**Property Owner:** Samaritan Medical Center

<b>Submitted:</b>	
Property Survey: Yes	Preliminary Architectural Drawings: Yes
Site Plan: Yes	Preliminary Site Engineering Plans: Yes
Vehicle and Pedestrian Circulation Plan: Yes	Construction Time Schedule: Yes
Landscaping and Grading Plan: Yes	Description of Uses, Hours & Traffic Volume: Yes

SEQRA: Unlisted

County Review: No

<b>Zoning Information:</b>	
District: Health Services	Maximum Lot Coverage: N/A
Setback Requirements: Front: 20’, Interior side: 5’ Street side: 10’, Rear: 25’ Existing setback variances in specified unrelated areas	Buffer Zone Required: 5’-15’ Where site abuts residential district

**Project Overview:** The applicant proposes to construct a 17,900 square foot, three-story building addition and 53 space parking lot, a 17,300 square foot, two-story building addition and 70 space parking lot, a 33,600 s.f. parking lot and a 9,000 s.f. parking lot at 830 Washington Street and the 100 Block of Woodruff Street.

**Parking and Vehicle Circulation:** The City Zoning Ordinance requires for hospitals or nursing homes, that all parking spaces shall be at least 20 feet back from any street lot line (§310-36 Paragraph B). The proposed site plan showed parking closer than 20 feet from the street lot line. In order for this building addition and parking lot reconstruction project to obtain site plan approval four variances for parking setback are required. The Zoning Board of Appeals granted the four variances at its meeting held on May 18<sup>th</sup> 2016. The approvals were granted with contingencies including perimeter curbing of the 4 parking lots, and landscaping at the road frontages.

Since two of the proposed parking areas are located on parcels that are separate from the parcel containing the principal use, a Special Use Permit is also required as part of the approval process.

The Samaritan Medical Center currently has a total of 1,183 existing parking spaces. The total proposed parking spaces required following the construction of the Cancer Center Addition and the Women's and Children's Addition, based upon the City Zoning requirements, equals 1,227 total spaces. The Woodruff Street Northeast Parking Area projects are being proposed to replace the parking spaces lost during the construction of the Cancer Center addition and the Women's and Children's Addition to meet City parking requirements. At the previous site plan submission the total parking spaces proposed by the applicant was 1,228 spaces, meeting the parking requirements. However, with the relocation of two Samaritan Medical Center dumpsters to Samaritan Keep Home, two existing parking spaces can be utilized, bringing the total to 1,230 spaces. A full review of the engineering report that outlines the Samaritan Medical Center's overall parking analysis has been made available online.

**Sidewalks, Curbing & Grading:** As per the City's request, a pedestrian Traffic Study was completed by GTS Consulting. The Traffic Study concluded that the construction of the proposed midblock crosswalks was warranted provided that painted crosswalks and pedestrian signage be installed. Applicant shall coordinate with the Engineering Department for further review and installation of the proposed crosswalks.

As mentioned previously, a contingency of the variance granted by the ZBA requires perimeter curbing of the 4 parking lots. This has been depicted by the applicant on the submitted site plan.

The applicant has resubmitted sidewalk details that include sidewalks within the City margin. All proposed curb ramps and sidewalks within the City margin shall be built to City specifications and shall meet the requirements of Public Right of Way Accessibility Guidelines (PROWAG).

**Landscaping:** As noted above, a contingency of the variance granted by the ZBA requires landscaping within parking lot setback. As a result, substantial landscaping has been provided at the road frontage of all the new and reconfigured parking areas. It should be noted that the applicant has provided minimal landscaping to the West Side of the NW parking lot and the West Side of the NE parking lot where they abut adjacent property owners.

**Lighting:** Photometric plans have been revised to indicate that previously identified light fixtures have been relocated closer to the parking lot to reduce light spillage at the property line.

**Utilities & Drainage:** The location of the proposed doghouse manhole on Woodruff Street is not ideal. The City's preference is to combine sewer laterals for the proposed addition and the Medical Office Building into one lateral that enters the Street and connects to the existing manhole.

A Stormwater Pollution Prevention Plan (SWPPP) has been completed and submitted to Engineering for review. The Notice of Intent (NOI) shall be submitted to the NYSDEC and the NOI acknowledgement letter from the DEC shall be forwarded to the City upon receipt.

**Permits:** The property owner must obtain the following permits prior to construction: Demolition Permit, Building Permit, Fence Permit, Sidewalk Permit, General City Permit (to work within margin), Disconnect and Plug Permit (capping of existing sanitary), and Sanitary/Storm Sewer Connection Permit. Details on the proposed water quality unit shall be submitted to the City prior to issuance of a building permit. Maintenance schedule and agreement for

the upkeep of the Water Quality Unit and Underground Stormwater Detention systems shall be submitted to the City prior to issuance of a building permit.

**Miscellaneous:** The applicant has determined that snow will be stored in the northwesterly corner for both remote parking areas. However the applicant must revise the site plans to indicate this.

The applicant has addressed all issues that have been identified by the City Fire Department. The applicant must coordinate with the City Fire Department for the location of required Knox Boxes upon site plan approval.

Both the Woodruff Street Northwest Parking Area and the Woodruff Street Northeast Parking Area each span three separate parcels. These parcels must be assembled as a condition of site plan approval.

**Summary:** All major issues identified by Staff have been addressed. Staff recommends site plan approval contingent on the following:

1. The applicant shall obtain Special Use Permit approval for the required remote parking areas.
2. The applicant shall indicate snow storage areas for the two remote parking areas on the site plans.
3. All existing and proposed curb ramps and sidewalks within the City margin shall be built to City specifications and shall meet the requirements of Public Right of Way Accessibility Guidelines (PROWAG).
4. Applicant shall coordinate with the Engineering Dept. regarding the review and installation of the proposed crosswalks.
5. The Notice of Intent (NOI) shall be submitted to the NYSDEC and the NOI acknowledgement letter from the DEC shall be forwarded to the City upon receipt.
6. The property owner must obtain the following permits prior to construction: Demolition Permit, Building Permit, Fence Permit, Sidewalk Permit, General City Permit (to work within margin), Disconnect and Plug Permit (capping of existing sanitary ), and Sanitary/Storm Sewer Connection Permit.
7. The applicant must assemble parcels 14-02-101.110, 14-01-102.000, 14-01-139.000 by way of a new metes and bounds description filed with the County Clerk.
8. The applicant must assemble parcels 14-01-112.000, 14-01-113.000, 14-01-114.000 by way of a new metes and bounds description filed with the County Clerk.
9. The applicant must coordinate with the City Fire Department for the location of required Knox Boxes.
10. Details and maintenance agreements for the upkeep of the Water Quality Unit and Underground Stormwater Detention systems shall be submitted to the City.

cc: City Council Members  
Brian Drake, Civil Engineer II  
Dale Herman, Fire Chief  
Matthew R. Morgia, P.E. of Aubertine and Currier  
Thomas Carman, Samaritan Medical Center  
Chris Bastien, Samaritan Medical Center