



MEMORANDUM

CITY OF WATERTOWN, NEW YORK – 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, Planner
SUBJECT: Zone Change – 115 Brook Drive
DATE: October 28, 2015

Request: To change the approved zoning classification of 115 Brook Drive, Parcel Number 14-21-131.000, from Residence A to Limited Business.

Applicant: Stephen W. Gebo of Conboy, McKay, Bachman & Kendall LLC on behalf of Sundus and Sarah, LLC.

Owner: Sundus and Sarah, LLC

SEQRA: Unlisted

County review: Not required

Comments: The applicant is requesting a zone change for the subject parcel in order to use the property for a proposed parking lot expansion for the neighboring North Country Neurology office building located at 1340 Washington Street. The existing medical office building property is already zoned Limited Business. The applicant wishes to apply for site plan approval for the parking lot at a future Planning Board meeting.

The medical office building currently has 38 parking spaces and the applicant wishes to add 11 new parking spaces through the proposed expansion. On August 27, 2012, the owner was granted an area variance by the Zoning Board of Appeals to reduce the parking requirement by 10 spaces. A copy of the ZBA's decision is attached. With a total of 49 parking spaces, North Country Neurology will exceed the standard parking space requirement for their building, which is 48 spaces.

With the addition of more neurologists and other doctors to the practice, the parking needs at the site have changed. The applicant has purchased this property and intends to combine it with their main parcel by way of a new metes and bounds description filed with the County Clerk.

The applicant's request to change the zoning of this parcel is firmly related to his future site plan approval request for the parking lot. However, this zone change request should still be considered independent of the site plan request and the Planning Board should consider all uses that are allowed in a Limited Business District.

The parcel is bounded on the north by several neighborhood businesses, to the south and west by a 'Residential A' district, and to the east by the previously mentioned North Country Neurology. It should also be noted that the Land Use Plan for the City of Watertown envisions this parcel as Limited Office Space Rather than Residential.

SEQR: In the applicant's response to Question 12 on the State Environmental Quality Review Short Environmental Assessment Form (EAF), which asks if the proposed action is located in an archeological sensitive area, the applicant answered "yes." The applicant must consult the New York State Historic Preservation Office (SHPO) to determine if there are any potential impacts associated with this project on any archeological resources.

cc: City Council Members
Robert J. Slye, City Attorney
Brian Drake, Civil Engineer II
Stephen Gebo, Conboy, McKay, Bachman & Kendall, LLP
Thomas Ross, GYMO, PC
Patti Pharoah, Sundus and Sarah, LLC



MEMORANDUM

City of Watertown Planning Office

245 Washington Street, Room 304

Watertown, New York 13601

315-785-7740

Fax: 315-782-9014

TO: City of Watertown Property Owners

FROM: Michael A. Lumbis, Planner

SUBJECT: Zone Change Application – 115 Brook Drive

DATE: October 28, 2015

This is to notify you of a pending application before the City of Watertown Planning Board for a Zone Change from Residence "A" District to Limited Business District. The parcel proposed to be changed is parcel number 14-21-131.000 located at 115 Brook Drive. You have been sent this notice because you own property that is within 100 feet of the property for which the request has been made.

The City Planning Board will be reviewing the request, identified as Item #1 on the enclosed Agenda, at its meeting to be held on November 3, 2015 at 3:00 p.m.

A complete copy of the application can be reviewed in the City Clerk's Office or City Engineer's Office during regular business hours, Monday through Friday, 9:00 a.m. – 5:00 p.m. or on the City's website: www.watertown-ny.gov. If you have any questions, please feel free to contact me at 785-7740.

Legend

-  REQUESTED ZONE CHANGE
-  RIVER DEVELOPMENT DISTRICT
-  DOWNTOWN CORE OVERLAY
-  Open Space and Recreation
-  DOWNTOWN
-  RESIDENCE A
-  RESIDENCE B
-  RESIDENCE C
-  WATERFRONT
-  LIMITED BUSINESS
-  NEIGHBORHOOD BUSINESS
-  COMMERCIAL
-  HEALTH SERVICES
-  LIGHT INDUSTRY
-  HEAVY INDUSTRY
-  PLANNED DEVELOPMENT



CITY OF WATERTOWN, NEW YORK
GIS DEPARTMENT



ROOM 305B, MUNICIPAL BUILDING
245 WASHINGTON STREET
WATERTOWN, NEW YORK 13601
TEL: (315) 785-7793

Drawn By: J.Carlsson

Date: 10/28/2015

Requested By: J.Polkowski

Date:

Scale: As Noted

Map Number: 15-31

Revision:	Description of Revision:	Date:	By:



Project: ZONE CHANGE MAP
(Residence A to Limited Business)

Title: 115 Brook Drive
(14-21-131.000)

Legend

-  REQUESTED ZONE CHANGE
-  Annexed
-  City Center
-  Commercial
-  Drainage
-  Health Services
-  High Density Residential
-  Industry
-  Limited Office
-  Low Density Residential
-  Medium Density Residential
-  Neighborhood Business
-  Office/Business
-  Public and Institutional Services
-  Riverfront Development



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GIS DEPARTMENT**

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TEL: (315) 785-7793

Drawn By: J.Carlsson

Date: 10/28/2015

Requested By: J.Polkowski

Date:

Scale: As Noted

Map Number: 15-32

Revision:	Description of Revision:	Date:	By:



Project: LAND USE MAP

Title: 115 Brook Drive
(14-21-131.000)



**DECISION OF THE ZONING BOARD OF APPEALS
OF THE CITY OF WATERTOWN, NEW YORK
REGARDING THE AREA VARIANCE OF THE PROPERTY
AT
1340 Washington Street
PARCEL No. 14-21-102
1346 Washington Street
PARCEL No. 14-21-105
AS LISTED BELOW**

Grants an area variance to vary the minimum parking requirements for a proposed expansion project located in a Limited Business District. According to Section 310-47 of the Zoning Ordinance, the minimum number of parking spaces that shall be provided is five spaces per 1,000 square feet of floor area. Therefore, a minimum of 48 parking spaces must be provided to allow 9,960 SF floor area building to be constructed. This variance allows a 9,960 SF floor area medical clinic with only 38 parking spaces.

DATE: August 27, 2012

	<u>YEA</u>	<u>NAY</u>
<u><i>Virginia R. Burdick</i></u> VIRGINIA R. BURDICK CHAIRPERSON	<u>✓</u>	<u>_____</u>
<u><i>Samuel S. Thomas</i></u> SAMUEL S. THOMAS	<u>✓</u>	<u>_____</u>
<u><i>Patricia Phillips</i></u> PATRICIA PHILLIPS	<u>✓</u>	<u>_____</u>
<u><i>Michael Colello</i></u> MICHAEL COLELLO	<u>X</u>	<u>_____</u>
<u>ABSENT</u> CHRISTINE HOFFMAN	<u>_____</u>	<u>_____</u>

This Variance Request is subject to the following Conditions

- 1) All Conditions imposed on the Site Plan Approval are addressed by the applicant.
- 2) The two parcels 1340 & 1346 Washington St are combined into a single parcel.