



MEMORANDUM

CITY OF WATERTOWN, NEW YORK
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
245 WASHINGTON STREET, ROOM 305, WATERTOWN, NY 13601
PHONE: 315-785-7741 – FAX: 315-785-7829

TO: Planning Board Members

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

SUBJECT: Site Plan Approval – 238 Arsenal Street

DATE: December 2, 2021

Request: Site Plan Approval for the construction of a 1,700 square foot building addition, a 200 square foot glass vestibule, and related site improvements at **238 Arsenal Street**, Parcel Number 7-04-105.000

Applicant: Matthew R. Morgia, P.E. of Aubertine and Currier, PLLC on behalf of North Country Family Health Center

Proposed Use: Primary care facility

Property Owners: North Country Family Health Center

Submitted:

Property Survey: Yes	Preliminary Architectural Drawings: Yes
Site Plan: Yes	Preliminary Site Engineering Plans: Yes
Vehicle and Pedestrian Circulation Plan: No	Construction Time Schedule: No
Landscaping and Grading Plan: Yes	Description of Uses, Hours & Traffic Volume: Yes

SEQRA: Unlisted

Jefferson County 239-m Review: Yes

Zoning Information:

District: Commercial	Maximum Lot Coverage: N/A
Setback Requirements: F: 20', S: 5', R: 25'	Buffer Zones Required: No

Project Overview: The applicant proposes to expand the footprint of the current structure by constructing a 1,700 square foot building addition on the northeast side of the existing structure. Separately and not included in the square feet associated with the addition, a 200 square foot glass vestibule is also proposed. Other site improvements include construction of concrete sidewalks located

around the northern and eastern sides of the building addition, creation of two (2) drive up covered testing spaces, replacement and reconfiguration of the concrete sidewalks, relocation of two (2) accessible parking spaces from the north to east side of the building, and asphalt to accommodate the noted additions and improvements. The applicant also proposes a reduction in the total number of overall parking spaces to allow for the construction of the building addition, which will require a variance. The proposed expansion will increase the footprint of the subject building from 22,905 square feet to 24,605 square feet.

Existing Conditions: North Country Family Health Center's existing facility consists of a 22,905 square foot building with 82 parking spaces that include five (5) Americans with Disabilities Act (ADA) compliant parking spaces. The parcel immediately east and north of the subject parcel is owned by the City of Watertown. Adjoining the City owned parcel north of the subject parcel, is a large parcel owned by Jefferson County. The County's parcel also borders the western side of the subject parcel.

Vehicular and Pedestrian Circulation: Vehicular access to the site will continue via a 24-foot-wide drive lane connected to the site by way of a public accessible drive, owned by the City, and located on the east side of the subject parcel.

Parking: The existing parking lot contains parking for eighty-two (82) vehicles, 5 of which are ADA compliant. With the proposed improvements, the total building size will increase to 24,605 square feet. According to the City Zoning Ordinance Section 310-47A, a building of this size is required to have a minimum of one-hundred and fifteen (115) spaces on site. The proposed project will only provide seventy-two (72) parking spaces, 5 of which are ADA compliant. The applicant has applied to the Zoning Board of Appeals for a variance to reduce the required number of spaces from 115 to 72. The Board will meet on Wednesday, December 15, 2021.

Zoning: The proposed use is an allowed use-by-right in a Commercial District. The proposal also meets all setback requirements of the Commercial District.

Utilities and Hydrology: The proposed site plan includes three catch basins; however, the overall site drainage patterns will not change, and the adjacent parcels will not experience any changes in water flow due to the expansion.

The applicant is not required to submit a Stormwater Pollution Prevention Plan (SWPPP), as is required per the New York State Department of Environmental Conservation (DEC) when the disturbance exceeds one acre.

The applicant proposes the relocation of an existing generator from the northern to the western side of the existing building.

The proposed catch basin improvements will not significantly impact stormwater flow from the site.

Lighting: The applicant did not submit a Photometric Plan although the proposed building expansion would not significantly alter the lighting demands of the site. The northern and eastern exterior walls of the proposed expansion would each include entryways to be illuminated by nearby light poles throughout the parking lot.

SEQR: The applicant has submitted a State Environmental Quality Review (SEQR) Short Environmental Assessment Form (EAF) and indicates in his answer to Question 3b that the total acreage to be physically disturbed is 0.12 acres, which is a small enough footprint to qualify as an Unlisted Action pursuant to SEQRA. The threshold at which an action becomes a Type 1 Action is ten (10) acres.

The City Council, as Lead Agency, will complete Parts 2 and 3 of the Short Environmental Assessment Form (EAF) and will make a determination of significance.

Permits: The applicant must obtain the following permits and other documentation, minimally, prior to construction: Demolition Permit and Building Permit.

Summary: The following should be included in the motion to recommend approval:

1. The applicant must obtain, minimally, the following permits prior to construction: Demolition Permit and Building Permit.
2. The applicant shall acquire a Variance from the Zoning Board of Appeals to reduce the number of required parking spaces.

cc: City Council Members
Michael Delaney, City Engineer
Matthew R. Morgia, P.E., Aubertine and Currier, PLLC, 522 Bradley St, Watertown, NY 13601
Joey Mari Horton, North County Family Health Center, Inc., 238 Arsenal Street, Watertown, NY 13601

November 16, 2021

Michael A. Lumbis, Planning and Community Development Director
City of Watertown
245 Washington Street
Watertown, NY 13601

Re: **Site Plan Review Application**
Alterations For Primary Care Expansion (A&C #2021-126)
North Country Family Health Center
238 Arsenal Street, Watertown, NY

Dear Mr. Lumbis:

Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC on behalf of North Country Family Health Center is requesting to be included on the agenda for the December City of Watertown Planning Board meeting for a proposed building addition and site improvements on Tax Parcel No 07-04-103.000. Included with this cover letter is a review fee check for \$150.00, sixteen (16) copies of the letter, Site Plan Application, Short SEQR Environmental Assessment Form, and four (4) copies of the Preliminary Engineering Report. Also attached are four (4) full size and twelve (12) 11"x17" copies of the Preliminary Site Plans and Preliminary Building Floor Plans and Elevations.

The project entails the expansion of the existing facility and site improvements to accommodate the addition to the building. The project will include a 1,700 sf building addition to the northern side of the existing building, the addition of a 200 sf glass vestibule, construction of concrete sidewalks located around the northern and eastern sides of the building addition, creation of two (2) drive up covered testing spaces, relocation of an existing generator from the northern to the western side of the existing building, replacement and reconfiguration of the concrete sidewalks, relocation of two (2) accessible parking spaces from the north to east side of the building, and asphalt to accommodate the noted additions and improvements.

There is also a proposed reduction in the number of required parking spaces that will require a variance. An application has been made to the ZBA.

North Country Family Health Center intends to bid the project this winter in preparation for a spring of 2022 construction start.

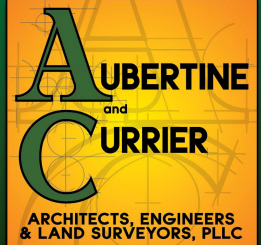
If there are any questions, please feel free to contact our office at your earliest convenience.

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



Matthew R. Morgia, P.E.
Civil Engineer

Cc: Joey Marie Horton – North Country Family Health Center
Krysta Aten-Schell– HOLT Architects



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

aubertinecurrier.com

522 Bradley Street
Watertown, New York 13601

Phone: 315.782.2005
Fax: 315.782.1472

Managing Partner
Annette M. Mason, P.E.
Structural Engineer

Partners
Brian A. Jones, AIA.,
LEED AP BD+C
Architect

Matthew R. Morgia, P.E.
Civil Engineer

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

Brian M. Krueger, AIA.,
Architect



City of Watertown
SITE PLAN APPROVAL APPLICATION FORM

City of Watertown, Planning and Community Development Dept.
245 Washington Street, Room 305, Watertown, NY 13601
Phone: 315-785-7741 Email: planning@watertown-ny.gov

Received:

Please Note: The Site Plan Approval Application form is for projects where the building or parking area coverage of the lot will increase by more than 2,500 square feet.

Please provide responses for all sections and submit all required materials as noted on Page 2. Failure to submit all required information by the submittal deadline may result in Staff **not** placing your request on the agenda for the upcoming Planning Board meeting.

PROPERTY INFORMATION:

PROPOSED PROJECT NAME: _____

TAX PARCEL NUMBER: _____

PROPERTY ADDRESS: _____

ZONING DISTRICT: _____

APPLICANT INFORMATION:

NAME: _____

ADDRESS: _____

PHONE NUMBER: _____

E-MAIL ADDRESS: _____

PROPERTY OWNER INFORMATION (if different from applicant):

NAME: _____

ADDRESS: _____

PHONE NUMBER: _____

E-MAIL ADDRESS: _____

ENGINEER/ARCHITECT/LANDSCAPE ARCHITECT INFORMATION:

NAME: _____

ADDRESS: _____

PHONE NUMBER: _____

E-MAIL ADDRESS: _____

REQUIRED MATERIALS:

** The following drawings with the listed information **ARE REQUIRED, NOT OPTIONAL**. If the required information is not included and/or addressed, Planning Staff **will not** process the Site Plan Application.

All of the following drawings **must** be adequately dimensioned, including radii and must use darker line work and text for proposed features than for existing features.

- ☐ **COVER LETTER:** Must clearly and fully explain the proposed project in sufficient detail.

- ☐ **BOUNDARY and TOPOGRAPHIC SURVEY:** Depict existing features as of the date of the Site Plan Application. A Professional Land Surveyor licensed and currently registered to practice in the State of New York must perform the survey and create the map. **At least one copy** must contain the surveyor's original PLS wet stamp and an original signature. The rest may be copies thereof. The survey drawing **must** depict and label all of the following:
 - **All** existing features and utilities on and within 50 feet of the subject property
 - **All** existing property lines (bearings and distances), margins, acreage, zoning, easements, right-of-ways, existing land use, reputed owner, adjacent reputed owners and tax parcel numbers
 - One-foot contours are with appropriate spot elevations
 - North arrow and graphic scale
 - All elevations are North American Vertical Datum of 1988 (NAVD88).

- ☐ **DEMOLITION PLAN** (if applicable)
 - Depict and label **all** existing features on and within 50 feet of the subject property and (using darker text) all items proposed for demolition.

- ☐ **SITE PLAN:** The drawing must clearly label all proposed features as "proposed" and use darker line work and text for all proposed features than for existing features. It must also include a reference to the coordinate system used (NYS NAD83-CF preferred). In addition, the drawing **must** depict and label all of the following:
 - **All** proposed **above** ground features
 - **All** proposed easements and right-of-ways
 - Land use, zoning, and tax parcel number
 - Proposed parking and loading spaces, including all required ADA accessible spaces
 - Proposed snow storage areas **(No Changes From Existing)**
 - Refuse Enclosure Area (Dumpster), if applicable. **Please note:** Section 161-19.1 of the Zoning Ordinance states, "No refuse vehicle or refuse container shall be parked or placed within 15 feet of a party line without the written consent of the adjoining owner, if the owner occupies any part of the adjoining property."**(No Changes From Existing)**
 - North arrow and graphic scale

☐ **GRADING PLAN:** This drawing must depict and label **all** of the following:

- All proposed **below** ground features, including elevations and inverts
- All proposed **above** ground features, including easements and right-of-ways
- One-foot existing contours (shown dashed and labeled with appropriate spot elevations)
- One-foot proposed contours (shown and labeled with appropriate spot elevations)
- Sediment and Erosion control, unless separate drawings are included as part of a Stormwater Pollution Prevention Plan (SWPPP).
- All elevations are North American Vertical Datum of 1988 (NAVD88).

☐ **UTILITY PLAN:** This drawing must include a note stating, "All water main and service work must be coordinated with the City of Watertown Water Department. The Water Department requirements supersede all other plans and specifications provided." It must also depict and label **all** of the following: **(No Changes From Existing)**

- All proposed above and below ground features
- All existing above and belowground utilities, including water, sanitary water, stormwater, electric, gas, telephone, cable, fiber optic, etc.
- All existing and proposed easements and right-of-ways.

☐ **LANDSCAPING PLAN:** This drawing must depict and label **all** of the following:

- All proposed **above** ground features **(No Changes From Existing)**
- All proposed trees, shrubs, other plantings and other proposed landscaping additions, keyed to a plant schedule that includes the scientific name, common name, size, quantity, etc. **Please note:** For additional landscaping requirements where nonresidential districts and land uses abut land in any residential district, please refer to Section 310-59, Landscaping of the City's Zoning Ordinance.
- The Site Plan complies with and meets acceptable guidelines set forth in Appendix A - Landscaping and Buffer Zone Guidelines (August 7, 2007).

☐ **VEHICULAR AND PEDESTRIAN CIRCULATION PLAN**

- Depict all vehicular **and** pedestrian traffic circulation, including a delivery or refuse vehicle and a City fire truck entering and exiting the property.
- Sidewalks within the City Right-of-Way **must** meet Public-Right-of-Way (PROWAG) standards.
- The Site Plan is consistent with and, wherever possible, incorporates principles set forth in Appendix B – City of Watertown Complete Streets Policy (January 17, 2017).

- ☐ **PHOTOMETRIC PLAN** (if applicable): This drawing must depict and label **all** of the following: **(Eliminate one site light pole, incorporate lighting under canopy)**
- All proposed **above** ground features
 - Photometric spot elevations or labeled photometric contours of the property. **Please note:** Light spillage across **all** property lines shall not exceed 0.5 foot-candles.

☐ **CONSTRUCTION DETAILS and NOTES:**

- Provide all details and notes necessary to complete the project including, but not limited to, landscaping, curbing, catch basins, manholes, water line, pavement, sidewalks, trench, lighting, trash enclosure, etc.
- Provide maintenance and protection and traffic plans and notes for all required work within City streets including driveways, water laterals, sanitary laterals, storm connections, etc.
- The drawings must include the following note: "All work to be performed within the City of Watertown margin will require sign-off from a Professional Engineer, licensed and currently registered to practice in the State of New York, that the work was built according to the approved site plan and applicable City of Watertown standards. Compaction testing will be required for all work to be performed within the City of Watertown margin and must be submitted to the City of Watertown Codes Department."

- ☐ **PRELIMINARY ARCHITECTURAL PLANS** (if applicable): These plans must include **all** of the following for proposed buildings: Floor plan drawings, including finished floor elevations, exterior elevations including exterior materials and colors, as well as roof outlines depicting shape, slope and direction.

☐ **ENGINEERING REPORT**

**** The engineering report at a minimum must include the following:**

- Project location and description
- Existing and proposed sanitary sewer flows and summary
- Water flows and pressure **(No Changes From Existing)**
- Storm Water Pre and Post Construction calculations and summary
- Traffic impacts
- Lighting summary
- Landscaping summary

- ☐ **COMPLETED SEQR ENVIRONMENTAL ASSESSMENT FORM:** (Contact us if you need help choosing between the Short EAF and the Full EAF). The Complete EAF is available online at: <http://www.dec.ny.gov/permits/6191.html>

☐ GENERAL INFORMATION

- All items must include a valid stamp and an original signature by a Professional Engineer, Architect, Landscape Architect, or Surveyor licensed and currently registered to practice in the State of New York.
- If required, submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the City of Watertown Engineering Department for review to obtain an MS4 SWPPP Acceptance Form.

Post Construction SWPPP Requirements to Complete:

In accordance with City Code Section 260, provide the following:

- *Submit a detailed as-built topographic and boundary survey of the site with all stormwater practices.*
- *Perform and submit results of insitu infiltration testing, updated drainage area maps and hydraulic calculations in a comprehensive Engineering Report based on As-Built Conditions.*
- *Submit a detailed post construction Maintenance Plan for all Stormwater Management Practices (SMP's) and provide a Maintenance Agreement with irrevocable letter of credit for approval. Maintenance Agreement shall be filed at the County Clerk's Office as a deed restriction on the property.*
- ** If required, a copy of all submittals sent to the New York State Department of Environmental Conservation (NYSDEC) for the sanitary sewer extension permit will also be sent to the City of Watertown Engineering Department.
- ** If required, a copy of all submittals sent to the New York State Department of Health (NYSDOH) will also be sent to the City of Watertown Engineering Department.
- ** When NYSDEC or NYSDOH permitting is required, the property owner/applicant shall retain a licensed Professional Engineer to perform inspections of the proposed utility work and to certify the completed works were constructed in substantial conformance with the approved plans and specifications.**
- Signage is not approved as part of this submission. It requires a Sign Permit from the City Code Enforcement Bureau. See Section 310-52.2 of the Zoning Ordinance.
- For non-residential uses, the applicant must include the proposed Hours of Operation.

OPTIONAL MATERIALS:

- ☐ **PROVIDE AN ELECTRONIC (.DWG) COPY OF THE SITE PLAN WITH AS-BUILT REVISIONS.** This will assist the City in keeping our GIS mapping up-to-date.

SUBMITTAL INSTRUCTIONS:

- ☐ Submit 15 complete collated sets of all required materials, addressed to:

Michael A. Lumbis, Planning and Community Development Director
City of Watertown
245 Washington Street, Room 305
Watertown, NY 13601

If the application requires Jefferson County Planning Board review, then the applicant must submit 16 "sets." Planning Staff will inform the applicant if this is necessary.

- ☐ Submissions must be collated and properly folded.
- ☐ If the applicant is not the property owner, the submission must include a signature authorization form or letter signed by the owner authorizing the applicant to apply on behalf of the owner.
- ☐ For any item(s) not checked in the Site Plan Approval Checklist, attach an explanation and comments.
- ☐ Provide an electronic copy of the entire submission in the form of a single, combined PDF file of the entire application, including cover letter, plans, reports, and all submitted material.
- ☐ Submit the required Application Fee

\$150 for Site Plan Minor

\$250 for Site Plan Major (any proposal to disturb more than 1 acre represents a Site Plan Major)

SIGNATURE

I certify that the information provided above is true to the best of my knowledge.

Applicant's name (please print) _____

Applicant's Signature  _____ Date: _____

Meeting Information: The Planning Board normally meets at 3:00 p.m. on the first Tuesday of every month in Council Chambers at City Hall, 245 Washington Street. The application deadline is 14 days prior to the scheduled meeting date. Planning Board action does not represent final approval, as the Planning Board only votes to make a recommendation to City Council, which holds the sole authority to grant Site Plan Approval.

Occasionally, due to holidays or other reasons, meetings may occur on other dates and/or times. The City will announce any changes to meeting dates in advance on its website at www.watertown-ny.gov. Planning Staff *strongly* recommends scheduling a pre-application meeting prior to submitting a Site Plan Application. The entire site plan application process typically takes four-to-six weeks, depending on whether the application requires Jefferson County Planning Board review.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

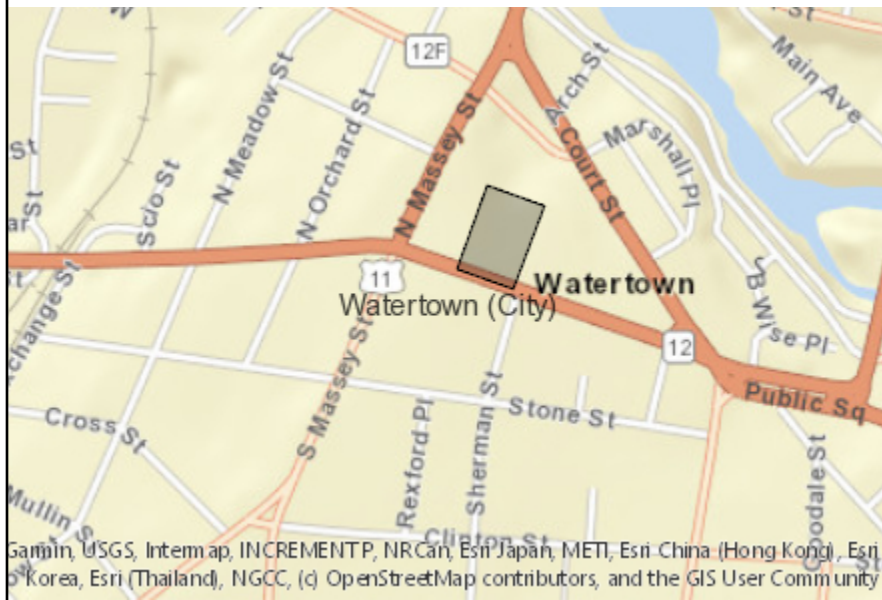
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:			Telephone:	
			E-Mail:	
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO	YES
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.			<input type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO	YES
If Yes, list agency(s) name and permit or approval:			<input type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned _____ acres or controlled by the applicant or project sponsor?				
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban) <input type="checkbox"/> Forest Agriculture Aquatic Other(Specify): <input type="checkbox"/> Parkland				

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	N/A <input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

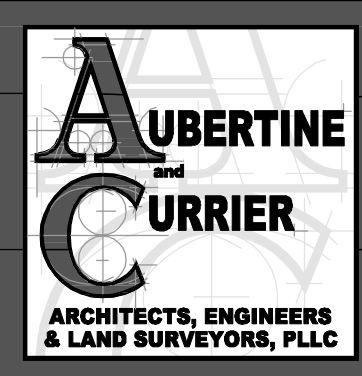
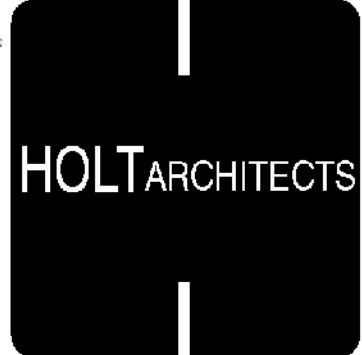
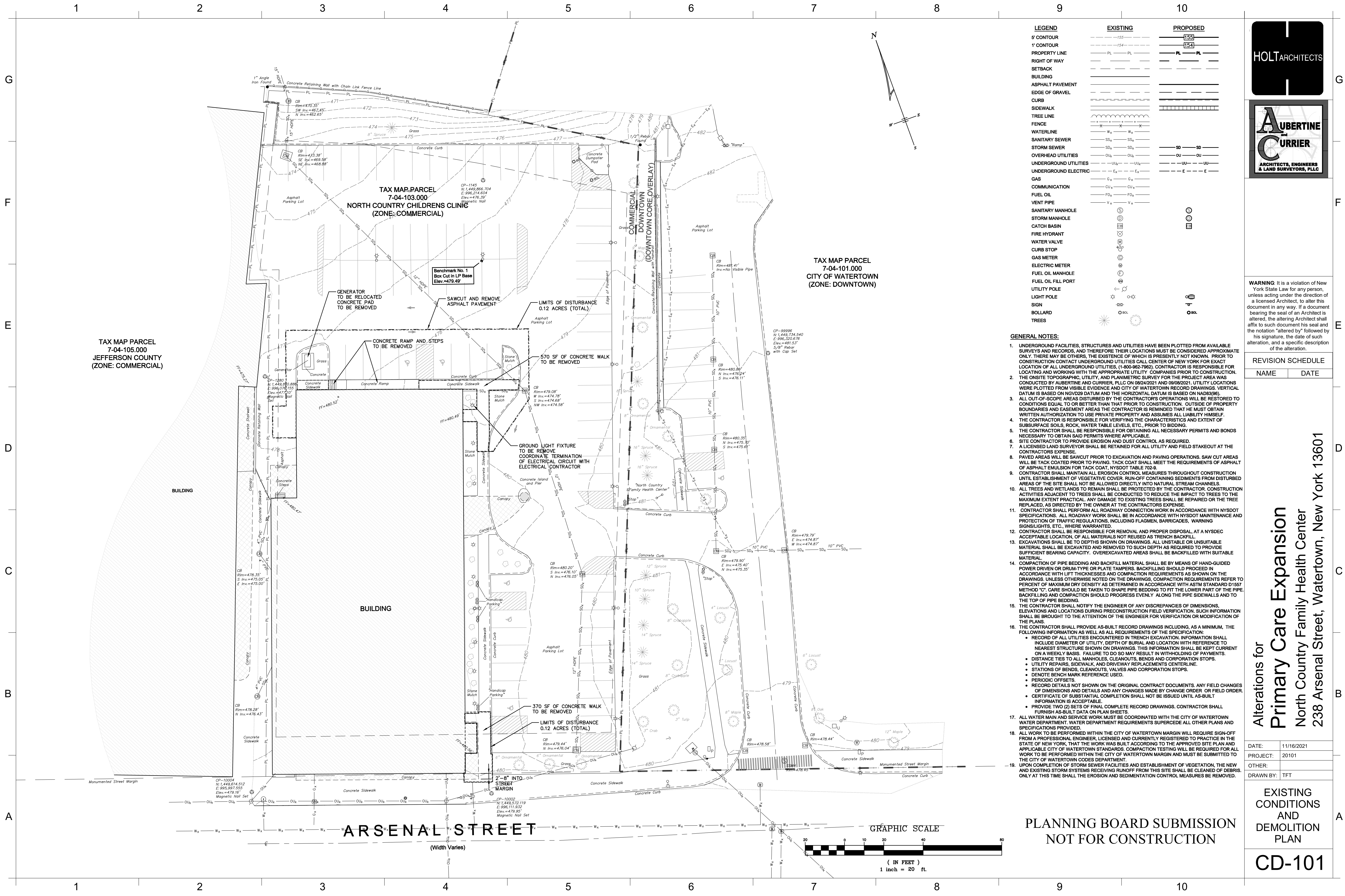
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>
49. 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: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>
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: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ Signature: _____ Title: _____		



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 or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat, Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes



WARNING: It is a violation of New York State Law for any person, unless acting under the direction of a licensed Architect, to alter this document in any way. If a document bearing the seal of an Architect is altered, the altering Architect shall affix to such document his seal and the notation "altered by" followed by his signature, the date of such alteration, and a specific description of the alteration.

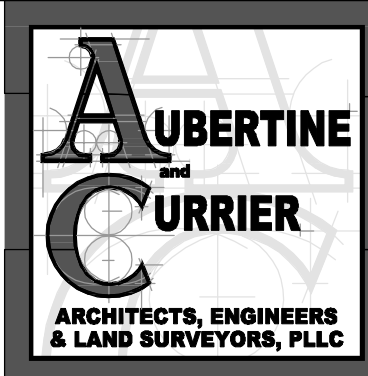
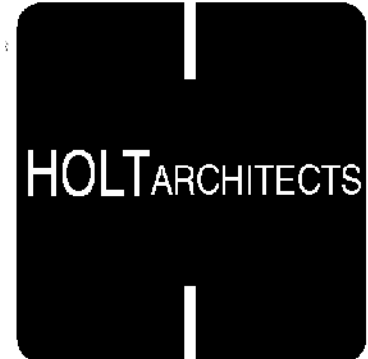
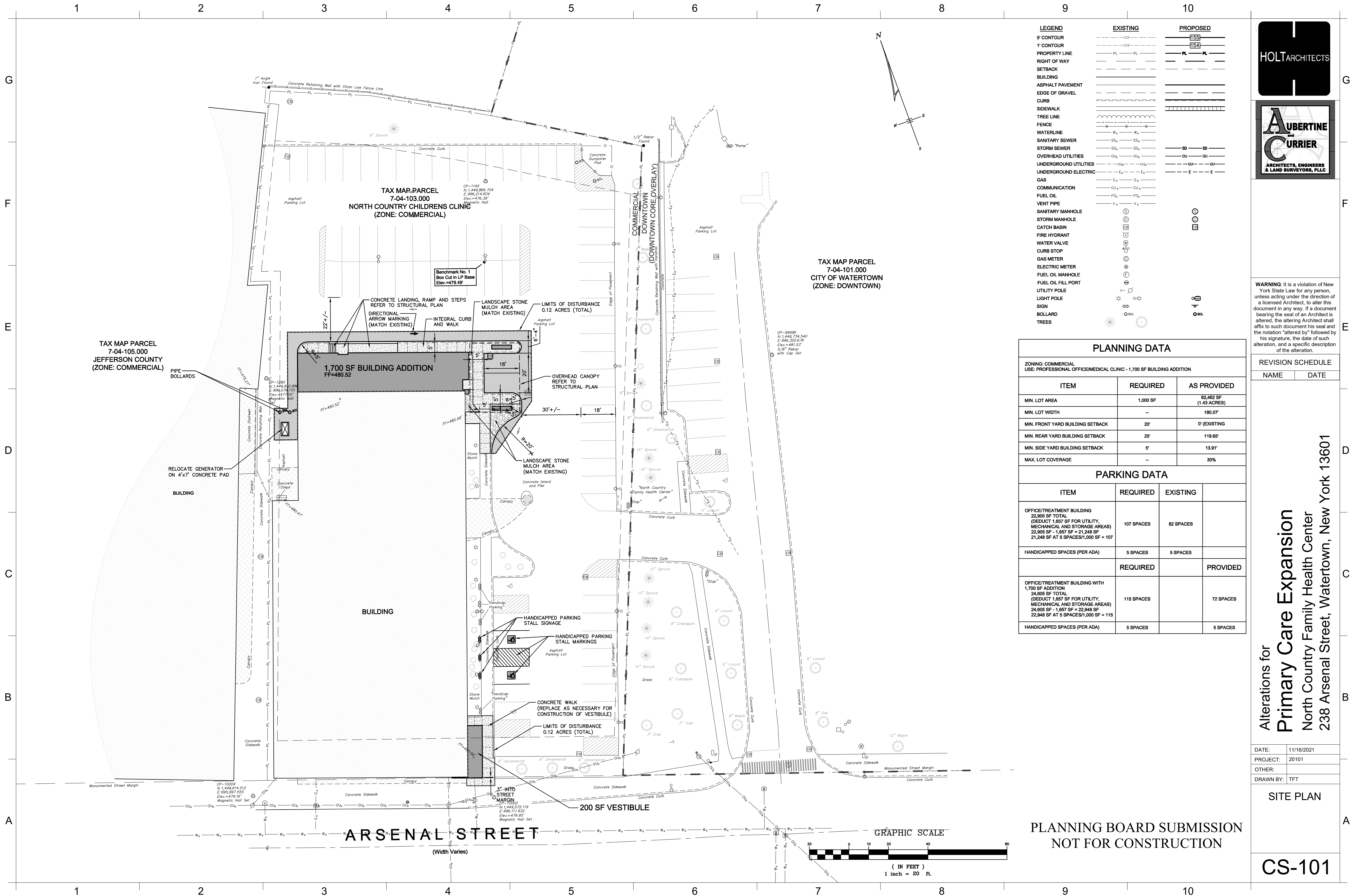
REVISION SCHEDULE	
NAME	DATE

Alterations for
Primary Care Expansion
North Country Family Health Center
238 Arsenal Street, Watertown, New York 13601

DATE:	11/16/2021
PROJECT:	20101
OTHER:	
DRAWN BY:	TFT

EXISTING
CONDITIONS
AND
DEMOLITION
PLAN

CD-101



WARNING: It is a violation of New York State Law for any person, unless acting under the direction of a licensed Architect, to alter this document in any way. If a document bearing the seal of an Architect is altered, the altering Architect shall affix to such document his seal and the notation "altered by" followed by his signature, the date of such alteration, and a specific description of the alteration.

REVISION SCHEDULE	
NAME	DATE

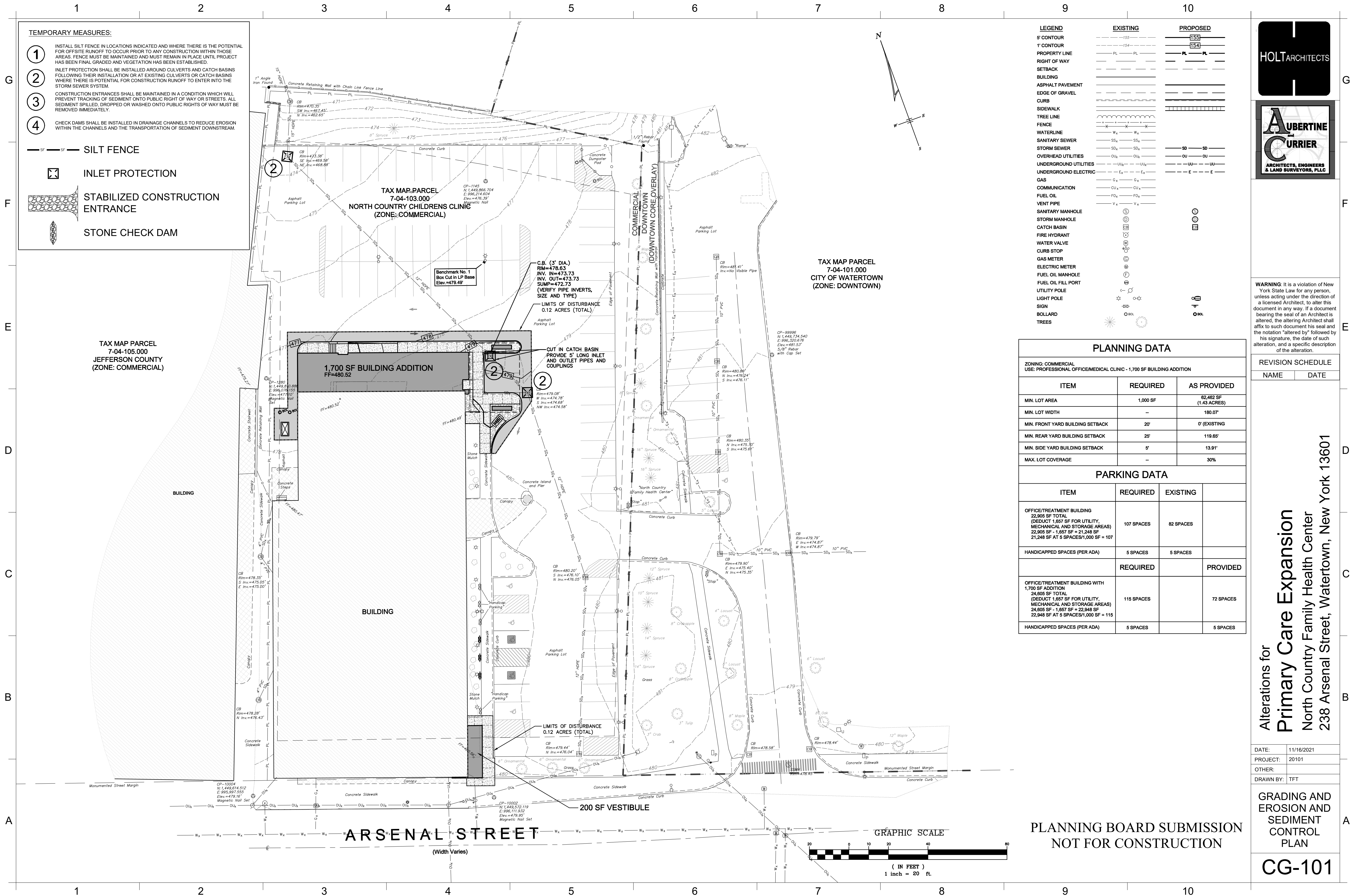
Alterations for
Primary Care Expansion
North Country Family Health Center
238 Arsenal Street, Watertown, New York 13601

DATE:	11/16/2021
PROJECT:	20101
OTHER:	
DRAWN BY:	TFT

SITE PLAN

CS-101

PLANNING BOARD SUBMISSION
NOT FOR CONSTRUCTION



TEMPORARY MEASURES:

1

INSTALL SILT FENCE IN LOCATIONS INDICATED AND WHERE THERE IS THE POTENTIAL FOR OFFSITE RUNOFF TO OCCUR PRIOR TO ANY CONSTRUCTION WITHIN THOSE AREAS. FENCE MUST BE MAINTAINED AND MUST REMAIN IN PLACE UNTIL PROJECT HAS BEEN FINAL GRADED AND VEGETATION HAS BEEN ESTABLISHED.

2

INLET PROTECTION SHALL BE INSTALLED AROUND CULVERTS AND CATCH BASINS FOLLOWING THEIR INSTALLATION OR AT EXISTING CULVERTS OR CATCH BASINS WHERE THERE IS POTENTIAL FOR CONSTRUCTION RUNOFF TO ENTER INTO THE STORM SEWER SYSTEM.

3

CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY OR STREETS. ALL SEDIMENT SPILLED, DROPPED OR WASHED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY.

4

CHECK DAMS SHALL BE INSTALLED IN DRAINAGE CHANNELS TO REDUCE EROSION WITHIN THE CHANNELS AND THE TRANSPORTATION OF SEDIMENT DOWNSTREAM.

— SF — SF — SILT FENCE

INLET PROTECTION

STABILIZED CONSTRUCTION ENTRANCE

STONE CHECK DAM

LEGEND	EXISTING	PROPOSED
5' CONTOUR	---	---
1' CONTOUR	---	---
PROPERTY LINE	PL	PL
RIGHT OF WAY	---	---
SETBACK	---	---
BUILDING	---	---
ASPHALT PAVEMENT	---	---
EDGE OF GRAVEL	---	---
CURB	---	---
SIDEWALK	---	---
TREE LINE	---	---
FENCE	---	---
WATERLINE	Wx	Wx
SANITARY SEWER	SSx	SSx
STORM SEWER	SDx	SDx
OVERHEAD UTILITIES	OUx	OUx
UNDERGROUND UTILITIES	UUx	UUx
UNDERGROUND ELECTRIC	Ex	Ex
GAS	Gx	Gx
COMMUNICATION	CUx	CUx
FUEL OIL	FOx	FOx
VENT PIPE	Vx	Vx
SANITARY MANHOLE	SM	SM
STORM MANHOLE	ST	ST
CATCH BASIN	CB	CB
FIRE HYDRANT	FD	FD
WATER VALVE	WV	WV
CURB STOP	CS	CS
GAS METER	GM	GM
ELECTRIC METER	EM	EM
FUEL OIL MANHOLE	FOM	FOM
FUEL OIL FILL PORT	FOP	FOP
UTILITY POLE	UP	UP
LIGHT POLE	LP	LP
SIGN	S	S
BOLLARD	B	B
TREES	T	T

PLANNING DATA		
ZONING: COMMERCIAL USE: PROFESSIONAL OFFICE/MEDICAL CLINIC - 1,700 SF BUILDING ADDITION		
ITEM	REQUIRED	AS PROVIDED
MIN. LOT AREA	1,000 SF	62,462 SF (1.43 ACRES)
MIN. LOT WIDTH	—	180.07'
MIN. FRONT YARD BUILDING SETBACK	20'	0' (EXISTING)
MIN. REAR YARD BUILDING SETBACK	25'	119.65'
MIN. SIDE YARD BUILDING SETBACK	5'	13.91'
MAX. LOT COVERAGE	—	30%

PARKING DATA			
ITEM	REQUIRED	EXISTING	
OFFICE/TREATMENT BUILDING 22,805 SF TOTAL (DEDUCT 1,657 SF FOR UTILITY, MECHANICAL AND STORAGE AREAS) 22,805 SF - 1,657 SF = 21,248 SF 21,248 SF AT 5 SPACES/1,000 SF = 107	107 SPACES	82 SPACES	
HANDICAPPED SPACES (PER ADA)	5 SPACES	5 SPACES	
	REQUIRED		PROVIDED
OFFICE/TREATMENT BUILDING WITH 1,700 SF ADDITION 24,805 SF TOTAL (DEDUCT 1,657 SF FOR UTILITY, MECHANICAL AND STORAGE AREAS) 24,805 SF - 1,657 SF = 22,948 SF 22,948 SF AT 5 SPACES/1,000 SF = 115	115 SPACES		72 SPACES
HANDICAPPED SPACES (PER ADA)	5 SPACES		5 SPACES

HOLTARCHITECTS

AUBERTINE CURRIER
ARCHITECTS, ENGINEERS
& LAND SURVEYORS, PLLC

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REVISION SCHEDULE	
NAME	DATE

Alterations for

Primary Care Expansion

North Country Family Health Center

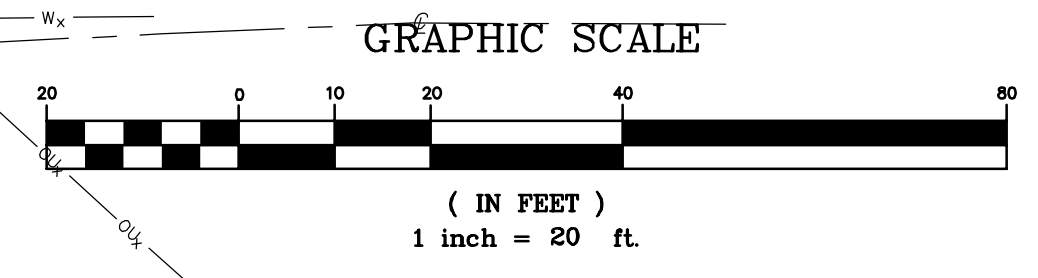
238 Arsenal Street, Watertown, New York 13601

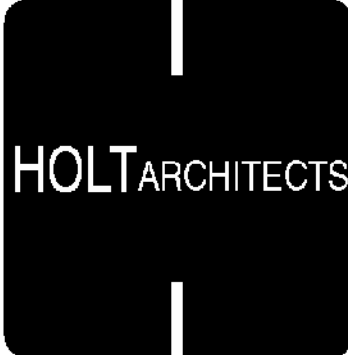
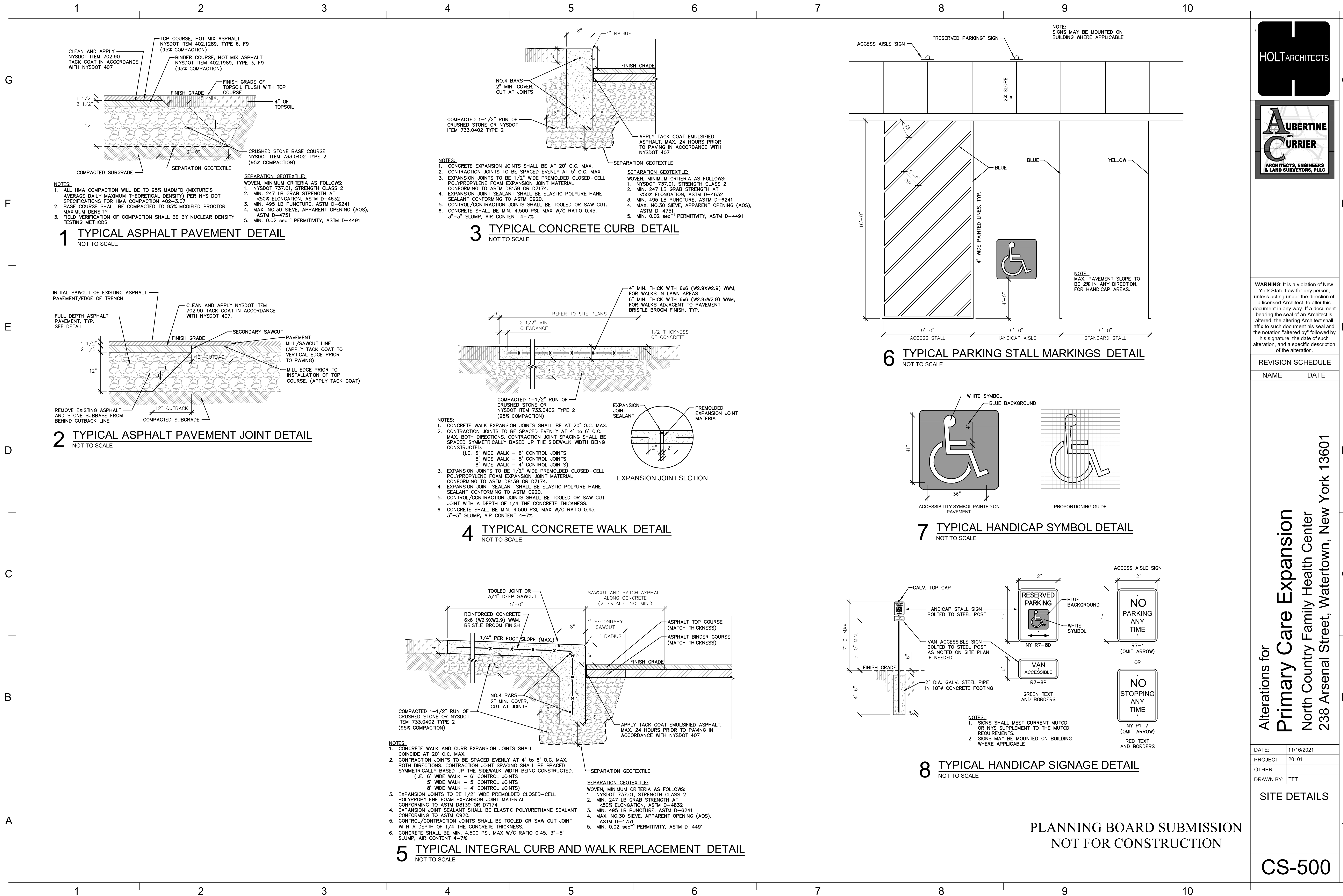
DATE:	11/16/2021
PROJECT:	20101
OTHER:	
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GRADING AND EROSION AND SEDIMENT CONTROL PLAN

CG-101

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REVISION SCHEDULE	
NAME	DATE

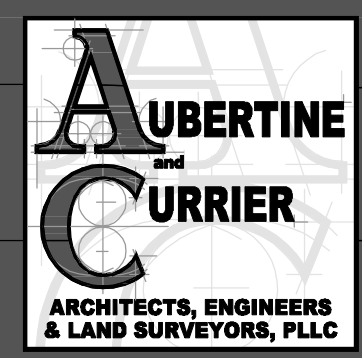
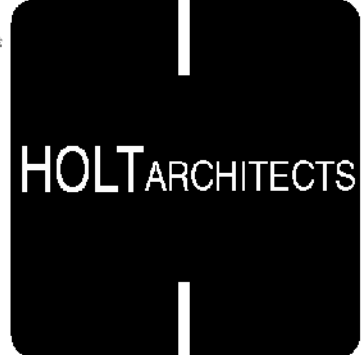
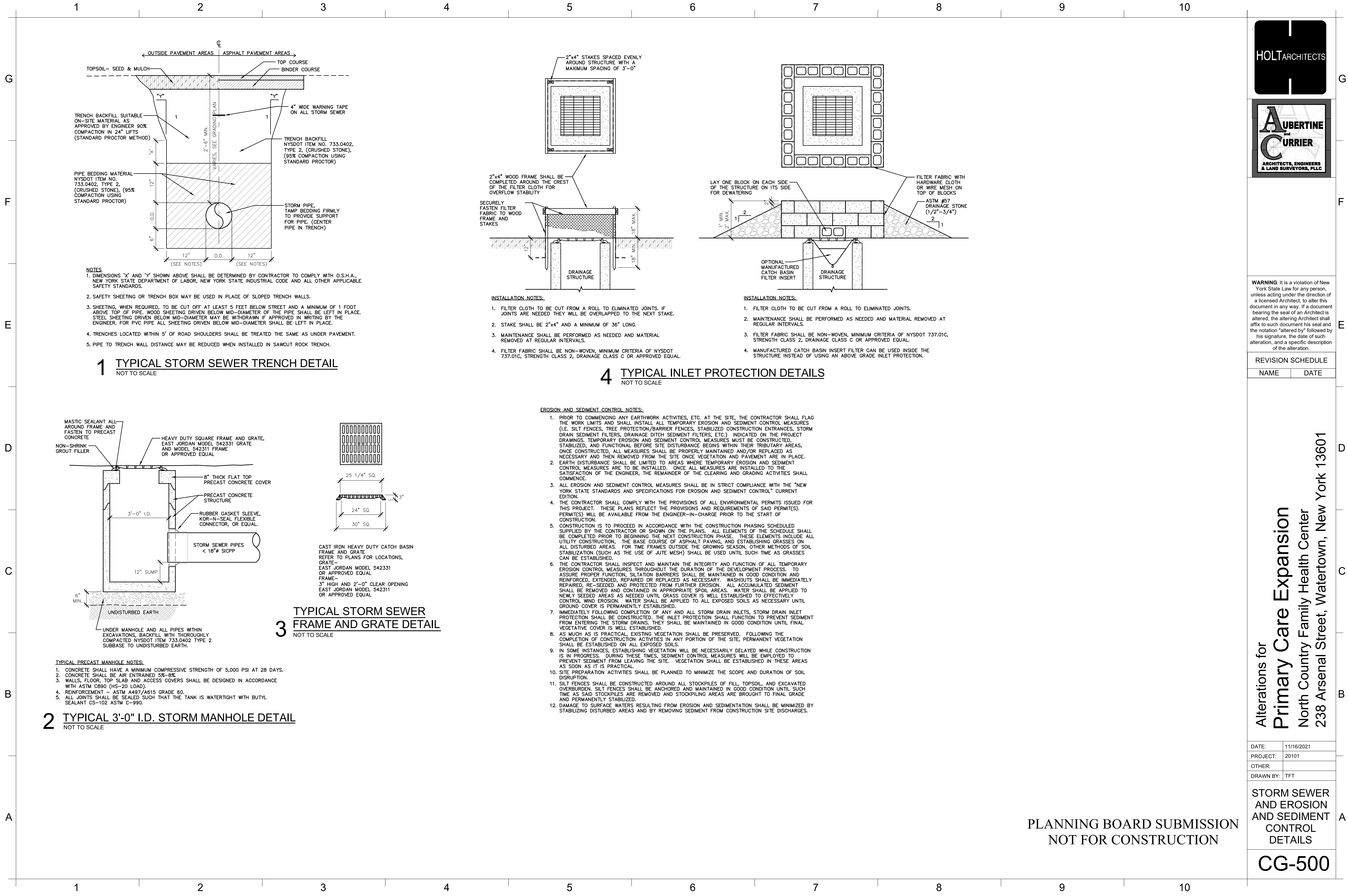
Alterations for
Primary Care Expansion
North Country Family Health Center
238 Arsenal Street, Watertown, New York 13601

DATE:	11/16/2021
PROJECT:	20101
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SITE DETAILS

CS-500

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REVISION SCHEDULE	
NAME	DATE

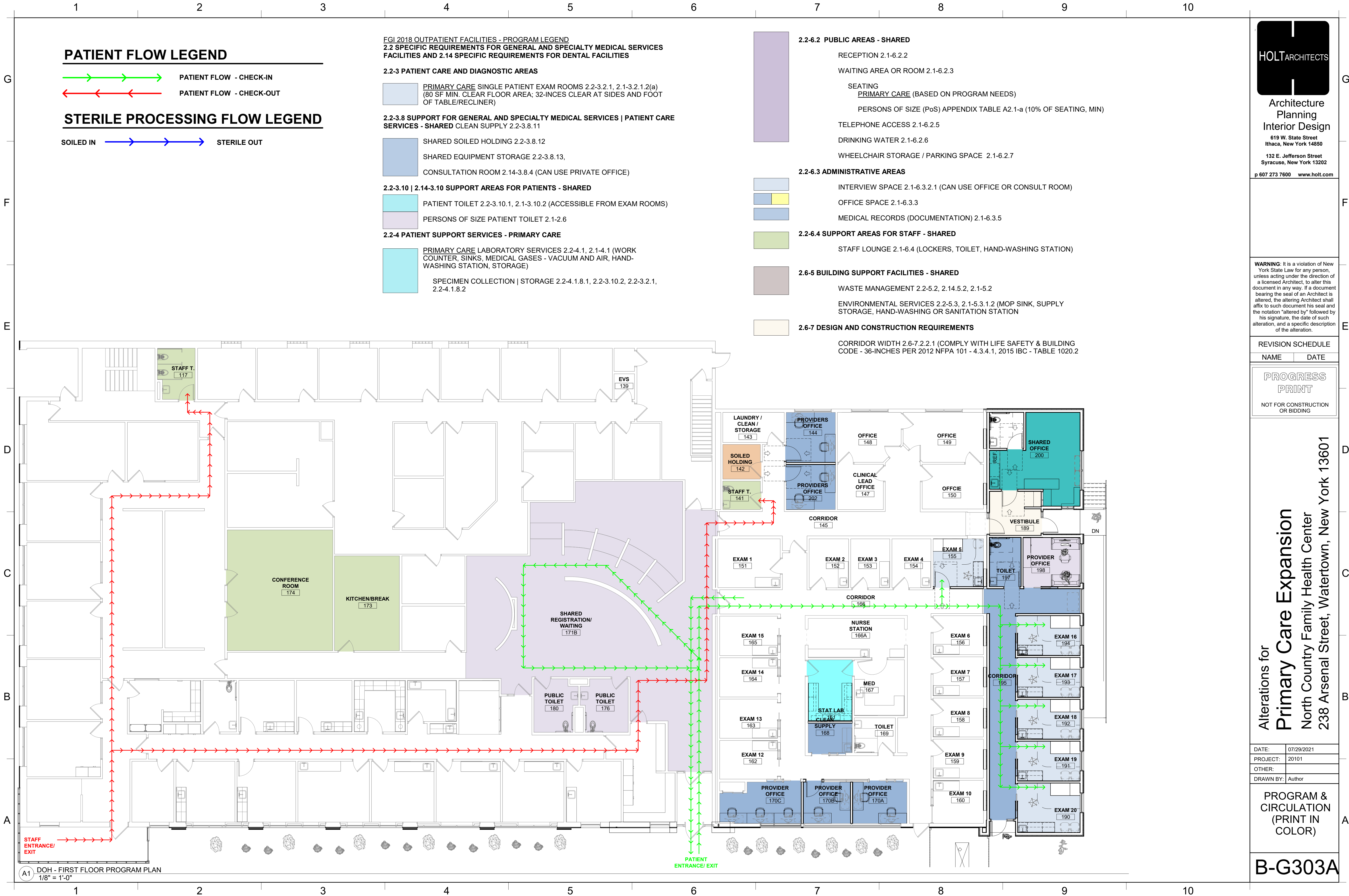
Alterations for
Primary Care Expansion
North Country Family Health Center
238 Arsenal Street, Watertown, New York 13601

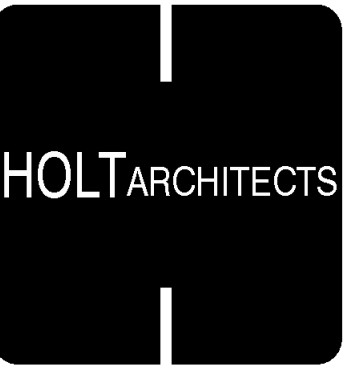
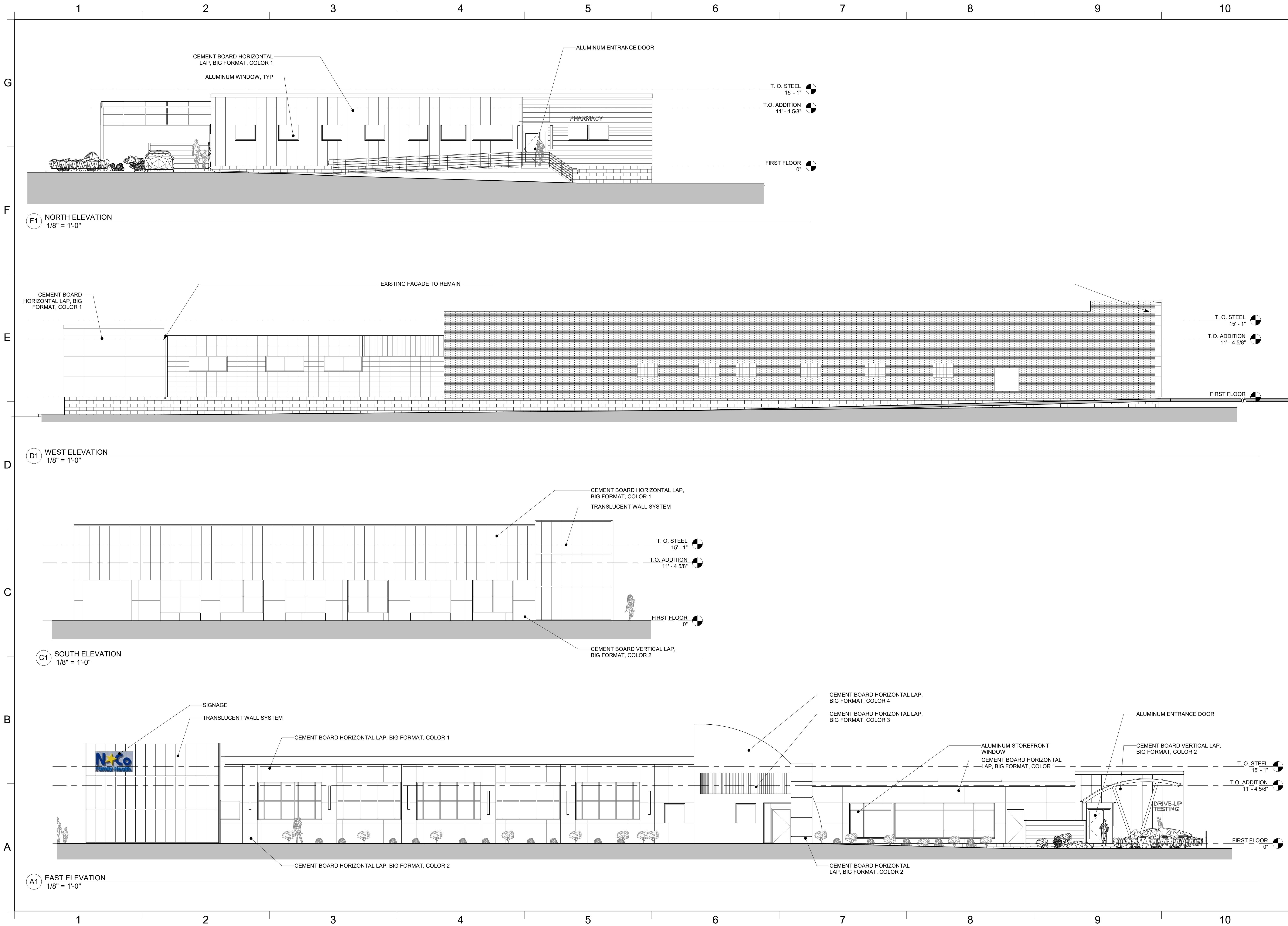
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STORM SEWER
AND EROSION
AND SEDIMENT
CONTROL
DETAILS

CG-500

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REVISION SCHEDULE	
NAME	DATE

**SCHEMATIC
DESIGN**
NOT FOR CONSTRUCTION
OR BIDDING

ADDITION
PRIMARY CARE EXPANSION
North Country Family Health Center
238 Arsenal Street, Watertown, New York 13601

DATE:	07/29/2021
PROJECT:	20101
OTHER:	
DRAWN BY:	BRB

**EXTERIOR
ELEVATIONS**

B-A201