



MEMORANDUM

CITY OF WATERTOWN PLANNING OFFICE

245 WASHINGTON STREET, ROOM 304

WATERTOWN, NEW YORK 13601

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TO: Planning Board Members
FROM: Michael A. Lumbis, Planner
SUBJECT: Waiver of Site Plan Approval – 1 Thompson Park
DATE: March 31, 2016

Request: Waiver of Site Plan Approval for the construction of a 579 square foot building addition to the Otter Exhibit located at 1 Thompson Park, Parcel Number 12-30-101.000.

Applicant: Edward G. Olley, Jr. of GYMO, D.P.C., on behalf of the New York State Zoo

Proposed Use: Zoological park

Property Owner: City of Watertown

Submitted:

Property Survey: No	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: No	Description of Uses, Hours & Traffic Volume: No

SEQRA: Type II Action	County Review Required: No
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Zoning Information:

District: Residence A	Maximum Lot Coverage: 30%
Setback Requirements: 20' front, 5' side, 25' rear	Buffer Zone Required: No

Project Overview: The applicant proposes to remove an existing 418 square feet structure and replace it with a 579 square feet structure in the same location, resulting in a net increase in building size of 161 square feet. The structure exists within the Thompson Park Zoo, on land leased by the City of Watertown to the New York State Zoo at Thompson Park.

The Planning Board may waive site plan approval if it determines that this proposal meets the criteria for a waiver listed in Section 310-55 of the Zoning Ordinance:

- 1) Does not involve a change in the boundaries of the property, and
- 2) Does not represent the initial building on the property, and
- 3) Is minor and incidental in size to the existing building pattern, size and coverage on the property, but in no event shall exceed 2,500 square feet, and
- 4) Does not effectively change or impair the overall grading, circulation, drainage, utility services, and appearance and visual effect of the property and is also otherwise consistent with all purposes of this chapter.

While this application has been reviewed as a site plan waiver, Staff feels that there are several site related issues that should be addressed as part of the project as detailed below.

Parking: There are no parking regulations for zoos within the City's adopted zoning ordinance. However there are currently 133 parking spaces within the zoo, as well as on street parking. Staff feels that there is already sufficient parking and a 161 square foot net increase to the otter exhibit will not affect parking needs.

Landscaping: Although the applicant did not submit a landscaping plan, it is Staff's opinion that there is already sufficient landscaping in the area surrounding the otter exhibit and within the otter exhibit itself.

Drainage, Grading, and Utilities: Foundation Drain cannot connect into the septic tank. It must be either redirected to an above ground channel or redirected to a drywell.

The calculations on Sheet C101 show 8 infiltrator sections and the plan view shows 12 infiltrator sections. The applicant must revise these plans to accurately provide the required absorption bed area.

Other Comments: The applicant must acquire the following permits prior to construction: Building Permit, City Septic System Permit, and General City Permit for any work on City property.

SEQRA: Since the proposed construction and expansion of the facility involves less than 4,000 square feet of gross floor area and the action does not involve a change in zoning or a use variance and is consistent with local land use controls, the project is considered a Type II Action as defined by SEQR. Type II Actions do not require SEQR review, and the Short Environmental Assessment Form does not need to be completed by the Planning Board for this project.

Summary:

1. The applicant shall revise the plans to include a Foundation Drain that is drain that is either redirected to an above ground channel or redirected to a drywell.
2. The applicant shall revise the plans to include accurate required absorption bed area
3. Waiver applies to only the current Otter Exhibit Expansion. Any future connections to the Sanitary System or expansions to the building shall be required to obtain the required regulatory and City permits.
4. PDFs of the entire drawings set shall be forwarded to the Engineering Department anytime revisions are made to the drawings.

cc: Robert J. Slye, City Attorney
Brian Drake, Civil Engineer II
Edward G. Olley, Jr., GYMO, D.P.C.