



MEMORANDUM

CITY OF WATERTOWN PLANNING OFFICE

245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601

PHONE: (315) 785-7730 – FAX: (315) 782-9014

TO: Planning Board Members

FROM: Michael A. Lumbis, Planner *ML*

SUBJECT: Site Plan Approval – 748 Starbuck Avenue

DATE: May 28, 2015

Request: Site Plan Approval for the construction of a 6,500 square foot building addition at 748 Starbuck Avenue, Parcel Number 4-09-102.000.

Applicant: Timothy Titus of Aubertine and Currier, PLLC, on behalf of Joseph Dephtereos of New York Air Brake, LLC

Proposed Use: Additional engineering and testing laboratory space.

Property Owner: Jefferson County Industrial Development Agency

Submitted:	
Property Survey: Yes, In vicinity of prop. addition	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: Grading Only	Description of Uses, Hours & Traffic Volume: Yes

SEQRA: Unlisted

County Review: No

Zoning Information:	
District: Heavy Industry	Maximum Lot Coverage: N/A
Setback Requirements: F: 0', S: 0', R: 0'	Buffer Zone Required: Meets requirement

Project Overview: The applicant proposes to expand the footprint of the current structure by constructing an engineering lab building addition with a second floor mezzanine on the north side of the property, thereby connecting the existing buildings on site. The building will be primarily used for additional engineering and testing space. The renovation of an existing steel storage building is also proposed. The entire site is 22.4 acres and the disturbed area measures 0.64 acres.

Parking and Vehicle Circulation: Access to the site will continue to be via the existing driveway connecting from Pearl Street and the main entrance driveway from Starbuck Avenue. The existing site includes 543 parking spaces. The applicant depicts no new parking spaces.

The proposed building additions will bring the building to a total of 252,250 square feet. The parking requirement for heavy industrial uses is 200 square feet of parking area per 1,500 square feet of building space, meaning that 33,634 square feet of parking area is required. There are currently 548 existing car parking spaces that total to approximately 88,776 square feet at the conservative assumption of 162 square feet per parking space. This greatly exceeds the required parking area.

The applicant must submit a plan showing the internal traffic circulation patterns to the City Engineering Office and submit revised plans that depict snow storage areas.

Lighting: In the Engineering Report, the applicant states that they are removing two wall mounted light fixtures and proposing three additional wall mounted LED wall pack cutoff light fixtures to accommodate the new engineering lab building. However, the actual photometric plan does not depict the location of the two wall mounted light fixtures that are to be removed and depicts two of the new wall mounted lights unattached to the building. The applicant must clarify this discrepancy.

Drainage & Grading: Runoff for the site is collected by drainage structures located throughout the New York Air Brake Property. These storm drains flow offsite through the WIC property to a holding pond. Drainage improvements are very minimal in nature because there are no additional impervious surfaces to be added to the structure.

Utilities: All water needs for the new addition will be handled by connecting to existing valves serving the current building. A 195' portion of an existing water main will be relocated along the northeast side of the addition and will include the addition of a new fire hydrant along the north end of the property. For the proposed PE water main, the applicant must clearly indicate how they plan to terminate the tracer wire at the hydrant and at the connections to the existing main.

The applicant must provide a fire protection plan indicating the proposed distances and hose lengths from existing and proposed fire hydrants for the existing and proposed building. Additionally, the applicant shall provide an updated fire flow test and sprinkler design calculations for the building and update the engineering report to state whether or not the proposed building and the renovated building will contain overhead sprinklers. The legend does not designate proposed fire hydrants. The applicant must clarify this discrepancy.

The following note must be added to the Utilities Plan, "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."

The applicant is proposing to install a new 8" sanitary sewer main along the northern property line shared by NYAB and the Watertown Industrial Center (WIC). The sewer main will connect to the existing 10" sewer main that is connected to the municipal gravity sewer main along Starbuck Avenue at the existing manhole located near the southern corner of Building 'A' of the WIC. The applicant must provide additional design details for this sanitary sewer connection including depth of cover, profile of sewer alignment and proposed inverts. The applicant shall verify that minimum scouring velocity will be achieved within the new sewer addition. A cleanout is proposed at the service lateral approximately 5' outside the renovated building.

Roof plans indicate a connection to the storm sewer system. The utility plan shall clearly indicate any roof drain connections and/or foundation drain connections.

The site plan has insufficient descriptions of the existing and proposed utilities within the vicinity of the proposed construction. The applicant must provide descriptions of the utilities including pipe sizes, rim elevations, pipe inverts, and pipe material. The applicant must designate all combined sewers with an additional linetype and

indicate any roof drain and foundation drain connections to the storm system. The applicant must also provide an easement for the installation of the sanitary sewer.

Landscaping: The project is an industrial site that consists of impervious surfaces with no landscaping. No new landscaping is proposed for this site. The Landscaping and Buffer Zone Guidelines note that for existing sites undergoing an expansion, the objective is to gradually bring the site into compliance with the minimum standards of the guidelines. The Planning Board should consider whether or not additional landscaping is needed to start to bring the site into compliance with the guidelines. Options include amending and vegetating the soils on the eastern strip of land between the asphalt drive and the General Signal Corp parcel, adding trees to the lawn area that is immediately west of the renovated building, or adding landscaping to the gravel area to the north of the building being renovated. If the Planning Board determines that additional landscaping is warranted, as separate landscaping plan should be provided.

SEQR: The applicant answered “no” to question 2 on the Short Environmental Form, which asks if the proposed action requires a permit, approval or funding from any other governmental agency. The applicant should change the answer to yes because a building permit will be required by the City Code Enforcement Bureau and approval of funding will be required by the JCIDA.

Signs and Other Permits: Any proposed signage will be handled separately as an administrative permit by the City Code Enforcement Bureau. Any depiction of signage on a site plan submittal does not constitute approval. The applicant must obtain the following City permits prior to construction: Building Permit, Water Supply Permit, Sanitary Sewer Connection Permit and Storm Sewer Connection Permit.

Miscellaneous: The applicant shall obtain a letter from the property owner authorizing the applicant to apply for a site plan approval.

The applicant shall have the location map on CD100, CS100, CG101, and CU100 labeled as such and have the street names properly labeled.

The plans do not indicate the zoning requirements of the site, including existing and proposed setbacks and parking requirements. The applicant shall provide a zoning table in the plans to address zoning requirements of the site.

Summary:

1. The applicant must submit a plan showing the internal traffic circulation patterns to the City Engineering Department and submit revised plans that depict snow storage areas.
2. The applicant shall clarify the discrepancy regarding the location of all additional mounted light fixtures, as well as light fixtures that are to be removed from the site.
3. For the proposed PE water main, the applicant must clearly indicate how they plan to terminate the tracer wire at the hydrant and at the connections to the existing main.
4. The applicant must provide a fire protection plan indicating the proposed distances and hose lengths from existing and proposed fire hydrants for the existing and proposed building.
5. The applicant must provide an updated fire flow test and sprinkler design calculations for the building and update the engineering report to state whether or not the proposed building and the renovated building will contain overhead sprinklers.
6. The following note must be added to the Utilities Plan, “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.”

7. The applicant must provide additional design details for this sanitary sewer connection including depth of cover, profile of sewer alignment and proposed inverts and shall verify that minimum scouring velocity will be achieved within the new sewer.
8. The applicant shall clearly indicate any roof drain connections and/or foundation drain connections on the utility plan.
9. The applicant shall provide sufficient descriptions of the existing and proposed utilities within the vicinity of the proposed construction including pipe sizes, rim elevations, pipe inverts, and pipe material.
10. The applicant must provide an easement for installation of the sanitary sewer.
11. The applicant shall clarify all legend discrepancies including existing building lights, proposed fire hydrants and include combined sewers with an additional linetype.
12. If the Planning Board determines that additional landscaping is warranted, as separate landscaping plan should be provided.
13. The applicant must obtain, minimally, the following permits prior to construction: Building Permit, Water Supply Permit, Sanitary Sewer Connection Permit and Storm Sewer Connection Permit.
14. The applicant shall obtain a letter from the property owner authorizing the application to apply for a site plan approval.
15. The applicant shall provide a zoning table in the plans to address zoning requirements of the site and shall add street names to and label the location map shown on CD100, CS100, CG101, and CU100.
16. PDFs of the entire drawing set shall be forwarded to the City Engineering Department anytime revisions are made to any one drawing.

cc: City Council Members
Robert J. Slye, City Attorney
Brian Drake, Civil Engineer II
Timothy Titus, Aubertine and Currier
Joe Dephtereos, New York Air Brake