



MEMORANDUM

CITY OF WATERTOWN PLANNING OFFICE

245 WASHINGTON STREET, ROOM 304

WATERTOWN, NEW YORK 13601

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

TO: Planning Board Members

FROM: Kenneth A. Mix, Planning and Community Development Coordinator

SUBJECT: Site Plan Amendment – Creekwood Phase II

DATE: June 27, 2013

Request: Site Plan Amendment for the construction of additional trash enclosures at Creekwood Phase II, 980 Rear Mill Street, parcel 3-14-105.100

Applicant: Tom Ross, GYMO PC

Proposed Use: Multi-family residential

Property Owner: Seaway Acquisition Co. LLC

Submitted:

Property Survey: No	Preliminary Architectural Drawings: No
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: Yes, June 25
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Zoning Information:

District: Neighborhood Business	Maximum Lot Coverage: 40%
Setback Requirements: 20' Fr, 5' Sd, 25' Rr	Buffer Zone Required: Southern project line

Project Overview: The applicant proposes to construct additional trash enclosures for Phase II of the Creekwood multi-family residential project. Enclosures were included in Phase I, but have provided insufficient space. The new enclosure will be located near the eastern entrance of the complex.

The Creekwood PILOT agreement requires that the development use City trash services for 10 years. Thus, these enclosures will contain several rows of City totes, rather than dumpsters.

Parking, Landscaping, Drainage: The proposed change will have negligible impact on the site. The applicant was widened the entrance drive to prevent any impedance to traffic during trash collection. The currently proposed landscaping should screen the trash enclosures sufficiently; however, the applicant should consider adding a hedge line around the enclosure. The drainage pattern is unchanged.

Other Comments: 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 nor by Council for this project.

cc: Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
Tom Ross, 220 Sterling St