

Parking and Vehicle Circulation: The applicant does not propose any additional access points or curb cuts. Access would continue to be from State Street and Pearl Avenue S. Vehicles will be able to access the proposed parking lot from the existing driveway that also provides access to the drive-through service bays.

There are existing traffic arrows that presently guide vehicles through the site. The applicant proposes two new arrows to guide vehicles entering and leaving the site via the south driveway connecting to Pearl Avenue South.

New York State Building Code 1106.1 (Accessible Parking Spaces) requires a minimum of one (1) accessible parking space with a minimum eight-foot access aisle adjacent to the space. The applicant proposes striping an accessible space on the north side of the building and proposes to hatch an adjacent loading zone for that space.

Setbacks, Buffers and Landscaping: Section 310-59 of the Zoning Ordinance states that where any land use in nonresidential districts abuts land in any residential district, a strip of land of a minimum of five feet in width up to a maximum of 15 feet in width shall be maintained by the owner as a landscaped area in the front, side and rear yards which adjoin this other district. The applicant's parcel abuts a Residence B District on its southern boundary and on the southernmost 50 feet of its western boundary.

The applicant proposes a 20-foot landscaped buffer along the majority of southern end of the parcel and proposes an approximately eight-foot landscaped buffer along the remaining portion of the southern boundary where the applicant proposes to leave an existing driveway for the neighbor's use. The applicant also proposes to construct a six-foot high wood stockade fence at the head of the proposed row of parking spaces so that the landscaping would be on the south side of the fence. This feature is at the neighbor's request so that the neighbor would have a view of a landscaped area rather than the back of a fence.

The applicant also proposes a 13.5-foot grassed area between the proposed parking lot and the sidewalk along Pearl Avenue S, which the applicant would use for snow storage during winter.

Utilities and Hydrology: The City does not allow increased runoff to a combined sewer. The existing gravel parking area largely retains stormwater on site. To accommodate the proposed new pavement, the applicant proposes to install a new dry well and direct all new stormwater runoff to this dry well.

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

Miscellaneous: The applicant should confirm that the current hours of operation would remain the same.

Summary:

1. The applicant must obtain the following permits, minimally, prior to demolition and construction: Building Permit and Fence Permit.

cc: City Council Members
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