



district, the site plan waiver for the building addition and parking lot expansion can be approved whether or not the zone change is granted. The application, as submitted, is compliant with both Residence C and Limited Business zoning.

**Utilities and Hydrology:** The proposed parking lot expansion will add 6 spaces and is approximately 1,860 square feet in size. The plans show the new pavement area draining to the grass area located to the north. This is acceptable provided that the applicant and contractor ensure that the finished lot is graded such that it drains towards the lawn area and does not drain offsite (i.e. into the right-of-way) and impact the City's combined sewer.

**Lighting:** There are existing wall mounted lights on the rear and side of the building that illuminate the parking area. The applicant indicates that new lighting will be provided under the building addition canopy.

**Landscaping:** The applicant has proposed a landscaped buffer consisting of a row of flowering trees along the western property line. This buffer varies in width from 7.8' to 18'.

**Permits:** The applicant must obtain a Building Permit prior to constructing the building addition.

**Summary:**

1. The applicant must ensure that the new parking area is graded such that it drains towards the lawn area and does not drain offsite.
2. The applicant must obtain a Building Permit Prior to constructing the building addition.

cc: City Council Members  
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