



# 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:** Kenneth A. Mix, Planning and Community Development Coordinator

**SUBJECT:** Site Plan Approval – Car and dog wash

**DATE:** July 25, 2014

**Request:** Site Plan Approval for the construction of an approximately 3,400 square foot car wash, plus parking lot and landscaping, at 800-804 Bradley Street, parcels 1-09-201 and 1-09-202

**Applicant:** Anthony Doldo

**Proposed Use:** Car wash

**Property Owner:** AM Service Tech

### Submitted:

Property Survey: Yes	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: Yes	Description of Uses, Hours & Traffic Volume: Yes

SEQRA: Unlisted

County Review: Yes

### Zoning Information:

District: Neighborhood Business	Maximum Lot Coverage: 40%
Setback Requirements: F: 20', S: 5', R: 25'	Buffer Zone Required: 5' to 15' rear

**Project Overview:** The applicant proposes to construct a 3-bay car wash, with attached dog washing stations, on the site of a vacant house at the corner of Burdick and Bradley Streets. An existing garage at the rear of the property will remain for storage. The proposed facility is adjacent to a gas station and convenience store owned by the applicant, but will be developed as a separate property.

**Parking:** Vehicle circulation is not well defined. It appears from the directional arrows that the primary entrance for the car wash would be near the rear of the property, off Burdick Street. The curb cut on Bradley Street would be exit only. A two-way curb cut on Burdick would serve the dog washing stations. The one way driveways should be signed as such, and the signage depicted on the plans.

The typical circulation pattern for car washes places the vacuum stands after the washing bay. In this case, if customers are expected to wash the car first, they would be required to exit to Bradley Street and pull back in, or

cut around the north side of the building using a 7' asphalt apron. If the asphalt apron is indeed designed for this purpose, it should be marked as such and widened.

Further, presuming that the pavement extends to the property line, the 5 foot strip of pavement to the north of the vacuum stands is not wide enough to park a vehicle. The applicant should clarify their intentions for vehicle access to the vacuums.

If the adjacent gas station/convenience store property is meant to be used for site access, that site access could be lost if either property changes hands in the future. The applicant should file a crossing easement at the time of sale to ensure site access for any future owners.

The proposed parking spaces shown near the garage should be reduced to a standard size, and set perpendicular the garage face. As described further in the Landscaping section, we also recommend reducing the width of this drive aisle.

Both existing curb cuts are in poor repair and must be rebuilt with new driveway aprons, to City standards. The curb cut on Bradley Street may require approval from NYSDOT.

An asphalt pavement section detail must be provided for the parking lot pavement.

**Sidewalks:** Some sections of the existing sidewalk on Burdick Street are poor condition and must be replaced. The Burdick Street survey monument must not be disturbed, and a letter stating as such must be submitted by a PLS to the Engineering Department.

**Lighting:** The applicant proposed several light fixtures. The nearest residence is over 100' from the nearest light pole, no light spillage is expected.

**Drainage & Grading:** Existing drainage generally flows from the south the north. The applicant does not depict new grading for the site. Three dry wells will be provided to capture runoff. The applicant must depict the proposed grading, to show that excess runoff will be captured on site. The applicant should also depict the location of roof leaders, if any.

The Engineering Report must illustrate the drainage area for each dry well, and include calculations to show that each dry well is appropriately sized for at least a 10-year storm.

Dimension text, survey bearings and notes, and other extraneous information should be deleted from C-101 for improve readability.

**Water:** The proposed water service connects to a 10" main along Bradley Street. The new service line should be depicted in a dark line style, and labeled as 2" Type K Copper.

The applicant should add the following note to the utility 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."

**Sewer:** The connection to the sanitary main in Burdick Street should be labeled as SDR-35 PVC Wye 8"x8"x6". A sanitary sewer lateral connection detail must be provided on the detail sheet.

**Overhead Utilities:** The applicant must depict on the demolition plan which overhead utility lines are to be removed, and delete them from the site development plans.

It is not clear whether power to the garage, vacuum stands, and exterior lighting will provided by overhead wires or by buried conduit. The applicant should depict the power source for these features on the utility plan.

**Landscaping:** The existing landscaping on the site consists of a few trees, grass areas and a brush line at the rear of the property. The existing trees are proposed to be removed along with a portion of the brush line. The proposed landscaping consists of a line of fir trees along a portion of the northern property line, fir trees on the north side of the existing garage, shrubs near the corner of Bradley St. and Burdick St., and several lawn areas. A 10' section of the existing brush line will also be maintained along the east side of the property.

While comparing the proposed plan with the Planning Board's adopted Landscaping and Buffer Zone Guidelines, there are several areas where the plan is lacking. First, the guidelines suggest a 15' wide landscaped strip along the street right-of-way. On Bradley St., the landscaped area only consists of grass and the width varies from 10' down to 4'. There is a large landscaped area on the corner but it changes to a 5' grass strip on Burdick St. along the edge of the building. If the applicant were to realign the two parking spaces to be perpendicular with the garage, make them standard size (9'x18') and leave 24' behind them for a drive aisle, there would be room to shift the building east approximately 5', which would increase the size of landscaped area along Bradley Street. This would allow for the planting of 2-3 large maturing deciduous trees per the guidelines.

Increasing the width of the Burdick St. landscaped strip will be difficult given the size of the building and width of the lot, however, it could be improved with the addition of one large maturing deciduous tree between the proposed sign and the building and two small maturing trees between the two sidewalks on the south side of the building.

Since the property located to the east is zoned Residence "B", the Section 310-59, Paragraph A of the Zoning Ordinance requires a 5'-15' landscaped buffer. The applicant is proposing a strip of land the measures between 14' and 22' along the residential border. The residential district would be buffered by maintaining 10' of an existing brush line. The Planning Board will have to decide whether this buffer will adequately separate and screen the land uses or whether additional measures such as plantings and fencing will be needed.

Finally, the landscaping details are incomplete. The applicant should provide a planting schedule that depicts the botanical name and common name of each tree and shrub species, their sizes and quantities along with tree and shrub planting details.

**Miscellaneous:** The applicant must provide at least one wet-stamped copy of the site plans, by a licensed PE or RA, and at least one copy of the boundary and topographic survey wet-stamped by a PLS.

The applicant should revise the street labels for better readability.

The site boundary should be darkened on the site plan for clarity. The bearings and survey notes should be deleted from the site plans.

The linestyles for water, sewer, storm, gas and electric should be differentiated on the utility plan to improve clarity.

The applicant should include a cut sheet for the vacuum stands on the detail sheet.

The applicant must provide copies of all correspondence with NYSDOT regarding the driveway improvements on Bradley Street.

The applicant must obtain the following permits prior to construction: Sanitary Sewer Permit, Water Supply Permit, General City Permit, NYSDOT Highway Work Permit, and Building Permit.

### **Summary:**

1. The applicant shall clarify site vehicle circulation, and depict paint and signage for any one-way drive lanes or driveways.
2. Curb cuts shall be rebuilt to city standards.

3. The applicant shall provide an asphalt pavement detail for the parking lot.
4. The applicant shall replace all substandard sidewalk sections to meet city specifications. The Burdick Street survey monument must not be disturbed, and a letter stating as such must be submitted by a PLS to the Engineering Department.
5. The applicant shall depict proposed grading on the drainage plan, and the location of roof leaders, if any.
6. The Engineering Report shall be revised to illustrate the drainage area for each dry well, and include calculations to show that each dry well is appropriately sized for at least a 10-year storm.
7. The applicant shall delete dimension text, survey bearings and notes, and other extraneous information from C-101 for improved readability.
8. The proposed water service shall be labeled as 2" Type K Copper, and depicted with a darker line style.
9. The applicant shall add the following note to the utility 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."
10. The applicant shall label the sanitary main connection in Burdick Street as SDR-35 PVC Wye 8"x8"x6".
11. A sanitary sewer lateral connection detail must be provided on the detail sheet.
12. The applicant shall depict overhead utility removal on the demolition plan, and delete removed lines from the site development plans.
13. The applicant shall depict or describe the electric service for the buildings, lights, and other site features.
14. The applicant shall shift the building 5' to the east to increase the size of landscaped area along Bradley Street to accommodate the planting of 2 large maturing deciduous trees per the Landscaping and Buffer Zone Guidelines.
15. The applicant shall plant one large maturing deciduous tree between the proposed sign and the building and two small maturing trees on the south side of the building.
16. The applicant shall provide a planting schedule that depicts the botanical name and common name of each tree and shrub species, their sizes and quantities along with tree and shrub planting details.
17. The applicant shall provide at least one wet-stamped copy of the site plans, by a licensed PE or RA, and at least one copy of the boundary and topographic survey wet-stamped by a PLS.
18. The applicant shall revise the street labels for better readability.
19. The site boundary shall be darkened on the site plan for clarity. The bearings and survey notes shall be deleted from the site plans.
20. The applicant shall differentiate the linestyles of the water, sanitary, storm, gas, and electric services to improve clarity.
21. The applicant shall provide a cut sheet for the vacuum stands.
22. The applicant shall provide copies of all correspondence with NYSDOT regarding the driveway improvements on Bradley Street.

cc: City Council Members  
Robert J. Slye, City Attorney  
Justin Wood, Civil Engineer II  
Anthony Doldo, 816 Bradley St