



MEMORANDUM

City of Watertown Planning Office

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Watertown, New York 13601

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TO: Norman J. Wayte II, Chairman, Planning Board

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

SUBJECT: Site Plan Approval – 440 State Street

DATE: October 27, 2010

Request: Site Plan Approval for the construction of a 2,000 square foot Dunkin' Donuts restaurant at 440 State Street, Parcel Number 12-03-220.

Applicant: Robert C. Abbott Jr., Architect on behalf of ESW Realty LLC.

Proposed Use: Restaurant.

Property Owner: Route 57 Development LLC.

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 Action	County Planning Board Review Required: No
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Zoning Information:

District: Commercial	Maximum Lot Coverage: None
Setback Requirements: None	Buffer Zone Required: Yes-Along Rear Prop. Line

Project Overview: The proposed project involves the construction of a new 2,000 square foot Dunkin' Donuts restaurant. The project is located at the intersection of Mechanic Street on a vacant portion of the site that includes Little Caesar's Restaurant. The building includes a drive thru, the construction of a parking area and site landscaping.

Parking: The existing site is one parcel that contains two buildings consisting of a 1,200 sq. ft. Little Caesar's building and a 6,050 sq. ft. building that was a former body shop. Subdivision of the lot into three parcels was approved in 2009. Each future parcel must be evaluated individually for compliance with the parking requirements. The Dunkin' Donuts property requires 10 parking spaces based on the proposed size of the building. The site plan depicts 21 spaces on the Dunkin' lot which exceeds the requirement. The Body Shop building is 6,050 sq. ft. but a large percentage of the building is garage space which would not count toward the parking calculation. The 18 spaces provided on the Body Shop lot plus the 5 garage spaces provide adequate parking for the lot at this time. If the use was changed, the parking requirement would have to be reevaluated. The Little Caesar's building is 1,200 sq. ft. and requires 6 parking spaces. 10 spaces are shown on that lot.

The site plan shows 2 handicapped parking spaces, but both of the spaces are on the body shop lot. A minimum of 1 handicap space and an 8' wide aisle must be located on the Dunkin' Donuts property. The overall site plan shows shared parking areas and entrances/exits. A written ingress/egress easement(s) and parking easement(s) for Lot #2 and Lot #3 must be provided and be depicted on the site plan.

Grading, Drainage and Utilities: The Engineering Department has reviewed the plans and has the following comments regarding these items:

1. A significant amount of the parking lot west of the proposed building sheet flows over the sidewalks onto State Street. Grading and drainage of the site must be addressed to contain as much runoff as possible onsite.
2. Add spot elevations and contours in the area of the entrance from State Street to show grading of the sidewalk ramps, curbing, and entrance ramp.
3. The proposed handicap parking spaces and aisle are too steep to meet the maximum slope requirements of ADA. The area must be re-graded or the handicap spaces must be relocated to an area that meets ADA requirements of a maximum 1/4" per foot slope.
4. Provide Storm Pipe Trench Detail.
5. Provide Connection to Existing Catch Basin Detail and specify rubber booted connections.
6. The proposed type of water service should be depicted on the Utilities Plan. Copper material shall be specified for a 1" water service.
7. Provide calculations for water pressure and fire flows to the proposed site.
8. Provide a Water Pipe Trench Detail.
9. Provide a Water Curbstop Detail that meets City Specifications.
10. The proposed type of sanitary sewer lateral should be depicted on the Utilities Plan. SDR-35 material shall be specified for a 4" lateral.
11. Provide calculations for sanitary flows and Grease Trap sizing. Also provide a detail for the proposed Grease Trap.
12. Provide a Sanitary Pipe Trench Detail.
13. Provide a Sanitary Lateral Connection Detail. A Fernco type coupling must be utilized.
14. Provide a Sidewalk Detail that meets City Specifications.
15. Provide a Handicap Ramp Detail.
16. Provide an Asphalt Paving Detail for City Streets that meets City Specifications.
17. Provide a Sign Installation Detail.
18. Provide a Lawn Restoration Detail.
19. Provide a Brick Paver Installation Detail.

Traffic Signal and Intersection Modification: The proposed plan shows the main entrance/exit to the site being constructed at the intersection of State St. and Mechanic St. In order to construct this access it will be necessary to relocate the existing traffic signal pole and mast arm and make modifications to the signal design. In order to evaluate the proposed changes there are several additional items that will have to be submitted:

1. A detailed traffic study on the existing and proposed condition/operation of the intersection at State Street and Mechanic Street including traffic counts and turning movement counts will have to be provided.
2. Plans and details of the traffic signal and intersection modification work are required.
3. Two existing traffic signal pullboxes, the pedestrian crosswalk signal, and the underground traffic conduit are missing and will have to be added to the site plan drawings.
4. Additional information and details need to be provided regarding the adjustment and/or relocation of pullbox frame and covers.
5. An AutoTurn Plan depicting vehicle turning movements and radii throughout the site must be provided.
6. Prior to issuance of a Building Permit, the traffic signal & intersection modifications must be approved by the City Engineer.

Lighting: The utilities plan shows 9 pole mounted light fixtures located around the perimeter of the site. A photometric plan included in the engineering report indicates that the average number of foot-candles provided on the site is 3.27.

Landscaping: The proposed landscaping plan includes a 4 ½' planting strip along the front (sidewalk) side of the site, a 7' strip along the Chop'n'Save building and a 7' strip along the rear of the property. Each of these planting areas includes only shrubs and perennials and no trees. Two trees are provided in proposed island areas located on left side front and rear corners of the site. With the exception of the interior parking lot landscaping, the proposed landscaping plan does not meet any of the minimum guidelines set forth in the Planning Board's Landscaping and Buffer Zone Guidelines.

The guidelines recommend that a 15' wide landscaped strip be provided adjacent to all public streets and that large deciduous trees spaced 40' on center with shrubs in between to screen the parking area be provided. As noted above, only 4 ½' is shown along the front and no trees are provided. Consideration should be given to increasing the size of the landscaped strip and at least 4 trees should be added in this location.

The guidelines also recommend an 8' wide landscaped strip around the perimeter of the parking lot with large maturing trees spaced 40' on center or small maturing trees spaced 20' on center. The site plan shows a 7' strip along the Chop'n'Save building with evergreen shrubs spaced 11' on center. The width of the landscaped strip is probably adequate and the shrubs are an appropriate choice along the building. The layout of the overall site is such that a full strip along the west property line would not be practical, however, the island separating the drive thru lane from the pass-lane could be widened and trees could be added.

The Zoning Ordinance requires a 5'-15' buffer zone along the rear of the site since the adjacent property is residentially zoned. A 7' width is shown, but the proposed retaining wall takes up 2' leaving a 5' planting space. The standards for buffer zones in between residentially zoned properties and commercially zoned properties such as this include a minimum of 15' wide landscaped strip with large maturing deciduous trees spaced 35' on center with planting beds in between or small to medium maturing deciduous trees spaced 20' on center with planting beds in between or large maturing evergreen

trees spaced 15' on center. Consideration should be given to increasing the width of the buffer and adding trees in this area.

While the site may not be large enough to meet all of the minimum standards noted above, an effort should be made to increase the size of the various planting areas and add trees in each of the locations. In order to increase the width of these areas, several of the one-way driving lanes could be made narrower and/or the angle of the parking spaces could be changed from 60° to 45°. The pass-lane along the east side of the building is 23' wide. This could be changed to 18' and still provide adequate one-way driving room while providing 5' of space to add to the landscaped area on the west side of the building. The same would be true along the rear and in the front of the site.

Other Comments: The proposed dumpsters are shown less than 15' from the neighboring property. The applicant will have to provide a letter from the adjacent property owner of 454 State Street (Chop'n'Save), consenting to the location of the dumpster or the dumpster will have to be relocated. A detail for Dumpster Fence enclosure (6' maximum height) will also have to be provided.

Any proposed signage for the project will not be approved as part of the site plan submission. Any proposed signage will be handled as a separate matter through the Bureau of Code Enforcement. Final approval for this application will be given by the City Council after a recommendation from the Planning Board.

Summary: The following lists several key issues that should be addressed:

1. A minimum of 1 handicap space and an 8' wide aisle must be located on the Dunkin' Donuts property.
2. A written ingress/egress easement(s) and parking easement(s) for Lot #2 and Lot #3 must be provided and be depicted on the site plan.
3. Grading and drainage of the site must be modified to contain as much runoff as possible onsite.
4. Spot elevations and contours in the area of the main entrance must be added to show grading of the sidewalk ramps, curbing, and entrance ramp.
5. The proposed handicap parking spaces and aisle are too steep and must be re-graded or the handicap spaces must be relocated to an area that meets ADA requirements of a maximum 1/4" per foot slope.
6. A Storm Pipe Trench Detail and a Connection to Existing Catch Basin Detail that specifies rubber booted connections must be provided.
7. Copper material shall be specified and depicted on the Utilities Plan for the 1" water service.
8. Calculations for water pressure and fire flows to the proposed site must be provided.
9. A Water Pipe Trench Detail and a Water Curbstop Detail that meets City Specifications must be provided.
10. SDR-35 material shall be specified and depicted on the Utilities Plan for the 4" sanitary sewer lateral.
11. Calculations for sanitary flows and grease trap sizing along with a detail for the proposed grease trap must be provided.
12. A Sanitary Pipe Trench Detail and a Sanitary Lateral Connection Detail utilizing a Fernco type coupling must be provided.
13. A Sidewalk Detail and an Asphalt Paving Detail for City Streets that meet City Specifications must be provided.
14. A Handicap Ramp Detail, Sign Installation Detail, a Lawn Restoration Detail and a Brick Paver Installation Detail must be provided.

15. A detailed traffic study on the existing and proposed condition/operation of the intersection at State Street and Mechanic Street including traffic counts and turning movement counts must be provided.
16. Plans and details of the traffic signal and intersection modification work must be provided.
17. Two existing traffic signal pullboxes, the pedestrian crosswalk signal, and the underground traffic conduit are missing and will have to be added to the site plan drawings.
18. Additional information and details need to be provided regarding the adjustment and/or relocation of pullbox frame and covers.
19. An AutoTurn Plan depicting vehicle turning movements and radii throughout the site must be provided.
20. Prior to issuance of a Building Permit, the traffic signal & intersection modifications must be approved by the City Engineer.
21. Consideration should be given to increasing the width of front, rear and west side landscaped areas by making the one-way driving lanes narrower and/or changing the angle of the parking spaces from 60° to 45°.
22. Trees should be added in the front, rear and west side landscaped areas to meet the type and spacing requirements identified in the Planning Board's Landscaping and Buffer Zone Guidelines.
23. The applicant must provide a letter from the adjacent property owner of 454 State Street consenting to the location of the dumpster or the dumpster will have to be relocated 15' from the property line.
24. A detail for Dumpster Fence enclosure (6' maximum height) must be provided.

cc: Planning Board Members
City Council Members
Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
Robert C. Abbott Jr.