



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 – Nice and Easy, 1622 Washington Street

DATE: October 27, 2014

Request: Approving the site plan for construction of an approximately 5,800 square foot convenience store and gas station at 1622 Washington Street, parcel 14-26-102.100

Applicant: Edward Valentine

Proposed Use: Convenience store, drive-through restaurant, gas station

Property Owner: KDM Alliance

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: November 25th

Zoning Information:

District: Commercial	Maximum Lot Coverage: N/A
Setback Requirements: F: 20', S: 5', R: 25'	Buffer Zone Required: None

Overview:

The applicant proposes to construct a 5,896 square foot convenience store on a vacant parcel on the west side of Washington Street near the city boundary. The facility will include drive-through coffee sales and 6 gas pump islands under a canopy.

This lot was the subject of a recent zone change request. It was previously split between several districts, and has now been consolidated to a uniform Commercial District. The lot was previously known as VL-10 Washington Street. A change of address order has been completed, and the proposed building will be numbered 1622 Washington.

The northern section of the lot is encumbered by two wide utility easements: 80' for overhead electric, and 50' for underground gas. These easements belong to National Grid. The applicant will have to avoid placing permanent structures within these areas.

Parking:	<p>The applicant provides 35 parking spaces—exceeding the minimum of 29.</p> <p>Some curb radii labels are missing—specifically the radii for the Hudson Lane driveway need to be marked.</p>
Vehicle Circulation:	<p>The drive-through circulation is counter-clockwise. The applicant proposes two curb cuts, one on Washington and one on Hudson. On Hudson Lane, traffic entering the site would need to stack while waiting to turn left (southward) to enter the site. On Washington Street, customers would have to either stack in the travel lane or proceed through the traffic light to Hudson Lane. Washington Street in this area has no center turn lane. Further, the nearby light currently lacks left-turn lanes or signals.</p> <p>The curb cut layout may be problematic. Potential issues include the short stacking distance on Hudson Lane, additional turning conflicts on Washington Street due to the new curb cut, and a negative impact on level of service for the nearby light. Further study of the traffic situation is warranted before the driveway configuration is finalized. The applicant must provide a Traffic Impact Analysis prepared by a qualified traffic engineer, which examines both internal circulation and the impact of additional traffic on nearby city infrastructure.</p> <p>The report should also include information on sight lines and distances for the Washington Street curb cut. The design should meet 2011 AASHTO Geometric Design of Highways and Streets guidelines. Peak hour traffic counts from the Coffeen Street location should be revised to reflect peak hour volume based on peak consecutive hour period.</p> <p>Regardless of the final driveway configuration, the Washington Street driveway should be shifted so that the typical wheel path does not cross the existing catch basin. The Hudson Lane driveway needs striping and traffic flow arrows, and additional detail on its curb tie-in should be included on the grading plan.</p>
Sidewalks & Curbing:	<p>The site currently has an asphalt multi-use trail along Hudson Lane which is functionally equivalent to a sidewalk. The applicant will be required to maintain the trail in the same manner as sidewalk, including clearing snow and maintaining a level surface, despite the non-standard paving material.</p> <p>The applicant depicts new sidewalks along the Washington Street margin. This will serve to reduce the size of the gap in the sidewalk along the western side of Washington Street as it extends out into the Town. The walkway is important in this location due to the lack of a hard shoulder. The street’s fog lines are located less than three feet off the curb; the only safe location for pedestrians is in the grass.</p> <p>This sidewalk needs to be depicted on the Utility and ESC Plan.</p> <p>The applicant should consider including a pedestrian connection between the rear of the building and Howell Road, although the steep grade may make this impractical.</p>
Lighting:	<p>The applicant will provide ten new light posts, with a mixture of single- and double-head fixtures. This lighting design causes spillage into both Hudson Lane and Washington Street that exceed the informal 0.5 foot-candle limit.</p>

Lighting will also be installed on the gas canopy and the building face.

Drainage & Grading:

The site has complex drainage issues and requires extensive regrading. Substantial amounts of fill will be required in the northwestern quadrant of the project area. An existing drainage swale, which directs the outflow from three 36” concrete pipes across the site, will be hard-piped underneath the proposed parking lot. The runoff handled by this system originates off-site, east of Washington Street.

The applicant will also be creating a stormwater management basin on the south side of the property to handle on-site runoff from the new paving. Roof drainage and roof leader locations are not depicted, and need to be included on the plan. The applicant needs to demonstrate that the stormwater treatment plan is sufficient to provide the required quantity treatment for a 100-year storm.

The City will not be taking ownership of the new piping for the off-site drainage. The applicant must revise the plan so that the headwall and outlet on the west side of Washington Street remain intact, and provide an alternate diversion structure to direct flow into the new pipes, rather than making a direct underground connection.

The Engineering Report should be revised to include 100-year storm calculations for the offsite stormwater culverts. The applicant must demonstrate that the Washington Street catch basins will not be adversely impacted by the elimination of the open swale.

The applicant will be placing fill and creating a new storm sewer outlet within National Grid’s utility easements. The applicant must seek approval for this work within the easement and provide copies of all correspondence to the Engineering Department.

Due to close proximity to a regulated wetland, the applicant will need to make a submittal to NYSDEC for approval of the hard-piped swale. A Stormwater Pollution Prevention Plan and Notice of Intent will be also be required by NYSDEC. The Erosion and Sediment Control plan and the SWPPP should include protection of City owned catch basins in the vicinity of the project.

The applicant should include a note requiring replacement of the 4” underdrain in Washington Street if encountered during excavation.

Water:

Water service will be provided from a 12” main in Washington Street. Water pressure information must be provided.

Although two water mains exist in Washington Street, the westernmost pipe is abandoned and needs to be marked as such on the utility plan and survey.

A note must be added to the plan: “All water main and service work must be coordinated with the City of Watertown Water Department. Water Department requirements supersede all other plans and specifications provided.”

Sewer:

The applicant will utilize a force main and grinder pump to connect to the gravity sewer main in Washington Street. The pump will be located grassy area south of the gas canopy.

The location of the pump control panel needs to be indicated on the utility plan. The

Engineering Report calls for a 4” gravity sewer, but the plans show 6”.

The pump has a high cycle time, which may result in odor issues. This must be addressed by the applicant.

A permit may be required from NYSDEC for a sanitary sewer extension. Typically these are required for projects that create new flow greater than 2,500 gallons per day. The Engineering Report indicates 1,000 gpd, but the applicant must demonstrate that anticipated water usage is calculated appropriately based on DEC guidelines, and seek a permit if necessary.

There are two well heads serving the nearby prison pump house. A permit from NYSDOH may be required for placing sewer facilities in close proximity to a drilled well water supply. The Town of Watertown should also be contacted, as one of the well heads is within their jurisdiction.

The applicant must provide copies of all correspondence regarding these permits and approvals to the Engineering Department.

Landscaping:

As this property is in a Commercial zoning district, there are several landscaped setbacks that are required to be on the plans. All of those setbacks have been met in terms of their physical size, however, their composition is lacking when evaluated against the Planning Board’s Adopted Landscaping and Buffer Zone Guidelines. The site is somewhat hampered because of several major utilities (and easements) that cross the property. There are high voltage electric lines, gas mains and storm sewers that cross the site on the north side along Hudson Lane. These areas will be restricted to grass areas and small planting beds with shrubs and full implementation of the guidelines will not be possible.

There are however, several places on the site where trees and landscaping can be added to improve the plan’s compliance with the landscaping requirements. Two large maturing street trees, spaced 40’ on center, along with planting beds, should be added along Washington Street, north of the entrance/exit area. On the northwest side of the site, four additional large maturing street trees, spaced 40’ on center should be added starting at the City boundary and ending just before the overhead electric easement. Planting beds should also be considered around the sign, at the entrance and exit areas and along the rear of the building.

A 4” City street tree is proposed to be removed on Hudson Lane for the new entrance and exit. Per City Code, Section 287-5, Paragraph D, whenever a person obtains permission to remove a tree from City owned land, they shall replace the tree by the caliper inch. This means replacement trees totaling 4” in diameter (i.e. two, 2” trees) shall be planted. The City would like the two replacement trees located in the right-of-way along Howell Road, spaced evenly in between the existing trees.

The applicant should provide a separate Landscaping Plan that clearly identifies tree removals and includes a planting schedule with species and size information.

Misc.:

A portion of the building site is located outside the City. This includes several parking spaces, a drive aisle, a dumpster enclosure, and a stormwater retention basin. For site features located outside the City, any permits, conditions, or requirements effected by

the Town of Watertown will supersede this site plan approval.

The applicant should revise the survey to include all existing and proposed easements on the site. Additional detail should also be provided for areas east of Washington Street, including utility and topographic information for the ditch east of the curb line, and the area around the sanitary sewer connection and offsite metering manhole. The survey should also be revised to depict the correct setbacks—the front yard should be on the Washington Street side.

The plan sets should be consolidated into a single bound package. The detail sheets have some duplication and conflict and should be consolidated. A graphical scale should be included and all prints should be at the same scale. The legend on the utility plans should match the survey legend. The utility plans and grading plans must show all below-ground features, including pipe sizes, inverts, etc.

Snow storage areas should be delineated.

A gas marker is located in the proposed Hudson Lane driveway. It should be marked for relocation on the site plan.

The applicant must coordinate with the Engineering Department and provide all required details prior to applying for a building permit.

Any proposed signage will be handled separately as an administrative permit by the Code Enforcement Bureau. Depiction of signage on a site plan submittal does not constitute approval.

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

Summary:

1. The applicant shall label all curb radii.
2. The applicant shall provide a traffic study and modify the curb cuts and driveways as directed by the City Engineer.
3. The applicant shall relocate the Washington Street driveway such that the typical wheel path does not cross the existing catch basin.
4. The applicant shall provide striping and flow arrows for the Hudson Lane, and depict additional detail on its curb tie-in on the grading plan.
5. The Washington Street sidewalk shall be depicted on the Utility and ESC Plan.
6. The applicant shall maintain the asphalt multi-use trail to the same standard as a sidewalk, including clearing snow and maintaining a level surface.
7. Roof drainage and roof leader locations shall be depicted on the drainage plan.
8. The applicant shall demonstrate that the stormwater treatment plan is sufficient to provide the required quantity treatment for a 100-year storm.

9. The applicant shall revise the plan so that the headwall and outlet on the west side of Washington Street remain intact, and provide an alternate diversion structure to direct flow into the new pipes, rather than making a direct underground connection.
10. The Engineering Report shall be revised to include 100-year storm calculations for the offsite stormwater culverts, and demonstrate that the Washington Street catch basins will not be adversely impacted by the elimination of the open swale.
11. The applicant shall acquire approval for work within the National Grid easement and provide copies of all correspondence to the Engineering Department.
12. The applicant shall acquire approval of NYSDEC for hard-piping the swale. A Stormwater Pollution Prevention Plan and Notice of Intent will be also be required by NYSDEC. The Erosion and Sediment Control plan and the SWPPP shall include protection of City owned catch basins in the vicinity of the project.
13. The applicant shall include a note requiring replacement of the 4" underdrain in Washington Street, if encountered during excavation.
14. The applicant shall demonstrate that water supply pressure is sufficient.
15. The westernmost water main in Washington Street is abandoned and shall be marked as such on the utility plan and survey.
16. A note shall be added to the plan: "All water main and service work must be coordinated with the City of Watertown Water Department. Water Department requirements supersede all other plans and specifications provided."
17. The applicant shall demonstrate that anticipated water usage is calculated appropriately based on DEC guidelines, and seek a permit if necessary.
18. The applicant shall acquire a permit from NYSDOH for placing sewer facilities in close proximity to a drilled well water supply. The Town of Watertown should also be contacted, as one of the well heads is within their jurisdiction.
19. Two large maturing street trees spaced 40' on center, along with planting beds, shall be added along Washington Street north of the entrance/exit area and four large maturing street trees spaced 40' on center shall be added on the northwest side of the site, starting at the City boundary and ending just before the electric easement.
20. Two, 2" diameter, large maturing street trees shall be planted in the Howell Road right-of-way, spaced evenly in between the existing trees, as replacements for the City tree that is required to be removed.
21. Planting beds shall be added around the sign, at the entrance/exit areas and along the rear of the building.
22. The applicant shall provide a separate Landscaping Plan that calls out all tree removals, and includes a planting schedule with species and size information.
23. For site features located outside the City boundary: any permits, conditions, or requirements effected by the Town of Watertown shall supersede this site plan approval
24. The applicant shall revise the survey to include all existing and proposed easements on the site, and add more detail for areas east of Washington Street, including utility and topographic information for the ditch east of the curb line, and the area around the sanitary sewer connection and offsite metering manhole.
25. The survey and plans shall be revised to depict the correct setbacks—the front yard should be on the Washington Street side.
26. The plan sets shall be consolidated into a single bound package.
27. Snow storage areas shall be delineated.

28. The applicant shall depict the gas marker in the Hudson Lane driveway and call out relocation.
29. The applicant must coordinate with the Engineering Department and provide all required details prior to applying for a building permit.

cc: City Council Members
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