



MEMORANDUM

CITY OF WATERTOWN PLANNING OFFICE

245 WASHINGTON STREET, ROOM 304

WATERTOWN, NEW YORK 13601

PHONE: 315-785-7730 – FAX: 315-782-9014

TO: Planning Board Members

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

SUBJECT: Waiver of Site Plan Approval – 1222 Washington St

DATE: September 25, 2013

Request: Waiver of Site Plan Approval for the construction of a 508 square foot building addition to the Sunoco A-Plus store at 1222 Washington Street, parcel 14-13-201

Applicant: Tom Boje, Sunoco

Proposed Use: Gas station, convenience store

Property Owner: Sunoco Inc.

Submitted:

Property Survey: Yes	Preliminary Architectural Drawings: Yes
Site Plan: Yes	Preliminary Site Engineering Plans: Yes
Vehicle and Pedestrian Circulation Plan: No	Construction Time Schedule: No
Landscaping and Grading Plan: Grading only	Description of Uses, Hours & Traffic Volume: Yes

SEQRA: Type II Action	County Review Required: No
-----------------------	----------------------------

Zoning Information:

District: Neighborhood Business	Maximum Lot Coverage: 40%
Setback Requirements: 20' Fr, 5' Sd, 25' Rr	Buffer Zone Required: 5' to 15' on the west

Project Overview: After receiving an unfavorable response to previous proposals (October-December 2011) to expand the A-Plus store on the subject site, the applicant is now proposing a much smaller building addition plus minor site improvements.

The previous proposal required a zone change and site plan approval and included the complete demolition and reconstruction of the store and total redevelopment of the site. The current proposal will simply expand the footprint of the existing store, staying within the current Neighborhood Business boundary.

The Planning Board may waive site plan approval if it determines that this proposal meets the criteria for a waiver listed in Section 310-55 of the Zoning Ordinance:

- 1) Does not involve a change in the boundaries of the property, and
- 2) Does not represent the initial building on the property, and
- 3) Is minor and incidental in size to the existing building pattern, size and coverage on the property, but in no event shall exceed 2,500 square feet, and
- 4) Does not effectively change or impair the overall grading, circulation, drainage, utility services, and appearance and visual effect of the property and is also otherwise consistent with all purposes of this chapter.

Staff has processed this application as a site plan waiver as it appears the application meets these criteria.

The project parcel is split between two zoning districts. The portion of the site within 100' of the Washington Street margin, which contains the store and most of the parking, is Neighborhood Business, while the remainder of the site is Residence A.

Parking: The proposal exceeds the requirements of the ordinance by 2 spaces.

Drainage and Grading: The proposal makes negligible changes to the existing conditions. A small area of green space will be restored near the northwest corner of the site, so the total impervious area will actually be reduced slightly.

Landscaping: The existing landscaping consists of several trees, shrubs and perennials located in a landscaped island on the southeast corner of the property. The rear of the site is also wooded. No new landscaping is proposed other than a new grass area around the dumpster enclosure.

The site is not fully compliant with the Landscaping and Buffer Zone Guidelines, but the small scope of the project does offer much opportunity for additional landscaping. However, Staff recommends the installation of 4 evergreen trees in the restored lawn area north and west of the dumpster enclosure. This would provide a year-round visual buffer between the enclosure and nearby residential properties. Additional opportunities for landscaping are possible on the site but would require the removal of existing pavement areas.

Other Comments: The dumpster enclosure depicted uses chain link fencing with vinyl interleaving. While chain link is permitted in this location, wood or vinyl stockade fencing may be more appropriate.

All site lighting and building lighting shall be depicted on the site plan.

The property owner will be required to obtain a Building Permit through the Bureau of Code Enforcement as well as a Sign Permit for any proposed signage for the project.

Since the proposed construction and expansion of the facility involves less than 4,000 square feet of gross floor area and the action does not involve a change in zoning or a use variance and is consistent with local land use controls, the project is considered a Type II Action as defined by SEQR. Type II Actions do not require SEQR review, and the Short Environmental Assessment Form does not need to be completed by the Planning Board for this project.

Summary:

1. The applicant shall provide a total of 4 evergreen trees to be located to the north and west of the dumpster enclosure.
2. All site lighting and building lighting shall be depicted on the site plan.

cc: Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
Brian Burri, Bergmann Associates
Tom Boje