



CITY OF WATERTOWN, NEW YORK

CITY PLANNING BOARD
ROOM 304, WATERTOWN CITY HALL
245 WASHINGTON STREET
WATERTOWN, NEW YORK 13601-3380
(315) 785-7740

MEETING: March 1, 2016

PRESENT:

Larry Coburn, Chairperson
Linda Fields
Neil Katzman
Anthony Neddo
Steve Rowell

ALSO:

Michael A. Lumbis, Planner
Jeffrey Polkowski, Planner
Geoffrey Urda, Planner

ABSENT:

Michelle Capone

The March 1, 2016 Planning Board Meeting was called to order at 3:02 PM by Planning Board Chair Larry Coburn. Mr. Coburn called for a reading of the Minutes from the February 2, 2016 Planning Board Meeting. Mr. Katzman made a motion to accept the minutes as written. The motion was seconded by Ms. Fields and all voted in favor.

ZONE CHANGE

**724 AND 728 WASHINGTON STREET – PARCELS 14-01-139.000 AND 14-01-101.000
LIMITED BUSINESS TO HEALTH SERVICES**

AND

**110, 150, 154 and 158 WOODRUFF STREET – PARCELS 14-01-102.000, 14-01-112.000,
14-01-113.000 AND 14-01-114.000
RESIDENCE B TO HEALTH SERVICES**

The Planning Board then considered a request submitted by Timothy F. Titus of Aubertine and Currier, PLLC on behalf of Samaritan Medical Center to change the approved zoning classification of 724 and 728 Washington Street, Parcel Numbers 14-01-139.000 and 14-01-101.000 from Limited Business to Health Services and to change the approved zoning classification of 110, 150, 154 and 158 Woodruff Street, Parcel Numbers 14-01-102.000, 14-01-112.000, 14-01-113.000 and 14-01-114.000 from Residence B to Health Services.

Matt Morgia of Aubertine and Currier, PLLC, as well as Thomas Carman and Chris Bastien of Samaritan Medical Center were in attendance to represent the request. At this time, Mr. Coburn stated for the record that he is on the Patient Family Council for Samaritan Medical Center, but that he had no financial or personal interest in this matter.

Mr. Morgia began by saying that the request was fairly straightforward. Mr. Morgia drew the Planning Board's attention to a map of the hospital and the surrounding blocks. He identified Samaritan Medical Center on the map and then identified all six parcels for which the applicant was requesting a zone change.

He noted that some of the parcels were at the western end of Woodruff Street and some were at the eastern end of the street. He then identified a pair of parcels in the middle of Woodruff Street, where there is an existing parking lot. Mr. Morgia said that these parcels were re-zoned to Health Services in 2004 when the existing parking lot was constructed.

He added that all of the parcels in question were owned by Samaritan Medical Center and said that the intent was for them to become part of a new parking lot that would support a future construction project to be submitted within a month. He then asked if the Planning Board had any questions.

Ms. Fields asked if the house on the corner of Woodruff Street and Washington Street would be coming down. Mr. Morgia replied in the affirmative. Mr. Neddo asked if any owners of neighboring properties had expressed any concerns. Mr. Bastien replied that Samaritan Medical Center had reached out to all of the neighboring landowners and none of them had any objections to the project.

Mr. Polkowski added that letters went out to the owners of every property within 100 feet of any of the parcels proposed to be re-zoned. Mr. Lumbis added that City Council would schedule a public hearing before acting on the request and that these property owners would be also notified of this hearing in advance.

Mr. Katzman then asked if there would be any potential negative impacts on the neighborhood. Mr. Lumbis replied that if the hospital did not expand its parking, then you could have a situation where parking is overflowing onto the streets. He said that because the hospital is planning two major expansions, that parking has to be increased.

Mr. Katzman followed up by asking if there was any specific negative impact to the neighborhood that could result from this action. Mr. Lumbis replied that there would likely be a visual impact, but that buffers and aesthetics would be considered as a part of the site plan review process.

Mr. Katzman then said that the corner of Pratt Street and Sherman Street is a pretty ugly corner. He added that Washington Street is a beautiful street and he would like to see it remain aesthetically pleasing there, or at least as pleasing as possible. Mr. Coburn commented that this was a part of the next phase of review. Mr. Lumbis echoed this comment, and reiterated that aesthetics will be a part of the site plan review once that was submitted.

Mr. Lumbis added that what the Planning Board needed to consider today was all of the uses permitted in the new zoning district, such as additional medical buildings, and whether those would be good for the neighborhood. Ms. Fields noted that all of these parcels were owned by the hospital, and there was no reason to believe that anything would occur that was out of conformance with the hospital's long-term plans.

Mr. Katzman then asked if Samaritan Medical Center would take over Woodruff Street like the hospital had taken over Pratt Street. Mr. Bastien replied in the negative, and said he did not foresee that ever happening as Woodruff Street is a secondary entrance to the emergency department.

Mr. Katzman then moved to recommend that City Council approve the zone change request submitted by Timothy F. Titus of Aubertine and Currier, PLLC on behalf of Samaritan Medical Center to change the approved zoning classification of 724 and 728 Washington Street, Parcel Numbers 14-01-139.000 and 14-01-101.000 from Limited Business to Health Services and to change the approved zoning classification of 110, 150, 154 and 158 Woodruff Street, Parcel Numbers 14-01-102.000, 14-01-112.000, 14-01-113.000 and 14-01-114.000 from Residence B to Health Services. The motion was seconded by Ms. Fields and all voted in favor.

**WAIVER OF SITE PLAN APPROVAL
505 WASHINGTON STREET – PARCEL # 11-05-214.000**

The Planning Board then considered a request for a waiver of site plan approval submitted by Timothy F. Titus of Aubertine and Currier, PLLC on behalf of Washington Street Properties, LLC for the construction of an approximately 2,408 square-foot parking lot expansion located at 505 Washington Street, Parcel Number 11-05-214.000.

Matt Morgia of Aubertine and Currier, PLLC was in attendance to represent this project as well. At this time, Mr. Katzman stated for the record that Brian Murray of Washington Street Properties, LLC, the applicant for this waiver, was a customer of his.

Mr. Morgia began by saying that the apartment buildings on the site were under renovation now. He said that there were 20 units in the main building and eight units in the carriage house. He then said that Washington Street Properties had recently repaved and restriped the parking lot. However, the lot did not have as many parking spaces as it did previously, so Washington Street Properties asked Aubertine and Currier to look at expanding the lot, adding spaces and performing additional restriping.

Mr. Morgia said that one entrance to the lot exists now and that another entrance would be created to access additional parking spaces. Mr. Morgia also acknowledged the presence of a construction dumpster on the site. He said that historically, a smaller, five-yard dumpster had been placed on the concrete pad at the southern end of the site.

Mr. Coburn then asked if Mr. Morgia wanted to discuss the summary items in Staff's memorandum. Mr. Morgia then addressed Staff's concern that the access aisle for the proposed accessible parking space at the northern end of the site was not wide enough to meet New York State Code. Mr. Morgia said the recommendation was to widen the access aisle by removing one of the three parking spaces in this cluster, which would also allow for a hatched buffer between the northernmost parking space and the City sidewalk. Mr. Morgia said that removing one space to meet these objectives would reduce the total number of spaces on the site

from 33 to 32, which would still meet the minimum of 31. He said that the applicant would accept this recommendation.

Mr. Morgia then addressed the next summary item, and said that the applicant would also obtain written permission from the neighboring property owner to place a refuse container within 15 feet of the property line.

Ms. Fields asked about the summary item that dealt with grading and drainage onto adjoining parcels. Mr. Urda replied that this was a concern of the City Engineering Department. Mr. Urda said that Brian Drake, who normally represents Engineering at Planning Board meetings, was unable to attend, but explained that Mr. Drake's concern was that some drainage was being directed towards a neighboring property, which was alright, but that Engineering wanted to ensure that no drainage would be directed across the property line and onto the neighboring parcel.

Ms. Fields asked how this condition would be monitored since this application was for a waiver of the requirements of site plan approval. Mr. Morgia said that the applicant would still need to go through the permitting process and that he expected Mr. Drake to verify adherence to this condition prior to issuing any permits.

Ms. Fields then asked if any landscaping was proposed for the site. Mr. Morgia replied that the asphalt, as it exists now, extends all the way to the sidewalk, making any landscaping difficult. Mr. Katzman acknowledged that this was a difficult situation for landscaping, and said that you've got to give in a little bit to make progress happen.

Ms. Fields then asked if Mr. Morgia had the letter of consent from the neighboring landowner for the dumpster near to the property line. Mr. Morgia replied that he did not, but that Aubertine and Currier would obtain the letter and submit it to the City Engineering Department.

Ms. Fields then moved to approve the request for a waiver of site plan approval submitted by Timothy F. Titus of Aubertine and Currier, PLLC on behalf of Washington Street Properties, LLC for the construction of an approximately 2,408 square-foot parking lot expansion located at 505 Washington Street, Parcel Number 11-05-214.000, contingent upon the following:

1. The applicant shall reconfigure the cluster of three parking spaces adjacent to the northern edge of the main building; reducing the number of spaces from three to two, in order to provide an adequate access aisle for the accessible space and to provide adequate separation between the northernmost space and the City sidewalk.
2. The proposed parking expansion shall be graded such that drainage is not directed onto adjoining parcels.

3. The applicant shall obtain written consent from the neighboring property owner or lessee at 513 Washington Street to place a refuse container within 15' of the property line.
4. The applicant must obtain the following permits, minimally, prior to construction: a Building Permit and a General City Permit.

Mr. Neddo seconded the motion and all voted in favor.

**SITE PLAN APPROVAL
1240 ARSENAL STREET – PARCEL # 8-53-118.000**

The Planning Board then considered a request for site plan approval submitted by Ryan Churchill of GYMO, DPC on behalf of Patrick Donegan of VDI Properties, LLC for the construction of an approximately 6,066 square-foot building and a 29-space parking lot located at 1240 Arsenal Street, Parcel Number 8-53-118.000. Mr. Churchill and Mr. Donegan were both in attendance to represent the project.

Mr. Churchill began by showing the Planning Board a satellite view of the existing site. He then drew the Planning Board's attention to the proposed site plan, noting that they had made some changes from their original submission.

Mr. Churchill said that in addition to the comments in Staff's memorandum, his team had also received feedback from Goodyear. He said that Goodyear had asked for the dumpster to be rotated and the main entrance to be tightened up. He then noted that as a result of these changes, the proposed number of parking spaces had been reduced from 30 to 29.

Mr. Churchill then said that he wanted to compare the proposed facility to the Blockbuster Video building. He said that the Blockbuster building was approximately 5,500 square feet. He then said that Staff had requested an exact square footage for the proposed building, and that he had measured it at 6,066 square feet. He added that the site would look very similar to how it does now.

Mr. Churchill said that the main entrance would continue to be on Arsenal Street, and that the drive aisles would continue to be two-way throughout the parking lot. He said that the parking spaces were all proposed to be 18' x 9'. Mr. Churchill added that Goodyear is very strict about its ADA policy. He said that Goodyear wants ADA accessibility, not only to the showroom, but also to City sidewalks.

Mr. Churchill then informed the Planning Board that while the project meets all of setback requirements, the Zoning Ordinance requires a 15-foot landscaped buffer on a Commercial property that must be within the front parcel boundary. He said that although the property line is situated such that most of the landscaped buffer is outside of the applicant's property, that his team had appeared before the Zoning Board of Appeals (ZBA) and been granted a variance for relief from this requirement.

Mr. Churchill then said that it was the intention to re-use all of the main utilities that currently serve the Blockbuster building. He did note that they would have to add a grease trap. He added that for water, they proposed tapping the hydrant leg in front of the property to increase the size of the water service.

Mr. Churchill said that as far as stormwater was concerned, that this site was under an acre, so a SWPPP was not required. He acknowledged the presence of a New York State Department of Transportation (DOT) easement across the property, and the need to submit details to the DOT.

Mr. Churchill then distributed color elevation drawings of the proposed building to the members of the Planning Board. Ms. Fields asked about the exterior lighting. Mr. Churchill pointed out the locations of all the mounted wall packs on the elevation drawings and then directed her to look at Drawing C-103 and said that all wall packs and light poles were identified there.

Mr. Churchill then informed the Planning Board that he still had two variance requests pending before the ZBA; both of them regarding signage. He said that the large “Stateway Plaza” sign in the front of the parcel counts against the owner’s allowed 200 square feet of signage and that they wanted their full 200 square feet. It also counts towards the limit of one freestanding sign per parcel, and Goodyear wants its own freestanding sign.

At this time, Mr. Donegan stood and addressed the Planning Board directly. Mr. Donegan said that at one time in Stateway Plaza’s history, prior to the existence of any of the development that surrounds it now; there was just Stateway Plaza and its entrances, and the City was probably trying to help them out. He then said that somebody somewhere worked all this out and Blockbuster had their own sign, so they legally had two. Mr. Donegan said that Goodyear needs its own sign, and emphasized that they just want the same signage that every other business has, and expressed his hope that the matter could be sorted out.

Mr. Lumbis then reminded the Planning Board that this issue did not affect the decision that they were making today. Mr. Lumbis noted that sign permitting was a separate process that the applicant would have to go through, and that it need not have any bearing on the site plan approval process. Mr. Donegan then said that he understood that they were separate processes, but that he wanted to keep the Planning Board updated on what was going on.

Mr. Katzman then asked if the site will drain into the DOT-owned pond behind the property. Mr. Churchill replied in the affirmative and identified on the site plan where all the catch basins were.

Mr. Polkowski asked about pervious asphalt and asked if any such designs could be submitted to the City Engineering Department. Mr. Donegan replied that the Blockbuster building has an existing strip of grass along the back wall of the building. He said it was presently unclear if any pervious surface would be lost or not, and that no replacement of pervious surface may even be necessary.

Mr. Coburn then asked if Mr. Churchill would like to go through the summary items in Staff's memorandum one-by-one. Mr. Churchill agreed, and first addressed the requirement to obtain DOT permissions, which he said his team would do.

Mr. Churchill then addressed the second summary item; a Vehicle and Pedestrian Circulation Plan. He pointed to the updated site plan, which depicted the movements of a refuse vehicle and a City fire truck. Mr. Urda asked about vehicular movements into and out of the service bays. Mr. Churchill replied that all vehicles would back out of the bays where they had work performed, and said that he was not sure why the service area had to be called a "drive-through."

Mr. Urda then asked about anticipated traffic volume. Mr. Churchill replied that it was estimated at 25 vehicles per hour during peak hours. Mr. Donegan added that this volume was actually less than that generated by the Blockbuster Video.

Mr. Churchill then addressed the third summary item, which required light from all sources to be depicted on the Photometric Plan. He said that some light sources were not on the applicant's property, and he was concerned about spillage generated by lights that did not belong to the property owner. Mr. Urda said that the lighting information should be accurate on the plan, and that it should not depict 0.0 footcandles directly under an existing light pole. Mr. Churchill replied that they would identify light from all sources on the revised plan.

Mr. Churchill then addressed the fourth summary item, which dealt with SWPPP updates. He said that the disturbance was under an acre, so a SWPPP was not required, but that he would work with Brian Drake if needed. Mr. Lumbis replied that Mr. Drake may have wanted verification that the site was not part of a larger SWPPP or would have wanted an update if it were.

Mr. Churchill then addressed the fifth summary item, which asked for hours of operation. He said that the proposed hours of operation were the same as at the existing Goodyear on Court Street. He said that they were 7 am – 6 pm on Monday – Friday, 8 am – 6 pm on Saturday and 8 am – 5 pm on Sunday.

Mr. Churchill then addressed the sixth summary item, which required space for snow storage to be identified on the site plan. Mr. Churchill said that there was no big area to store snow on the site, but that there were plenty of small areas that will do the job on aggregate, and that his team would revise the site plan to identify them.

Mr. Churchill then noted that the last two summary items both dealt with the permitting process and pledged to abide by them. He then asked if any members of the Planning Board had any additional questions.

Mr. Katzman asked if there was a right-of-way connecting the site with the neighboring Pearle Vision property. Mr. Churchill replied that there was an easement granting ingress and egress from the private street (Stateway Plaza entrance) to the Pearle Vision parking lot. Mr. Donegan then said that between the easement and the DOT taking in front of the property that he was boxed in.

Mr. Lumbis then noted that the Planning Board could remove Summary Item No. 5, since the applicant had stated the proposed hours of operation for the record at this meeting. Ms. Fields then asked if the Planning Board had any SEQR responsibilities in this matter. Mr. Lumbis replied that City Council would complete the SEQR form.

Mr. Neddo then made a motion to recommend that City Council approve the request for site plan approval submitted by Ryan Churchill of GYMO, DPC on behalf of Patrick Donegan of VDI Properties, LLC for the construction of an approximately 6,066 square-foot building and a 29-space parking lot located at 1240 Arsenal Street, Parcel Number 8-53-118.000 contingent upon the following:

1. The applicant shall obtain all necessary permissions from NYSDOT and forward appropriate documentation to the City Engineering Department.
2. The applicant shall provide a Vehicle and Pedestrian Circulation Plan that shows the movements of a delivery or refuse vehicle as well as a City fire truck, clarifies vehicular entrance to and exit from the drive-through bays and includes anticipated traffic volumes.
3. The applicant must revise the Photometric Plan to include the light output of the existing light poles located on the east side and west sides of the property.
4. The applicant shall perform any required SWPPP updates and submit them to the DEC.
5. The applicant shall identify areas for snow storage on the site plan.
6. The applicant must address all concerns listed in the “Other Engineering Comments” section of the February 25, 2016 Planning Office memorandum to the satisfaction of the City Engineering Department prior to the issuance of any permits.
7. The applicant must obtain the following permits, minimally, prior to construction: Demolition Permit, Building Permit, Water Supply Permit, Sanitary Sewer Permit, General City Permit, Sign Permit and Fence Permit.

Mr. Rowell seconded the motion and all voted in favor.

Mr. Urda then asked if there was a motion to adjourn. Mr. Neddo then moved to adjourn the meeting. The motion was seconded by Mr. Coburn and all voted in favor. The meeting was adjourned at 3:42 PM.