



CITY OF WATERTOWN, NEW YORK

CITY PLANNING BOARD
ROOM 302, WATERTOWN CITY HALL
245 WASHINGTON STREET
WATERTOWN, NEW YORK 13601-3380
(315) 785-7730

MEETING: August 5, 2014

PRESENT:

Sara Freda, Chair
Michele Capone
William Davis
Lin Fields
Neil Katzman

ALSO:

Kenneth A. Mix, Planning and Community
Development Coordinator
Michael Lumbis, Planner
Andrew Nichols, Planner
Justin Wood, Civil Engineer II

ABSENT:

Larry Coburn
Lori Gervera

The August 5, 2014 Planning Board Meeting was called to order at 3:00 PM by Planning Board Chair Sara Freda. Mrs. Freda then called for a reading of the Minutes from the July 1, 2014 Planning Board Meeting. Mrs. Fields made a motion to waive the reading of the Minutes and accept them as written. The motion was seconded by Mr. Katzman, and all voted in favor.

SUBDIVISION FINAL PLAT

623 MILL STREET – PARCEL 2-05-115

The Planning Board then considered a request submitted by Michael Battista, PLS for the two-lot subdivision of 623 Mill Street, parcel 2-05-115.

Mr. Battista approached the board and explained that his client wanted to split the property in order to adjust the southerly line. He brought updated survey plats showing a 5' side yard setback as requested in the Staff Report. He explained that the client would combine the resulting lots.

Mr. Katzman asked what the purpose of the lot line adjustment is.

Mr. Battista said that Cozzi Monuments currently uses both 623 and 619 Mill Street for their operation, but they want to separate the house at 623 Mill Street from the commercial use at 619.

Mrs. Freda then read the questions from Part II of the Short Environmental Assessment Form. The Board answered "no" to all questions.

Ms. Capone then moved to issue a negative declaration of environmental impact under the provisions of the State Environmental Quality Review Act.

Mrs. Fields seconded, all voted in favor.

Mrs. Freda read the notice of public hearing, and declared the hearing open, at 3:06 pm. No one spoke, and the hearing was closed at 3:07 pm.

Mr. Katzman moved to approve the request submitted by Michael Battista, PLS for the two-lot subdivision of 623 Mill Street, parcel 2-05-115, as submitted on July 22, 2014, subject to the following conditions:

1. The applicant shall adjust the proposed plat so that the garage at the rear of 623 Mill Street is set back from the new property line by a minimum of 5' along its south face.
2. After approval, the applicant shall combine proposed "Lot 3" with parcel 2-05-116 by filing a deed with county clerk describing them as a single parcel.

Mr. Davis seconded, all voted in favor.

**SITE PLAN WAIVER – AFGRITECH
200 WILLOW STREET – PARCEL 9-43-103**

The Board then considered a request submitted by Harold Rozanski of Afgritech, LLC, for construction of four silos and a storage building totaling 2,337 square feet, at 200 Willow Street, parcel 9-43-103.

Mr. Rozanski approached the board and distributed an updated site plan. He explained that the additional silos would help increase their output capacity.

Mr. Katzman asked if there was any risk of leakage or runoff from the silos.

Mr. Rozanski said that the silos would be sealed, as their product is dry. There would be no discharge or runoff.

Mr. Katzman asked if there would be any odor or environmental impact.

Mr. Rozanski said that there would be no additional impact.

Mrs. Freda asked how the silos would be loaded and unloaded.

Mr. Rozanski said that conveyors would be located at the top and bottom of the silos.

Mr. Katzman moved to approve the request submitted by Harold Rozanski of Afgritech, LLC, for a waiver of site plan approval for construction of four silos and a storage building totaling 2,337 square feet, at 200 Willow Street, parcel 9-43-103, as submitted on July 18, 2014, subject to the following conditions:

1. The applicant shall revise the site plan to show all proposed construction on a single plan sheet.
2. The applicant shall locate and depict all utilities within the vicinity of proposed construction, specifically the water line which runs along the eastern property line.

Mrs. Fields seconded, all voted in favor.

**SITE PLAN APPROVAL – RENT-A-RIDE
912 ARSENAL STREET – PARCEL 8-05-102**

The Board then considered a request submitted by Cole Investment Group for construction of a 572 square foot building addition, plus a 5,094 square foot parking area, at 912 Arsenal Street, parcel 8-05-102.

Amy Franco of CHA Companies approached the board to explain the project. She provided updated plans to the Board. She noted that the building addition would be used to wash cars and the new parking area would be used for storage of vehicles being offered for rent. She said that the parking lot slope had been increased to 1%, and additional landscaping added, on the updated plan.

Mr. Katzman questioned whether the drywells would be sufficient for drainage of the lot, given the high water table in the area and the problems experienced by Arby's across the street. He stated that he would like to see additional testing and enlarged drywells.

Mrs. Franco explained that a percolation test had been performed in June with a rate of 155 inches/hour. The drywells were sized based on the soils performance in that test.

Mr. Wood explained that there was no option for discharging to a public storm sewer at this location. The percolation test is the best source of information, because there is no way to know what was installed at Arby's, or how well it has been maintained. The perforated pipe that the applicant is installing between the drywells will help remove water as well. If any ponding were to occur, the nature of the grading would keep the excess water on site, so there would be no public impact.

Mr. Mix added that increasing the size of the drywells would not improve drainage in the event of a raised water table.

Mrs. Fields said that the added time and cost required for additional testing does not seem worthwhile.

Mr. Davis moved to recommend that City Council approve the request submitted by Cole Investment Group for construction of a 572 square foot building addition, plus a 5,094 square foot parking area, at 912 Arsenal Street, parcel 8-05-102, as submitted on July 11, 2014, subject to the following conditions:

1. The applicant shall increase the slope down to the drywells to improve drainage.
2. The applicant shall depict proposed contours on the grading plan.
3. The applicant shall provide a detail for the proposed drywells, and for the perforated storm sewer pipe trench.
4. The applicant shall revise the drawings so that all title blocks show the correct project location.
5. The applicant shall provide at least one copy of the site plan submittal with original stamps and signatures by a licensed PE, RA, or PLS as appropriate.

Mrs. Capone seconded, all voted in favor.

**SITE PLAN APPROVAL – CAR WASH
800-804 BRADLEY STREET – PARCELS 1-09-201 AND 1-09-202**

The Board then considered a request submitted by Anthony Doldo for 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.

Mr. Doldo and Scott Weston of Plans by Design were present to discuss the project with the board. Mr. Doldo explained that it would be a three bay car wash with two attached dog washing rooms.

Mr. Davis asked where the dog wash was located and how it would work.

Mr. Doldo said that they would be indoors on the side of the building near Burdick Street. There would be a separate entrance and parking spaces along Burdick St.

Mr. Katzman asked if there would be any noise from the car wash operation or the blowers located in the car wash bays.

Mr. Weston said that the garage doors on either side of the wash bays will automatically close and will help dampen the noise. He said that the equipment operating the blowers would also be located in the mechanical room. Mr. Doldo added that the vacuum stations would be located on the north side of the site.

Mrs. Fields asked if all three washes would be touchless. Mr. Doldo said that two were self-serve, and one was automatic touchless.

Mrs. Fields asked if any neighbors have objected to the plan. Mr. Doldo said that he hasn't heard anything, and no one spoke at the public hearing held on August 4th for the associated Special Use Permit.

Ms. Capone asked if the applicant had any issue with the staff comments.

Mr. Doldo said that they can all be addressed and he noted that he did not want to spend thousands of dollars in engineering fees without the guarantee of getting approval. He added that he had briefly looked at some signage options to clarify the traffic flow on the site.

There was general discussion among the board regarding the traffic flow. Ms. Capone asked whether or not the access on Bradley Street was one way. Mr. Doldo noted that Bradley St. was an exit only.

Ms. Capone asked Staff whether or not the Board typically would recommend approval of a plan with so many conditions and outstanding items. She wondered if it would be better to have the applicant address the comments first and then return. Mr. Nichols said it was up to the Board, noting that it has been done both ways in the past.

Mr. Katzman asked Mr. Doldo when he planned to start construction. Mr. Doldo stated he hoped to start in September. Mrs. Freda said the plans still have to go to the City Council for final approval.

In light of the proposed construction schedule, Mr. Katzman said it would be his recommendation that the Board recommend approval with the conditions outlined in the Staff report. Mr. Katzman moved to recommend that City Council approve the request as submitted, subject to the conditions listed in the staff report.

Mr. Davis seconded, the vote was delayed for further discussion.

The Board and the applicant then discussed the options for adding additional landscaping, in particular the 5 additional trees recommended in the staff report.

Mr. Doldo asked for clarification regarding the Landscaping and Buffer Zone Guidelines, as he was under the impression that the only requirement was the 5' to 15' buffer stipulated in the Code. Mr. Nichols explained that Guidelines are not legally required, but constitute the standard or best-practice for landscaping on site plans. The 5' to 15' buffer is statutory and cannot be negotiated.

Mrs. Freda said the purpose of implementing the Guidelines in this case was to make the Bradley Street corridor better.

Mr. Doldo asked if he was required to shift the building as stated in Summary Item #14 in the staff report. Mr. Lumbis said that the building does not need to be shifted if the landscaping can be added by other means, for example shrinking the paved area in front of the building.

Mr. Doldo explained that the car wash is already over 40 feet from the street, and he would like to minimize the setback to preserve visibility.

Mrs. Freda said that she would like to see the Guidelines met as stipulated in Summary Items #14 through #16, but would like to see #14 amended so that Mr. Doldo is not required to move the building.

Mr. Doldo asked if preserving the spruce tree near the south property line would help.

Mr. Weston said that it is too close to the house and would not survive through the demolition and construction.

Mr. Davis said that the plan should also better delineate between landscaped areas and non-landscaped areas, for example color could be added to show the difference between grass and asphalt.

Mrs. Freda noted that in her opinion, a color rendering would not be necessary but that she would definitely like the plans improved, with several of the loose ends tied up and other conditions met prior to sending them to the City Council. The changes to the plans would have to be completed by next Wednesday, August 13.

Mr. Mix noted that it may not be possible to address all of the conditions, but many of them could be met. Mrs. Freda asked the applicant if they could have revised plans by next week. Mr. Weston responded he would try his best to have as many conditions addressed and new plans submitted by next week.

Mr. Katzman withdrew his original motion.

Mr. Katzman then moved to recommend that City Council approve the site plan for 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, as submitted on July 22, 2014, subject to the following conditions:

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 increase the size of the landscaped area by 5' along Bradley Street to accommodate the planting of two 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 line styles 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.
23. The applicant shall revise the drawings as recommended in these conditions to the greatest extent possible prior to consideration of the plans by City Council.

Mrs. Fields seconded the motion, all voted in favor.

Mrs. Fields moved to adjourn the meeting.

Ms. Capone seconded, all voted in favor.

The meeting adjourned at 3:54 pm.