



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: October 16, 2014

PRESENT:

Larry Coburn, Acting 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, City Engineer
Brian Drake, Civil Engineer II

ABSENT:

Sara Freda, Chair

The October 16, 2014 Planning Board Meeting was called to order at 3:01 PM by Acting Planning Board Chair Larry Coburn. Mr. Coburn then called for a reading of the Minutes from the September 2, 2014 Planning Board Meeting. Mr. Katzman made a motion to waive the reading of the Minutes and accept them as written. The motion was seconded by Mr. Davis, and all voted in favor.

Mr. Coburn introduced Mayor Jeffrey Graham, who was in attendance to acknowledge Lori Gervera for her service on the board.

Mr. Graham thanked Mrs. Gervera for her 17 years of volunteer service, and presented her with a certificate and a commemorative gift.

SITE PLAN WAIVER – LAW OFFICE

1838 STATE STREET – PARCEL 12-19-102

The Planning Board then considered a request submitted by Anthony Neddo to waive the requirements of site plan approval for the construction of a 2,400 square foot parking area at 1838 State Street, parcel 12-19-102.

Mr. Neddo approached the board and distributed an updated sketch showing the location of the handicap parking space and ramp. He mentioned that there would be no change in the site boundaries, and the grading would stay the same. The parking area runoff would drain to the south into a lawn area.

Mrs. Capone arrived at 3:06 pm.

Mr. Coburn said that it appears that the revised sketch satisfies the staff comments.

Mr. Katzman mentioned that the handicap space might not be the correct size. It was shown at 15' in width including the aisle. Mr. Katzman said an 8' space with an 8' aisle might be required.

Mr. Katzman moved to approve the site plan waiver for construction of a 2,400 square foot parking area at 1838 State Street, parcel 12-19-102, as submitted on September 22, 2014, also subject to revisions submitted on October 16, 2014.

Mr. Davis seconded, all voted in favor.

**SITE PLAN – TIM HORTONS
501 MILL STREET – PARCEL 2-02-101**

The Board then considered a request for site plan approval submitted by James Hagan on behalf of Zircon Development for the construction of a 2,007 square foot restaurant with drive-through at 501 Mill Street, parcel 2-02-101.

Mr. Katzman disclosed that he occasionally does work for the property developers, but he would not be abstaining due to the relatively small value of the work.

Mr. Hagan approached the board to review the details of the site design. He said that the site used to hold a small branch bank, which is currently being demolished after about a year of vacancy. The new proposed structure would be similar in size, but set back further from the street. One of the three existing driveways would be closed, and the remaining two would be rebuilt. Some pavement would be removed, and the parking lot reconfigured. Overall the site will be reduced from 88% impervious to 78% impervious. Dry wells would be installed to help reduce flow into the combined sewer system. The sewer connection is shown on Main Street West, but might be shifted to Mill Street if possible. He said some of the drainage issues are unresolved but they are sensitive to these issues and have a number of different options available to address them. They will work with Engineering to resolve the issues.

The pavement under the guard rails surrounding the site would be removed and replaced with grass, but the rails would remain in place to prevent cars from driving across the property lines. Curbing would be installed along the Mill Street and Main Street West frontage, with a grass margin.

For lighting, existing HID luminaires would be removed from the existing poles, and LED luminaires installed on new poles.

Mr. Katzman said that he agrees with allowing the guard rails to remain, as it would make plowing simpler.

Mrs. Fields said she is also in favor of allowing the guard rails to remain.

Mr. Davis said that he would prefer to see the driveways reduced to one-way traffic, especially on Main Street West.

Mr. Hagan said that he would prefer to give customers as many options for entry and exist as possible. The driveways are both wide, and so is the drive aisle through the parking lot, so conflict is unlikely.

Mrs. Capone noted that Stewart's across the street has two-way drives.

Mr. Katzman, Mrs. Capone, and Mrs. Fields supported leaving the driveways as two-way.

Mr. Davis said that the traffic control signage would need to be carefully considered.

There was general discussion regarding landscaping issues, and whether an additional tree should be required along Main Street West as described in the staff report. Mr. Davis supported the additional tree, saying that it should be designed properly to fit the site. Other board members were satisfied with the landscaping plan as submitted.

Mr. Hagan said that the additional tree could potentially block their signage. They were hoping to reuse two existing free-standing signs near the driveways, but if those need to be removed, a new sign would be installed near the corner, ideally visible from both intersecting streets.

Mr. Katzman moved to recommend that City Council approve the request for site plan approval submitted by James Hagan for construction of a 2,007 square foot restaurant with drive-through at 501 Mill Street, parcel 2-02-101, as submitted on October 14, 2014, subject to the following conditions:

1. The applicant shall replace any cracked, uneven, or otherwise substandard sidewalk blocks—including across both driveway entrances. Survey monuments along the sidewalk shall be surveyed pre- and post-construction by a PLS to certify that the monuments have not been disturbed.
2. The applicant shall submit a completed, corrected drainage study showing the decrease in runoff for the 1, 10 and 100 year storms. Percolation tests shall be performed, and dry wells shall be sized to handle a 10-year event.
3. Main Street West has a concrete sub-base, which shall be patched to city standards after installation of the storm sewer overflow connection.
4. The applicant shall provide an erosion and sediment control plan and details.
5. The applicant shall label the sizes and materials of existing utilities, and call out the sanitary and storm pipe slopes.
6. The applicant shall label inverts for the proposed stormwater system, and any foundation drains and roof drains shall be depicted, and their connection points called out.
7. The applicant shall assemble the site parcels by filing a deed with the County Clerk that describes the entire property as a single parcel, prior to issuance of a Certificate of Occupancy.
8. The applicant has not provided all necessary details and cut sheets. The applicant will be provided a list, and shall provide all requested details for approval by the City Engineer.

Mrs. Fields seconded. All voted in favor, except Mr. Davis who voted nay.

ZONE CHANGE – PDD #1
1279 COFFEEN STREET – PARCEL 8-40-101.006

The Board then considered a request submitted by Donna Yang to amend Planned Development District #1 to allow additional signage at 1279 Coffeen Street, parcel 8-40-101.006.

Mrs. Yang approached the board to explain her request. She said that she is working on signage for the Dunkin Donuts store currently under construction on the site. She said that in discussion with Code Enforcement, it had become apparent that the signage on the old building could not be reestablished after it was removed because it would exceed the maximum square footage allowed under the zoning code and the PDD #1 regulations. She said that the proposed signage would be similar in size to what existed previously.

Mr. Davis asked if the store was previously a Sugar Creek. Mrs. Yang said that it was.

Mr. Katzman listed the previous uses of the site, which include several incarnations of gas stations and convenience stores.

Mr. Nichols explained that after discussion with Code Enforcement, a signage schedule had been formulated that should allow all of the applicant's proposed signage. Gas pump decals and drive-through menu boards have typically been allowed without a permit, and thus need not be included in the square footage calculations. Programmable LED signs would be included.

Mr. Coburn asked what other properties were included in PDD #1. Mr. Nichols responded that the PDD includes the gas station, Cracker Barrel, Home Depot, and some of the nearby apartments. The other properties have their own signage requirements set forth in previous amendments to the PDD.

Ken Pirucci of Quicklee's asked for confirmation that the canopy signage would be allowed under the proposed signage schedule. Mr. Nichols said that it would be.

Mr. Davis asked why the signage at this location would be treated differently than any other commercial area, like Arsenal Street.

Mr. Mix explained that the variable signage requirements were a result of different zoning districts. Arsenal Street is a Commercial District, but this area is Planned Development District, which allows Council to develop special sign regulations. The Board is free to recommend whatever signage regulation they see as appropriate.

John Valentine approached the board and explained that he had opened a Tim Horton's franchise on Arsenal Street within the Express Mart and they were struggling with signage requirements there. He asked the board to consider applying the normal regulations on this site.

Mr. Katzman asked how their proposal compares to the signage that existed previously, and what would be allowed if the site was a Commercial District.

Mr. Nichols explained that the signage would be similar to what existed prior to renovation. In a Commercial District, they would be allowed 200 square feet total, and only one free-standing sign. The main difference between the proposed signage schedule and the default regulation is the allowance for the 190 square foot sky sign.

Mr. Katzman said that he would like to just apply the normal Commercial District standards for this location.

Mrs. Fields moved to recommend that City Council amend Planned Development District #1 to allow the following signage at 1279 Coffeen Street, parcel 8-40-101.006:

- 1) One freestanding sky sign, up to 80 feet in height, maximum 190 square feet.
- 2) One freestanding sign with LED component, maximum 50 square feet.
- 3) 175 total square feet of building and gas canopy mounted signage.

Mr. Davis seconded. All voted in favor, except Mr. Katzman who voted nay.

Mr. Katzman moved to adjourn the meeting. Mrs. Capone seconded, all voted in favor. The meeting adjourned at 4:13 p.m.