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December 12, 2011

Kurt W. Hauk, P.E.  
City Engineer  
Room 305, City Hall  
245 Washington Street  
Watertown, NY 13601

Re: Site Plan Submission  
Midas Addition  
817 Arsenal Street

Dear Mr. Hauk:

This cover letter is being provided as part of the site plan submission for the above referenced project. Given the minor nature of the project, this letter will also serve as the engineering report. Attached to this submission please find the following:

- 3 sets, including:
  - Cover letter/engineering report
  - Application form
  - Full size drawings (one set stamped)
- 13 sets, including:
  - Cover letter/engineering report
  - Application form
  - Reduced size drawings

A pdf file of the submission will also be provided via email to your office.

The proposed project consists of a 43' X 40' addition to the existing Midas building at 817 Arsenal Street, as shown on the site plan (Sheet C101). The exterior elevations (Sheet A201) show that the addition will match the existing building in height and style. Detailed plans for the building construction are being developed, and will be submitted separately to City Codes Enforcement.

The primary function of the addition is to more efficiently accommodate existing business, although some additional business will be created from the extra space. Any additional traffic generated will be minimal. The new addition will have a minimal impact on the water and sewer flows at the site. Storm water will be handled by the existing storm drainage system. New lighting will consist of four 250W wall packs, which will replace two existing wall packs on the end of the building. Additional landscaping proposed as part of the new project includes trees planted along a property line.

If there are any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "S. J. Olmstead", written in a cursive style.

Steven J. Olmstead, P.E.

cc: Attachments



**CITY OF WATERTOWN  
SITE PLAN APPLICATION  
AND  
SHORT ENVIRONMENTAL  
ASSESSMENT FORM, PART 1**

\*\* Provide responses for all sections. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. Failure to submit required information by the submittal deadline will result in **not** making the agenda for the upcoming Planning Board meeting.

**PROPERTY LOCATION**

Proposed Project Name: Midas Addition  
Tax Parcel Number: 9-10-120.000  
Property Address: 817 Arsenal Street  
Existing Zoning Classification: Commercial

**OWNER OF PROPERTY**

Name: Goldfinger Enterprises, LLC  
Address: 23445 Clark Drive  
Dexter, NY 13634  
Telephone Number: 315-783-6776  
Fax Number: 315-788-0501

**APPLICANT**

Name: Jason Dunn  
Address: 23445 Clark Drive  
Dexter, NY 13634  
Telephone Number: 315-783-6776  
Fax Number: 315-788-0501  
Email Address: goldentouchmotors@gmail.com

**ENGINEER/ARCHITECT/SURVEYOR**

Name: Wilbur D. Thesier, PE PC  
Address: PO Box 870  
Carthage, NY 13619  
Telephone Number: 315-493-1966  
Fax Number: 315-493-0541  
Email Address: solmste@twcny.rr.com

**PROJECT DESCRIPTION**

Describe project and proposed use briefly:

43' X 40' addition to the existing Midas building. Use will be for 3 additional bays for vehicle repair.

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Is proposed Action:

New       Expansion       Modification/Alteration

Amount of Land Affected:

Initially: 0.556 Acres      Ultimately: 0.556 Acres  
**0.556 is total acreage of parcel. Actual area affected is area of building (1,720 sf, or 0.04 acres)**

Will proposed action comply with existing zoning or other existing land use restrictions?

Yes       No      If no, describe briefly

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What is present land use in vicinity of project?

Residential       Industrial       Commercial       Agriculture  
 Park/Forest/Open Space       Other

Describe: \_\_\_\_\_

Does project involve a permit approval, or funding, now or ultimately from any other Governmental Agency (Federal, State or Local)?

Yes       No      If yes, list agency(s) and permit/approval(s)

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Does any aspect of the project have a currently valid permit or approval?

Yes       No      If yes, list agency(s) and permit/approval(s)

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As a result of proposed project, will existing permit/approval require modification?

Yes       No

Proposed number of housing units (if applicable): \_\_\_\_\_

Proposed building area: 1<sup>st</sup> Floor 1,720 Sq. Ft.  
2<sup>nd</sup> Floor \_\_\_\_\_ Sq. Ft.  
3<sup>rd</sup> Floor \_\_\_\_\_ Sq. Ft.  
Total \_\_\_\_\_ Sq. Ft.

Area of building to be used for the boiler room, heat facilities, utility facilities  
and storage: 0 \_\_\_\_\_ Sq. Ft.

Number of parking spaces proposed: No additional spaces \_\_\_\_\_

Construction Schedule: Start late winter/early spring 2012; expect  
approximately 6 weeks duration. \_\_\_\_\_

Hours of Operation: 8 AM - 6 PM weekdays, 8AM - 4 PM Saturday \_\_\_\_\_

Volume of traffic to be generated: Minimal increase over existing. \_\_\_\_\_ ADT

## REQUIRED DRAWINGS:

\*\* The following drawings with the listed information **ARE REQUIRED, NOT OPTIONAL**. If the required information is not included and/or addressed, the Site Plan Application will **not** be processed.

- ELECTRONIC COPY OF ENTIRE SUBMISSION** (PDF preferred)
  
- BOUNDARY & TOPOGRAPHIC SURVEY**  
(Depict existing features as of the date of the Site Plan Application. This Survey and Map must be performed and created by a Professional Land Surveyor licensed and currently registered to practice in the State of New York. This Survey and Map must be stamped and signed with an original seal and signature on at least one copy, the rest may be copies thereof.)
  - All elevations are National Geodetic Vertical Datum of 1929 (NGVD29).
  - 1' contours are shown & labeled with appropriate spot elevations.
  - All existing features on and within 50 feet of the subject property are shown and labeled.
  - All existing utilities on and within 50 feet of the subject property are shown and labeled.
  - All existing easements and/or right-of-ways are shown and labeled.
  - Existing property lines (bearings & distances), margins, acreage, zoning, existing land use, reputed owner, adjacent reputed owners & tax parcel numbers are shown and labeled.
  - The north arrow & graphic scale are shown.
  
- DEMOLITION PLAN** (If Applicable)
  - All existing features on and within 50 feet of the subject property are shown and labeled.
  - All items to be removed are labeled in darker text.
  
- SITE PLAN**
  - All proposed above ground features are depicted and clearly labeled.
  - All proposed features are clearly labeled "proposed".
  - All proposed easements & right-of-ways are shown and labeled.

- Land use, zoning, & tax parcel number are shown.
- The Plan is adequately dimensioned including radii.
- The line work & text for all proposed features is shown darker than existing features.
- All vehicular & pedestrian traffic circulation is shown including a delivery or refuse vehicle entering and exiting the property.
- Proposed parking & loading spaces including ADA accessible spaces are shown and labeled.
- Refuse Enclosure Area (Dumpster), if applicable, is shown. Section 161-19.1 of the Zoning Ordinance states, “No refuse vehicle or refuse container shall be parked or placed within 15 feet of a party line without the written consent of the adjoining owner, if the owner occupies any part of the adjoining property”.
- The north arrow & graphic scale are shown.

**GRADING PLAN**

- All proposed below ground features including elevations & inverts are shown and labeled.
- All proposed above ground features are shown and labeled.
- The line work & text for all proposed features is shown darker than existing features.
- All proposed easements & right-of-ways are shown and labeled.
- 1’ existing contours are shown dashed & labeled with appropriate spot elevations.
- 1’ proposed contours are shown & labeled with appropriate spot elevations.
- All elevations are National Geodetic Vertical Datum of 1929 (NGVD29).
- Sediment & Erosion control are shown & labeled on the grading plan unless separate drawings have been provided as part of a Stormwater Pollution Prevention Plan (SWPPP).

**UTILITY PLAN**

- All proposed above & below ground features are shown and labeled.
- All existing above & below ground utilities including sanitary, storm water, water, electric, gas, telephone, cable, fiber optic, etc. are shown and labeled.
- All proposed easements & right-of-ways are shown and labeled.
- The Plan is adequately dimensioned including radii.
- The line work & text for all proposed features is shown darker than existing features.
- The following note has been added to the drawings stating, “All water main and service work must be coordinated with the City of Watertown Water Department. The Water Department requirements supercede all other plans and specifications provided.”

**LANDSCAPING PLAN**

- All proposed above ground features are shown and labeled.
- All proposed trees, shrubs, and other plantings are shown and labeled.
- All proposed landscaping & text are shown darker than existing features.
- All proposed landscaping is clearly depicted, labeled and keyed to a plant schedule that includes the scientific name, common name, size, quantity, etc.
- For additional landscaping requirements where nonresidential districts and land uses abut land in any residential district, please refer to Section 310-59, Landscaping of the City’s Zoning Ordinance.
- Site Plan complies with and meets acceptable guidelines set forth in Appendix A - Landscaping and Buffer Zone Guidelines (August 7, 2007).**

**PHOTOMETRIC PLAN (If Applicable)**

- All proposed above ground features are shown.
- Photometric spot elevations or labeled photometric contours of the property are clearly depicted. Light spillage across all property lines shall not exceed 0.5 foot-candles.

**CONSTRUCTION DETAILS & NOTES**

- All details and notes necessary to adequately complete the project including, but not limited to, landscaping, curbing, catch basins, manholes, water line, pavement, sidewalks, trench, lighting, trash enclosure, etc. are provided.
- Maintenance & protection and traffic plans & notes for all required work within City streets including driveways, water laterals, sanitary laterals, storm connections, etc. are provided.
- The following note must be added to the drawings stating:  
“All work to be performed within the City of Watertown margin will require sign-off from a Professional Engineer, licensed and currently registered to practice in the State of New York, that the work was built according to the approved site plan and applicable City of Watertown standards. Compaction testing will be required for all work to be performed within the City of Watertown margin and must be submitted to the City of Watertown Codes Department.”

**PRELIMINARY ARCHITECTURAL PLANS (If Applicable)**

- Floor plan drawings, including finished floor elevations, for all buildings to be constructed are provided.
- Exterior elevations including exterior materials and colors for all buildings to be constructed are provided.
- Roof outline depicting shape, slope and direction is provided.

**ENGINEERING REPORT**

**\*\* The engineering report at a minimum includes the following:**

- Project location
- Project description
- Existing & proposed sanitary sewer flows & summary
- Water flows & pressure
- Storm Water Pre & Post Construction calculations & summary
- Traffic impacts
- Lighting summary
- Landscaping summary

**GENERAL INFORMATION**

ALL ITEMS ARE STAMPED & SIGNED WITH AN ORIGINAL SIGNATURE BY A PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR SURVEYOR LICENSED AND CURRENTLY REGISTERED TO PRACTICE IN THE STATE OF NEW YORK.

If required, a copy of the Stormwater Pollution Prevention Plan (SWPPP) submitted to the NYSDEC will also be sent to the City of Watertown Engineering Department.

If required, a copy of all submittals sent to the New York State Department of Environmental Conservation (NYSDEC) for the sanitary sewer extension permit will also be sent to the City of Watertown Engineering Department

If required, a copy of all submittals sent to the New York State Department of Health (NYSDOH) will also be sent to the City of Watertown Engineering Department.

Signage will not be approved as part of this submission. It requires a sign permit from the Codes Department. See Section 310-52.2 of the Zoning Ordinance.

Plans have been collated and properly folded.

Explanation for any item not checked in the Site Plan Checklist.

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Completed SEQR – Short Environmental Assessment Form – Part I.

\*A copy of the SEQR Form can be obtained from the City of Watertown website.

**SIGNATURE**

I certify that the information provided above is true to the best of my knowledge.

Applicant (please print) Jason Dunn

Applicant Signature \_\_\_\_\_ Date: 12/13/11