



MEMORANDUM

CITY OF WATERTOWN PLANNING OFFICE

245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601

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

TO: Planning Board Members

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

SUBJECT: Site Plan Approval – 817 Arsenal Street, Midas Shop Addition

DATE: December 23, 2011

Request: Site Plan Approval for the construction of a 1,720 square foot addition to the Midas automobile repair shop at 817 Arsenal Street, parcel 9-10-120

Applicant: Steven J. Olmstead, PE

Proposed Use: Auto repair

Property Owner: Goldfinger Enterprises, LLC

Submitted:

Property Survey: Yes	Preliminary Architectural Drawings: Yes
Site Plan: Yes	Preliminary Site Engineering Plans: Yes
Vehicle and Pedestrian Circulation Plan: Yes	Construction Time Schedule: Yes
Landscaping and Grading Plan: Yes	Description of Uses, Hours & Traffic Volume: Yes

SEQRA: Unlisted

County Review: Yes

Zoning Information:

District: Commercial	Maximum Lot Coverage: None
Setback Requirements: 20' front, 5' side, 25' rear	Buffer Zone Required: None

Project Overview: The applicant is requesting approval of the site plan for the construction of a 1,720 square foot addition to the Midas automobile repair shop at 817 Arsenal Street. The original building is 3,139 square feet, so this would represent a 54% increase in size over the existing building.

Aerial photography shows that the rear section of the parking lot was paved sometime after 2003, but no Site Plan Approval or Waiver is on file for this activity. The most recent Site Plan Approval is from 1977. The expanded paving is thus also under consideration as part of this Site Plan Approval.

The total square footage of the alterations to the site compared to the previously approved site plan on file easily exceeds the 2,500 square foot maximum for a Waiver of Site Plan Approval as requested initially by the applicant.

Parking: An existing paved lot provides 25 parking spaces, and an auxiliary gravel lot provides an additional 8 spaces (33 total). Based on the proposed building size, code requires 25 spaces total. The gravel lot has been worn

down to bare dirt or grass in some areas. The applicant should consider refreshing the gravel cover, or paving the gravel portion of the lot.

The applicant must provide at least one handicap accessible parking space, with an 8' striped aisle according to ADA regulations.

Lighting: The applicant proposes installing four wall pack lights along the outside of the building. The applicant must submit a photometric plan demonstrating that lighting levels do not exceed 0.5 fc across property lines. The attached December 19th revision removes the wall pack closest to the property line to mitigate spillage, but does not depict photometric data.

Drainage & Grading: The building's original site plan from 1977 shows a single dry well and a smaller parking lot. The parking lot was expanded by about 7,000 square feet in recent years, and apparently a second dry well was added.

On December 15, 2011 Engineering Department staff performed a site visit. The weather report indicated that a quarter-inch of rain had fallen at that time, and both dry wells were fully submerged in water. The applicant must provide a drainage plan design and calculations for a storm sewer system capable of handling a 10-year storm (3.5 inches) at a minimum.

The applicant must submit Pre- and Post-Construction drainage calculations and maps.

Landscaping: Existing landscaping at the site includes a hedge row as well as a "crab tree" in the front yard. Existing trees are also shown along the eastern property line near the rear of the parcel. The applicant proposes the planting 6 American Arborvitae along the eastern property line. No interior parking lot trees are depicted.

Since much of the existing lot is either paved or is built upon, the addition of perimeter and interior parking lot landscaping to meet the Planning Board's Landscaping Guidelines will be difficult. However, the applicant could plant an additional street tree along Arsenal Street and could add 3 trees in the grass area to the south of the shed. The applicant should also consider removing one or two of the parking spaces to make room for a shade tree in the interior of the parking lot.

Setbacks: Recent changes to the zoning ordinance instituted a 20' front yard requirement for Commercial Districts. This property happens to meet the minimum front yard depth. However, the southeastern corner of the originally proposed addition appears to impinge on the 5' side yard by about six inches. The applicant submitted revised drawings on December 19, 2011 showing a reduction in the size of the proposed addition which eliminates the setback issue.

Miscellaneous: The City's Garbage, Rubbish, and Refuse code requires that dumpsters be offset from property lines by a minimum of 15 feet. In the original submission, the dumpster at the rear of the building appears to be only 7 to 8 feet from parcel 9-10-101. The December 19th revision has shifted the dumpster westward to meet the 15 foot requirement.

The applicant must provide at least two copies of a boundary and topographic survey map of the property with an original seal and signature of a licensed Professional Land Surveyor.

Summary:

1. The applicant shall provide one handicap parking space with and 8' striped aisle.
2. The applicant shall submit a photometric plan demonstrating that lighting levels do not exceed 0.5 fc across property lines.
3. The applicant shall provide a drainage plan design and calculations for a storm sewer system capable of handling a 10-year storm.

4. The applicant shall submit Pre- and Post-Construction drainage calculations and maps.
5. The applicant shall plant an additional street tree along Arsenal Street and 3 trees in the grass area located to the south of the shed.
6. The applicant should consider removing one or two of the parking spaces to make room for a shade tree along the western edge of the parking lot.
7. The applicant shall provide at least two copies of boundary and topographic survey map of the property with an original seal and signature of a licensed Professional Land Surveyor.

Cc: City Council Members
Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
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