



# MEMORANDUM

CITY OF WATERTOWN, NEW YORK – PLANNING OFFICE  
245 WASHINGTON STREET, SUITE 304, WATERTOWN, NY 13601  
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TO: Planning Board Members

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

SUBJECT: Site Plan Amendment – Ives Hill Retirement Community, 1200 Jewell Drive, parcels 14-49-101, 14-49-101.101, and 14-49-101.005.

DATE: January 31, 2012

At its September 20, 2010 meeting, City Council granted approval for a Site Plan submitted by Brian Drake of GYMO, PC on behalf of Purcell Construction for construction of a 13,913 square foot enriched living facility and five two-unit dwellings totaling 19,192 square feet at the above subject location.

This Site Plan depicted two gravel access drives installed for the benefit of the City's emergency service providers. One of these drives already existed and connects Jewell Drive to Kieff Drive; the other is located further west connecting Jewell Drive to Ives Street. During the site plan review, it was decided that the section of drive next to the enriched living center would be paved with asphalt. It was thought by some project representatives that the Jewell-Ives drive and the asphalt paving would replace the gravel portion of the Jewell-Kieff drive, however, that was not noted on the approved site plan.

The applicant is requesting that they be allowed to abandon the gravel section of the Jewell-Kieff drive, as depicted on the site plan revision submitted with the attached application.

The Jewell-Ives drive is more functional, but it has to be maintained and be clear for travel year-round. Correspondence regarding the proposed revision was received from the Fire Department. Some concern is expressed regarding the applicant's poor track record for upkeep of the Jewell-Kieff drive. The letter is attached for your consideration. If the drive is found to be impassable on any day, Code Enforcement will have it cleared at the owner's expense.

## Summary:

1. The emergency access road to Ives Street shall be properly maintained on a year-round basis to include daily snow removal and resurfacing and grading when required by the City Engineer.

Cc: City Council Members  
Robert Slye, City Attorney  
Justin Wood, Civil Engineer II  
Patrick J. Scordo, GYMO, 220 Sterling St., Watertown, NY 13601