



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 – Sonic Restaurant, 121 Western Boulevard

DATE: March 26, 2014

Request: Site Plan Approval for the construction of a 2,580 square foot restaurant, with drive-in stalls and drive-through window, plus parking lot and landscaping, at 121 Western Boulevard, parcel 8-53-114.100.

Applicant: CDE Partners LLC

Proposed Use: Restaurant

Property Owner: Vision Development

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, March 25th

Zoning Information:

District: PDD #23	Maximum Lot Coverage: N/A
Setback Requirements: 50'	Buffer Zone Required: N/A

Project Overview: The applicant proposes to construct a 2,580 square foot restaurant on a vacant piece of land adjacent to Western Boulevard. This will be a component of Planned Development District #23, most recently approved on April 19, 2010. The restaurant will occupy the site (and be subject to the requirements of) the building called “Proposed Retail 1” on the district overall plan.

In addition to the restaurant building, the project includes 15 drive-in stalls under a canopy, a double drive-through window, 53 parking spaces, and a small outdoor dining area.

Address: The applicant indicates that the project will be spread over several parcels, but the map has recently been updated following some subdivisions and assemblages in the area. The project will be located entirely on parcel 8-53-114.100, currently known as 1290 Arsenal Street Lot 5. The proposed building will be addressed as 121 Western Boulevard.

Parking: The applicant indicates that 53 parking spaces are provided, but the plans appear to show 54 total (including drive-in stalls). The requirement is only 13 spaces.

Circulation could be improved by shifting the western parking lot entrance about 15' to the north, so that it lines up with the Chipotle/Five Guys entrance. Stop bars (and ideally signs) should be added to ensure that customers know to treat this as a four-way intersection.

There should be a minimum 5' offset between parking spaces and the sidewalk to prevent vehicle noses from obstructing the walkway. This offset will also allow for more landscaping to be installed along the southern edge of the parking lot.

Sidewalks: The applicant provides sidewalks around the building frontage, and shows a crosswalk connection to the sidewalk on Western Boulevard. The crosswalk connection should be shifted southwest so that it lines up with the ramp at the corner.

Lighting: The applicant shows 8 light poles on site, some existing, some new. Building lighting and canopy light for the drive-in will also be installed. The applicant must provide a photometric plan.

The lighting design should also account for the existing street light at the northeast corner of the site.

Drainage & Grading: The parking lot is drained by 6 catch basins (one of which is pre-existing). The catch basins presumably connect to an existing system that carries runoff to a pond north of the site. The applicant must depict and describe the storm system outlet.

A SWPPP was previously approved for the site. Any update or correspondence with NYSDEC must be copied to the City Engineering Department.

Water: The city has a 15' water main easement cutting through the property. The applicant must shift the drive-in canopy so that its overhang does not encroach on this easement.

Water service is provided from an existing stub on the north side of the lot.

Sewer: The applicant shows sewer service connecting to an existing stub which drains to Western Boulevard, however, the actual connection to the Western Boulevard system is not shown. The applicant must depict this connection, including pipe sizes and inverts. The applicant should also show how the piping depicted to the north of the building site connects to the system.

Landscaping: The site has some preexisting landscaping in place, some of which will be removed to make space for pavement. The applicant indicates that some of these will be transplanted if possible. Additional tree plantings are proposed along Western Boulevard and the internal drives, mostly composed of small- to medium-maturing trees like lilacs and locusts. The applicant should mark the proposed removals on the plan, update the planting schedule with quantities, and graphically differentiate between the existing and proposed plantings.

The applicant should include additional small or medium trees along the southern edge of the parking lot. The Landscaping and Buffer Zone Guidelines require 4 small- or medium-maturing trees at 30' on center, or alternatively 3 large-maturing trees at 40' on center.

Miscellaneous: The applicant must show bearings and distances for the property lines on the site survey. The site was subdivided in 2005 so these should be available without any fieldwork.

The applicant should revise the curblines and building footprints surrounding the site to reflect current conditions (specifically the Chipotle/Five Guys curb and parking configuration).

The applicant must provide a wet-stamped set of plans to the Engineering Department.

Any signage will be handled separately by Code Enforcement. Approval of the site plan does not constitute approval of any signage depicted therein. A separate Sign Permit is required.

The applicant should be aware, however, that the monument sign shown near the Western Boulevard margin is not permitted in the PDD—this project is limited to 300 total square feet of signage on the building, and no additional free-standing signs.

The applicant must obtain the following permits prior to construction: Sanitary Sewer Permit, Water Supply Permit, General City Permit, and Building Permit.

Summary:

1. The applicant shall shift the western parking lot entrance northward so that it lines up with the Chipotle/Five Guys driveway.
2. The applicant shall provide a minimum 5' offset between the parking lot and the sidewalk along the southern edge of the site.
3. The applicant shall shift the crosswalk at the southeast corner of the site so that it lines up with the ramp at the street corner.
4. The applicant shall provide photometric plan.
5. The applicant shall depict and describe the connection between the on-site storm sewer and the existing storm water management area to the north of the site.
6. The applicant shall provide the Engineering Department with copies of all correspondence with NYSDEC regarding the Stormwater Pollution Prevention Plan.
7. The applicant shall shift or alter the drive-in canopy so that it does not encroach on the City's 15' water line easement.
8. The applicant must depict the connection between the on-site sanitary sewer and the Western Boulevard sanitary sewer.
9. The applicant must depict or note the connection between the existing sanitary system to the north of the project site and the City system.
10. The applicant shall provide a Landscaping Plan that marks the proposed removals, updates the planting schedule with quantities, and graphically differentiates between the existing and proposed plantings.
11. The applicant shall provide additional plantings along the southern edge of the project site: either 3 large-maturing trees at 40' on center, or 4 small- or medium maturing trees at 30' on center.
12. The applicant shall depict property lines distances and bearings on the site survey.
13. The applicant shall revise the curblines and building footprints surrounding the site to reflect current conditions.
14. The applicant shall provide a set of plans with an original stamp and seal by a NY-licensed engineer or architect.

cc: City Council Members
Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
Ryan Churchill, 220 Sterling Street