



MEMORANDUM

CITY OF WATERTOWN PLANNING OFFICE
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TO: Planning Board Members

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

SUBJECT: Site Plan Amendment – Oral Surgeon, 163 Bellew

DATE: August 27, 2014

Request: Amending the approved site plan for 163 Bellew Ave South, parcel 9-11-117, to allow construction of an additional parking area, removal of previously proposed lighting, extension of a wooden fence, and modifications to the landscaping plan

Applicant: Christopher Todd, Aubertine & Currier

Proposed Use: Oral surgeon's office

Property Owner: DG Equities Holding LLC

Submitted:

Property Survey: No topo	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: N/A

Zoning Information:

District: Neighborhood Business	Maximum Lot Coverage: 40%
Setback Requirements: F: 20', S: 5', R: 25'	Buffer Zone Required: 5-15' to the east

Project Overview: The applicant received site plan approval for this project in September 2013. During construction, additional features were added to the site, which do not comply with the approved plan.

Parking: The applicant has installed an additional parking lot to the east of the approved lot, with 8 additional spaces. The lot does not appear to pose any risk of flooding or nuisance to the neighbors.

Lighting: Two light poles were originally proposed, one on each side of the lot. The applicant has decided not to install any lighting, except for the wall packs on the building.

Landscaping: Plantings differ slightly from the approved plan, but are substantially compliant with the Guidelines as installed. The fence along the eastern property line has been extended all the way to northern edge of the lot. The amendment request describes an 8' fence, but the fence is actually 6' tall and code compliant.

cc: City Council Members
Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
Christopher Todd, 522 Bradley St
Gerald Schneeberger, 545 Merrick St, Clayton 13624