



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 Approval – 1340 Washington Street, Parcels 14-21-102 and 14-21-105

DATE: August 30, 2012

The applicant has successfully acquired an Area Variance to allow the construction of a 6,000 square foot addition for a total floor area of 9,460 square feet with only 38 parking spaces. The applicant has not submitted any revised plans at the time of this writing, thus the following twelve conditions should remain on the approval:

- 1) The applicant shall provide a pedestrian walkway between the building entrance and the Brook Drive sidewalk.
- 2) The applicant shall provide a lighting plan with photometric data, ensuring that spillage across property lines does not exceed 0.5 foot-candles at ground level.
- 3) The applicant shall ensure to the satisfaction of the City Engineer that drainage will be contained within the swale to the west of the parking lot, and allowed to infiltrate rather than running off onto neighboring properties, prior to issuance of a Certificate of Occupancy.
- 4) The applicant shall add a note to the plans stating the following: “All water main and service work must be coordinated with the City of Watertown Water Department. The Water Department requirements supersede all other plans and specifications provided.”
- 5) The applicant shall remove the two dead/dying maple trees along Washington Street, and plant a new row of 5 trees in a similar configuration to that depicted on the site plan, and in general conformance with the Landscaping and Buffer Zone Guidelines, prior to issuance of a Certificate of Occupancy.
- 6) The proposed landscaping along the entire southern and western property lines shall be supplemented with tree plantings that are in conformance with the buffer zone standards found in the Landscaping and Buffer Zone Guidelines, prior to issuance of a Certificate of Occupancy.
- 7) The applicant shall combine parcels 14-21-102 and 14-21-105 via a deed filed with the County Clerk.

- 8) The applicant shall shift the location of the proposed refuse shed so that it does not lie within 15 feet of a property line.
- 9) The applicant shall provide a wet-stamped copy of the boundary and topographic survey, with original seal and signature.
- 10) The applicant shall revise the note on sheet C101 to say, “existing curbing and concrete apron to be replaced per city spec’s at abandoned driveway”.
- 11) The applicant shall add a note to the plans stating the following: “All water main and service work must be coordinated with the City of Watertown Water Department. The Water Department requirements supersede all other plans and specifications provided.”
- 12) The applicant shall either install the sanitary manholes in the proposed swale above grade, or with watertight caps.

Cc: City Council Members
Robert Slye, City Attorney
Justin Wood, CEII
Michael Lundy
Steven Olmstead