



**Project Overview:** The applicant is requesting approval for the demolition and reconstruction of the convenience store associated with the gas station at 1222 Washington Street. The new store will be shifted to the west by approximately 70 feet. Further, the applicant proposes to rearrange the parking lot, install a third underground storage tank, rebuild the dumpster enclosure, and install new landscaping.

**General Comments:** Because the project area is split between Res A and NBD zoning designations, the applicant has submitted concurrent applications to rezone the entire property to NBD, and for a Special Use Permit to operate a gas station in the newly created NBD area. Zoning compliance for this Site Plan has been reviewed under the assumption that these applications will be successful.

The applicant has exceeded all setback requirements, and supplied the required 5-foot minimum landscaped buffer along all property lines shared with residential parcels.

The property currently has four ~30 foot curb cuts. The applicant prefers to maintain all four, due to the location of the pump canopy and the filling ports for the underground storage tanks. Staff recommends that the two cuts on Elm Street be consolidated into a single, two-way cut.

There are several damaged sidewalk blocks along the perimeter of the property that should be considered for replacement as part of this project. The cracked and/or heaved sidewalk blocks pose a safety risk to a neighborhood that experiences some of the highest pedestrian traffic in the City.

**Fence:** The applicant proposes a 6-foot fence along the western edge of the parking lot, and along the top of the retaining wall between the northern building entrance and the dumpster. The Zoning Code requires fences located in front yards, or side yards with street frontage, to be limited to 4' in height. The applicant must reduce the height of the southern fence to 4 feet, for a distance of 20 feet from the sidewalk.

**Lighting:** The applicant proposes to install six 16' light poles in the parking lot, and will replace the current canopy lights with nine LED fixtures. Two flood lights will be installed on the north and west sides of the building.

Spillage across property lines is limited, occurring mostly along the Washington Street margin. Minor spillage across the southwestern property line will be mitigated by a line of large cedar trees on the neighboring parcel.

**Drainage and Grading:** The onsite catch basin on the south end of the site ties into a combined sewer main along Elm Street. Therefore the stormwater runoff to this onsite catch basin cannot be increased. A review of the plans and Engineering Report shows post construction flow will not exceed the pre construction flow, and is acceptable. The other two onsite catch basins are tied to a separate storm sewer main and will not experience a significant change in flows.

**Landscaping:** Substantial new landscaping is proposed, including five new street trees and over eighty shrubs and perennials. In concert with existing trees on the site, the proposed landscaping exceeds minimum thresholds set forth in the Landscaping and Buffer Zone Guidelines.

Four trees will be removed to make way for the new building. Six trees are marked for protection and preservation during construction.

**Parcel Boundaries:** According to Assessment records, the project area is still officially divided into three separate parcels with an informally combined single tax account. The applicant, having built over these property lines, has rendered them defunct. In order to officially combine the parcels, the applicant must file a deed with the Jefferson County Clerk describing the three parcels as one.

**Summary:**

1. The applicant shall reduce the height of the fence between the south wall of the building and the southern property line from 6 feet to 4 feet, for a distance of 20 feet from the sidewalk.
2. The applicant shall file a deed with the Jefferson County Clerk describing the three parcels 14-13-201, 14-13-231, and 14-13-232 as a single parcel.

cc: Planning Board Members  
City Council Members  
Robert J. Slye, City Attorney  
Justin Wood, P.E., Civil Engineer II  
Brian Phelps, City Assessor  
Brian J. Burri, Bergmann Assoc., 28 East Main St., Rochester 14614  
Tom Boje, Sunoco, 1840 Lyell Ave, Rochester 14606