



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 – 1291 Faichney Driveway

DATE: September 21, 2012

Request: Site Plan Approval for the construction of an asphalt access road with landscaping at 1291 Faichney Drive, parcel 8-40-106

Applicant: Patrick Scordo, GYMO

Proposed Use: Garage access for an ambulance company

Property Owner: Wright Brothers, LLC (Guilfoyle)

Submitted:

Property Survey: Yes	Preliminary Architectural Drawings: No
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 (September 25th)

Zoning Information:

District: PDD #2	Maximum Lot Coverage: 40%
Setback Requirements: 50' all sides	Buffer Zone Required: None

Project Overview: Guilfoyle Ambulance has recently purchased the former Covidien building for use as their main office and garage, and are now requesting approval of plans for the construction of an asphalt access driveway connecting the existing parking lot to the south side of the building. The proposed drive will be split between the City and the Town of Watertown. The portion within the City totals approximately 3,720 square feet of new pavement. The Town of Watertown Planning Board has already reviewed the proposal and opted not to require site plan approval.

Vehicle/Pedestrian Circulation: The proposed driveway will not interfere with existing pedestrian routes, nor with the existing parking lot layout.

Lighting: Four new wall pack lights will be installed on the south wall of the building. The applicant has not provided a photometric plan, but indicates that the lights will be low (10') and not especially bright (70 watt). The fixtures would be dark-sky compliant. There appears to be sufficient distance and vegetative buffer to prevent the new lights from being a nuisance to the nearby apartment buildings.

Drainage & Grading: The area in the vicinity of the new driveway will be filled to raise the grade as much as 4' above the existing. The downward slope towards the apartments neighboring to the south will become slightly steeper. Rip-rap and erosion blankets will be used to stabilize the slope.

Water: A 12" water line runs along the western face of the building. In 1992, an addition was constructed which substantially raised the grade above the water line, and located a new foundation quite close to the pipe. Currently, the water line is ~15 feet deep and probably within 5' of the building's southwest corner. The construction of the driveway may exacerbate the situation by adding fill above the water line. The possible negative effect is not serious enough to warrant action by the Board.

Landscaping: The applicant has proposed 6 new trees along the southern wall of the building. Due to the location and nature of the facility, this proposal is sufficient.

cc: City Council Members
Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
Pat Scordo PE, GYMO 220 Sterling Street