



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 – Car Wash

DATE: October 29, 2013

Request: Site Plan Approval for construction of a 3,300 square foot car wash at 142 Eastern Boulevard, parcel 5-16-325.

Applicant: Tim Hogan, PE

Proposed Use: 5-bay car wash

Property Owner: Mullins Properties LLC

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: No	Description of Uses, Hours & Traffic Volume: Yes

SEQRA: Unlisted

County Review: September 24th

Zoning Information:

District: Commercial	Maximum Lot Coverage: N/A
Setback Requirements: F: 20', S: 5', R: 25'	Buffer Zone Required: None

Project Overview: The applicant proposes to construct a 3,300 square foot, 5-bay car wash on a vacant commercial site near the intersection of Eastern Boulevard and Columbia Street. Several vacuum stations will also be provided.

Parking: Code requires 17 spaces for the building as proposed. The applicant has provided 5 marked spaces, and 5 interior spaces. There is ample unmarked parking area to make up the deficit.

Traffic circulation within the project area and the adjacent Northland Plaza lot is not well defined. Several streams of traffic converge from the Plaza and cross the northeast corner of 142 Eastern Boulevard with no control measures. The crossing of the property line will no longer be possible when this project is built. The landscape islands will help define the travel ways, but the Plaza owner will have to reconfigure their parking and travel aisles. Signage could greatly improve safety and traffic flow. The Plaza owner should consider installing stop signs for Columbia Street extended, Hinds Avenue extended and where the main east-west drive aisle meets the Hinds Avenue extended.

The landscape island along the northern property line must be moved off the Plaza property and onto the applicant's property. The curbing on the inside must also be moved off the Columbia Street right-of-way. An inaccurate radius dimension is marked on the curbed island and should be deleted from the plan.

The applicant should depict the adjacent parking areas on the site plan.

Lighting: Two light poles are to be installed near the vacuum stands. Soffit lighting will be installed on the building. The photometric plan shows that spillage is mostly within the acceptable limit of 0.5 foot-candles, and there are no adjacent residential uses.

Drainage & Grading: The site generally slopes downward from west to east. The applicant proposes minor cutting into the Eastern Boulevard bank. The parking lot will be drained by two existing catch basins, plus a proposed dry well at the southwest corner.

The applicant must provide details for the dry well, and for the concrete apron around the existing catch basin.

The applicant must show rim and invert elevations for the storm manhole at the northwest corner of the site, and depict the location and invert of the 18" pipe outlet to the south of the property.

The applicant must depict the existing storm sewer system in Eastern Blvd, including pipe sizes, types, and inverts.

The drainage plan must show the existing elevation contours.

Sewer: The applicant should shift the vacuums and light poles to a minimum of 5' clear distance from the storm sewer line, and move the northernmost vacuum out of the City's storm sewer easement.

The applicant must provide an off-site utility plan for the sewer connection, including all relevant utility and topographic information.

Landscaping: The applicant proposes to remove all trees near the Eastern Boulevard margin, and replace them with a mixture of Cleveland Pear and Japanese Lilac. The applicant should alter the grading plan so that the two larger Maples near the northwest corner can be preserved, at the least.

The applicant should also widen the island at the rear of the site to accommodate an 8' minimum width planting strip, planted with trees rather than perennials as currently shown.

The landscaping plan must be revised to show all tree removals, the planting schedule updated to show quantities, and a tree protection detail included (if applicable). The note regarding owner's discretion should be removed (the landscaping plan is part of the approved site plan and must be constructed as depicted).

Miscellaneous: The applicant relies on crossing the Northland Plaza property to the north and east for site access and sewer service. The applicant must provide proof of a crossing easement and a sewer easement prior to issuance of a building permit.

The applicant intends to relocate the plaza sign, but does not say where. Installation of any signage, including moving an existing sign, will require a separate sign permit from the Code Enforcement Bureau. The new installation will have to meet the current sign regulations.

The side yard setback should be revised to be offset from the property line, not from the storm sewer easement.

The drawing set provided was not printed at the noted scale. Two full size sets must be submitted to the Engineering Department with the scale corrected.

The applicant must provide the following details, some of which may be provided by the Engineering Department: Concrete Curb, Pavement within the Right-of-Way, and Sign Detail.

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

Summary:

1. The applicant shall provide revised drawings printed to the marked scale.
2. The applicant shall move the landscape island along the northern property line off the Plaza property and onto the applicant's property. The curbing on the inside must also be moved off the Columbia Street right-of-way.
3. The applicant shall depict the adjacent off-site parking areas so that traffic flow around the project site can be analyzed.
4. The applicant shall delete the erroneous radii dimensions from the plan.
5. The applicant shall provide an off-site utility plan for the sanitary sewer connection.
6. The applicant shall provide details for the dry well, and for the concrete apron around the existing catch basin.
7. The applicant shall show rim and invert elevations for the storm manhole at the northwest corner of the site, and depict the location and invert of the 18" pipe outlet to the south of the property.
8. The applicant shall depict the existing storm sewer system in Eastern Blvd, including pipe sizes, types, and inverts.
9. The applicant shall show the existing elevation contours on the drainage plan.
10. The applicant shall shift the vacuums and light poles so that they are 5' minimum clear distance from the existing storm sewer pipe, and not within the City's storm sewer easement.
11. The applicant shall widen the landscaped island along the eastern property line to accommodate a minimum 8' width planting strip, planted with trees in conformance with the Landscaping and Buffer Zone Guidelines.
12. The applicant shall revise the landscaping plan to show all tree removals and planting quantities, and include a tree protection detail if applicable. The landscaping plan shall be submitted to the City Engineer for approval prior to the issuance of a building permit. All depicted landscaping shall be installed prior to issuance of a Certificate of Occupancy.
13. The applicant shall provide proof of a crossing easement over the plaza property to the north and east, and a sewer easement for the sanitary line, prior to issuance of a building permit.
14. The applicant shall revise the plan to show the side yard setback from the property line, not the easement line.
15. The applicant must provide the following details: Concrete Curb, Pavement within the Right-of-Way, and Sign Detail.

cc: City Council Members
Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
Tim Hogan, PE