



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 – 164 Breen Avenue Residence

DATE: November 30, 2011

Request: Site Plan Approval for the construction of a 7,728 square foot residence at 164 Breen Avenue, parcel 7-14-119

Applicant: Patrick J. Scordo, PE, GYMO

Proposed Use: Temporary residence

Property Owner: DGI, LLC

Submitted:

Property Survey: Yes	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: No

Zoning Information:

District: Residence C	Maximum Lot Coverage: 40%
Setback Requirements: 20' front, 5' side, 25' rear	Buffer Zone Required: No

Project Overview: The applicant is requesting approval of the site plan for the construction of a 7,728 square foot boarding-house type residence with 7 bedrooms and 3 shared bathrooms. The building will be situated at the rear of large vacant parcel at 164 Breen Avenue. The site plan includes a small parking lot with 5 spaces, a driveway approximately 200 feet in length, small gardens between the parking lot and main doors, and a six-foot fence around the rear of the building.

Parking: The applicant provides 5 exterior parking spaces and 2 interior, for a total of 7. Code requires one space for each room or suite, plus 10%. Because there are 7 bedrooms, the applicant must provide 8 parking spaces. An additional space should be required as a condition of approval.

Pedestrian and Vehicle Circulation: The applicant proposes a new 20' wide driveway, approximately 200 feet in length, connecting the parking lot to Breen Avenue. Two sidewalks connect the front and rear entrances to the parking lot.

The parcel has two existing driveway entrances, which will be made obsolete. The applicant should remove the asphalt associated with these entrances and re-cover with topsoil and seed.

The proposed driveway entrance uses large, 20-foot turn radii. This causes the total cut at the curb line to be 55 feet. The applicant should reduce the turn radii so that the total curb cut is not more than 30 feet wide.

The street margin is wide enough to maintain the existing sidewalk grade across the curb cut, rather than lowering it several inches as proposed. The plans should be altered to either leave the existing sidewalk blocks in place, or install new 6" sidewalk blocks at the same grade.

Due to the recent completion of the Breen Avenue reconstruction project, and the shallow depth of the conduit in the margin, the existing curb shall remain in place—sawcut to achieve the necessary wipedown.

Utilities: The plans do not depict the underground fiber optic conduit in the Breen Avenue margin. The applicant must depict this conduit, and add a note requiring the contractor to use caution and soft-dig methods when excavating near the street.

Water and sanitary sewer service will be served by extending existing stubs, which were installed during the Breen Avenue reconstruction. No capacity issues are apparent.

Drainage & Grading: The proposed building and pavement will significantly increase the parcel's impervious area, creating additional runoff. Grassy swales are proposed to direct runoff to three catch basins which connect to the Breen Avenue sewer. The proposed drainage design is acceptable.

The applicant must add the existing storm sewer rim and invert elevations, pipe sizes, and pipe types to the plan—and must also provide a detail for connecting to the existing storm sewer manhole, specifying a rubber boot connection.

Assuming the proposed development disturbs 1.871 acres as listed in the SEQR questionnaire, this project will require the submission of a Stormwater Pollution Prevention Plan. The applicant must submit the SWPPP to the NYSDEC, and provide a copy to the City—or provide further documentation showing that the disturbed area is smaller than 1 acre.

Landscaping: The applicant proposes planting 21 trees of varying species. No tree removal is specified. Plantings are evenly spaced throughout the yard, with some concentration near the parking lot and front entrance.

Summary:

1. The applicant shall provide off street parking for one additional vehicle, thus providing eight total spaces.
2. The applicant shall remove asphalt from obsolete driveway entrances, and replace it with topsoil and seed.
3. The applicant shall reduce the turn radii of the driveway entrance such that the curb cut width is reduced to 30 feet or less.
4. The applicant shall maintain the existing sidewalk, or replace it at the same grade.
5. The existing curb shall remain in place along the proposed driveway entrance, sawcut to achieve the necessary wipedown.
6. The applicant shall depict the existing fiber optic conduit in the street margin, and add the following note to the plans: "The contractor shall use extreme caution and soft-dig methods when excavating in the street margin area."
7. The applicant shall add the existing sewer rim elevations, invert elevations, pipe sizes, and pipe types to the plan.

8. The applicant shall provide a detail for connection to the existing storm sewer, specifying a rubber-booted connection.
9. The applicant shall submit a Stormwater Pollution Prevention Plan to the Department of Environmental Conservation, and provide a copy to the City Engineer's office.

Cc: City Council Members
Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
Patrick Scordo, GYMO