



# MEMORANDUM

## City of Watertown Planning Office

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**TO:** Norman J. Wayte II, Chairman, Planning Board

**FROM:** Kenneth A. Mix, Planning and Community Development Coordinator

**SUBJECT:** Site Plan Approval – 1255 Arsenal Street

**DATE:** December 1, 2010

**Request:** Site Plan Approval for the construction of a 3,044 square foot Sunoco/A-Plus store and new fuel dispensers at 1255 Arsenal Street, Parcel Number 9-19-102 and 9-19-102.002.

**Applicant:** Brian J. Burri of Bergmann Associates on behalf of Sunoco, Inc.

**Proposed Use:** Gas Station and Convenience Store.

**Property Owner:** Sunoco, Inc.

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### Submitted:

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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

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SEQRA: Unlisted Action

County Planning Board Review Required: Yes

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### Zoning Information:

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District: Commercial

Maximum Lot Coverage: None

Setback Requirements: None

Buffer Zone Required: No

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**Project Overview:** The applicant is proposing to demolish the existing convenience store on site and construct a new 3,044 square foot building. The existing gas canopy structure will remain, however new fuel dispensers will be constructed on site, including a new stand alone diesel dispenser. The proposed structure will be positioned closer to the rear of the property than the current building and the paved area will be expanded to the west on a newly acquired vacant parcel. Landscaping is proposed along the side and rear property lines.

**Parking:** The proposed structure is 3,044 square feet. The area of the building used for utility areas and storage is 379 sq. ft. The total number of square feet used in the parking calculation is 2,665 sq. ft. meaning that 14 spaces are required for the site. A total of 14 spaces are shown along the north and west sides of the building. Additionally, 8 spaces are provided at the fuel dispensers bringing the total proposed parking spaces to 22, which meets the requirement.

**Grading, Drainage and Utilities:** The Engineering Department has reviewed the plans and has the following comment:

1. The eastern portion of the existing site drains to the NYSDOT owned storm sewer in Arsenal Street. Submission to the NYSDOT for approval may be required for this project. If so, provide a copy of all correspondence and submittals to the NYSDOT for stormwater approval.

**Lighting:** The proposed lighting plan includes 7 pole mounted light fixtures around the perimeter of the paved area and a 1 pole mounted fixture at the diesel dispenser. At the main dispenser area, a total of 24 ceiling mounted fixtures are proposed. Wall packs are also included on the east and south sides of the building and wall mounted cove lights are provided on the north, east and west sides of the building. The lighting plan shows that the light spillage at the property lines has been kept to 0.5 foot-candles or less.

**Landscaping:** The proposed landscaping plan consists of a 12'+ green strip with a planting bed along the east side of the site and a 28' green strip with a planting bed on the west side. The planting beds include large trees and shrubs and are designed consistent with the Planning Board's Landscaping and Buffer Zone Guidelines. In addition, the applicant is proposing a 15' green area with a small planting bed along the rear property line and plantings around the proposed sign at the front of the property. The existing tree line at the rear of the site will also serve as a buffer.

The Guidelines recommend a 15' wide landscaped strip along the front of the property, but since the applicant is not proposing any work in the front of the site, the addition of a landscaped strip in this area is not proposed at this time.

Interior parking lot trees and landscaping are also recommended in the guidelines at a minimum average density of one shade tree for each fifteen parking spaces, or any fraction thereof meaning that 2 trees would be required. The plan shows no interior parking lot landscaped islands. There may be room for one large island near the northwest corner of the store in the area that is currently shown as a striped area.

**Signage:** A separate sign permit will have to be obtained from the Bureau of Code Enforcement as the size and make up of the proposed signage for the project will not be approved as part of the site plan submission. Although the Planning Board does not review the composition of the signs, it can make a recommendation regarding the placement of the signs on the site. There is a pylon sign proposed for the northwest corner of the site. The application submission does not provide any detail regarding the size of the sign, however, depending on the design, there may be a visibility issue with the proposed placement shown on the plan. The sign is proposed near the front property line and appears to be in the line of sight for drivers exiting the property.

**Other Comments:** The following comments have also been noted after review of the plans:

1. A survey map that is stamped and signed with an original seal must be provided to the Engineering Department.
2. The proposed vinyl fence along the southern property line cannot exceed 6 ft in height per the City's Zoning Ordinance. Revise the callout on sheet D-1 and detail on sheet DE-2.
3. Final approval for this application will be given by the City Council after a recommendation from the Planning Board.
4. The proposed storage shed located on the east side of the main building is shown in the side yard of the property. Section 310-35 of the Zoning Ordinance states that accessory structures may not occupy any area other than the rear yard. The storage building must either be relocated to the rear yard or be attached to and made part of the main building. The applicant has indicated that they will attach the shed to the main building to resolve this issue. (see the attached plan).

**Summary:** The following lists several key issues that should be addressed:

1. If stormwater approval from the NYSDOT is required for this project, a copy of all correspondence and submittals to the NYSDOT must be provided to the City Engineering Department.
2. At least one interior parking lot landscaped island should be provided with trees and shrubs.
3. Additional information regarding the design of the proposed pylon sign at the northwest corner of the site should be provided to determine whether or not there is a visibility and line of sight issue for drivers exiting the property.
4. A survey map that is stamped and signed with an original seal must be provided to the Engineering Department.
5. The proposed vinyl fence along the southern property line cannot exceed 6 ft in height per the City's Zoning Ordinance so the note on sheet D-1 and the detail on sheet DE-2 must be revised accordingly.
6. The proposed storage building must be attached to and made part of the main building.

cc: Planning Board Members  
City Council Members  
Robert J. Slye, City Attorney  
Justin Wood, Civil Engineer II  
Brian J. Burri of Bergmann Associates