



1869

CITY OF WATERTOWN
SITE PLAN APPLICATION
AND
SHORT ENVIRONMENTAL
ASSESSMENT FORM, PART 1



** Provide responses for all sections. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. Failure to submit required information by the submittal deadline will result in not making the agenda for the upcoming Planning Board meeting.

PROPERTY LOCATION

Proposed Project Name: FRIENDLY'S RESTAURANT
Tax Parcel Number: # 9-19-103.002
Property Address: 1233 ARSENAL STREET
Existing Zoning Classification: C - COMMERCIAL

OWNER OF PROPERTY

Name: KESSLER FAMILY LLC
Address: 410 WHITE SPRUCE BLYD.
ROCHESTER, NY 14623
Telephone Number: 585-424-5277
Fax Number: 585-424-2485

APPLICANT

Name: KESSLER FAMILY, LLC CONTACT PAGE VANBLAR.COM TEL # 585-739-5709
Address: 410 WHITE SPRUCE BLVD
ROCHESTER, NY 14623
Telephone Number: 585 - 424 - 5277
Fax Number: 585 - 424 - 2485
Email Address: DVANBLAR.COM @ KESSLERRESTAURANTS

ENGINEER ARCHITECT SURVEYOR

Name: KEN BRACKER
Address: 311 ALEXANDER ST. SUITE 310
ROCHESTER, NY 14604
Telephone Number: 585-269-1955
Fax Number: 585-325-6113
Email Address: KENBRACKER @ AOL.COM

TAX I.D. # 9-16-106

PROJECT DESCRIPTION

Describe project and proposed use briefly:

KESSLER FAMILY HAS AN OPTION TO BUY .665 ACRES OF LAND OWNED BY THE CITY. WITH THE PURCHASE OF THIS ADDITIONAL LAND THEY WOULD DEMOLISH THE EXISTING BUILDING ON THE SITE. BUILD A BIGGER NEW RESTAURANT & ADD PARKING ON THE LOT PREVIOUSLY OWNED BY THE CITY

Is proposed Action:

- [X] New Expansion Modification/Alteration

Amount of Land Affected:

Initially: 28,000 S.F. Acres OR .64 ACRES Ultimately: 28,000 S.F. Acres OR .64 ACRES

Will proposed action comply with existing zoning or other existing land use restrictions?

- [X] Yes [] No If no, describe briefly

VACANT

What is present land use in vicinity of project?

- [X] Residential [] Industrial [X] Commercial [] Agriculture [X] Park/Forest/Open Space [] Other

Describe: VACANT EMPTY LAND OWNED BY THE CITY OF WATERTOWN,

Does project involve a permit approval, or funding, now or ultimately from any other Governmental Agency (Federal, State or Local)?

- [X] Yes [] No If yes, list agency(s) and permit/approval(s)

NEW YORK STATE DEPARTMENT OF TRANSPORTATION, PLANNING BOARD CITY OF WATERTOWN,

Does any aspect of the project have a currently valid permit or approval?

- [] Yes [X] No If yes, list agency(s) and permit/approval(s)

KESSLER'S HAVE OPTION TO BUY CITY COUNCIL, JEFFERSON COUNTY PLANNING BOARD

As a result of proposed project, will existing permit/approval require modification?

Yes No

Proposed number of housing units (if applicable): NA

Proposed building area: 1st Floor 4095 Sq. Ft.
2nd Floor _____ Sq. Ft.
3rd Floor _____ Sq. Ft.
Total _____ Sq. Ft.

Area of building to be used for the boiler room, heat facilities, utility facilities and storage: 100 Sq. Ft.

Number of parking spaces proposed: 56 SPACES

Construction Schedule: START LATE WINTER 2010,
COMPLETED BY EARLY SPRING 2010

Hours of Operation: 7:00 AM TO MIDNIGHT, 7 DAYS A
WEEK

Volume of traffic to be generated: _____ ADT

ESTIMATED CURRENT TRAFFIC IS 195
CARS / DAY

ESTIMATED TRAFFIC AFTER PROJECT IS
COMPLETED WOULD BE 233 CARS / DAY

REQUIRED DRAWINGS:

** The following drawings with the listed information ARE REQUIRED, NOT OPTIONAL. If the required information is not included and/or addressed, the Site Plan Application will **not** be processed.

BOUNDARY & TOPOGRAPHIC SURVEY

(Depict existing features as of the date of the Site Plan Application. This Survey and Map must be performed and created by a Professional Land Surveyor licensed and currently registered to practice in the State of New York. This Survey and Map must be stamped and signed with an original seal and signature on at least one copy, the rest may be copies thereof.

- All elevations are National Geodetic Vertical Datum of 1929 (NGVD29).
- 1' contours are shown & labeled with appropriate spot elevations.
- All existing features on and within 50 feet of the subject property are shown and labeled.
- All existing utilities on and within 50 feet of the subject property are shown and labeled.
- All existing easements and/or right-of-ways are shown and labeled.
- Existing property lines (bearings & distances), margins, acreage, zoning, existing land use, reputed owner, adjacent reputed owners & tax parcel numbers are shown and labeled.
- The north arrow & graphic scale are shown.

DEMOLITION PLAN (If Applicable)

- All existing features on and within 50 feet of the subject property are shown and labeled.
- All items to be removed are labeled in darker text.

SITE PLAN

- All proposed above ground features are depicted and clearly labeled.
 - All proposed features are clearly labeled "proposed".
 - All proposed easements & right-of-ways are shown and labeled.
 - Land use, zoning, & tax parcel number are shown.
- NO NEW EASEMENTS ARE PROPOSED**

The Plan is adequately dimensioned including radii.

The line work & text for all proposed features is shown darker than existing features.

All vehicular & pedestrian traffic circulation is shown including a delivery or refuse vehicle entering and exiting the property.

Proposed parking & loading spaces including ADA accessible spaces are shown and labeled.

Refuse Enclosure Area (Dumpster), if applicable, is shown. Section 161-19.1 of the Zoning Ordinance states, "No refuse vehicle or refuse container shall be parked or placed within 15 feet of a party line without the written consent of the adjoining owner, if the owner occupies any part of the adjoining property".

The north arrow & graphic scale are shown.

GRADING PLAN

All proposed below ground features including elevations & inverts are shown and labeled.

All proposed above ground features are shown and labeled.

The line work & text for all proposed features is shown darker than existing features.

All proposed easements & right-of-ways are shown and labeled.

1' existing contours are shown dashed & labeled with appropriate spot elevations.

1' proposed contours are shown & labeled with appropriate spot elevations.

All elevations are National Geodetic Vertical Datum of 1929 (NGVD29).

Sediment & Erosion control are shown & labeled on the grading plan unless separate drawings have been provided as part of a Stormwater Pollution Prevention Plan (SWPPP).

UTILITY PLAN

All proposed above & below ground features are shown and labeled.

All existing above & below ground utilities including sanitary, storm water, water, electric, gas, telephone, cable, fiber optic, etc. are shown and labeled.

- All proposed easements & right-of-ways are shown and labeled.
- The Plan is adequately dimensioned including radii.
- The line work & text for all proposed features is shown darker than existing features.
- The following note has been added to the drawings stating, "All water main and service work must be coordinated with the City of Watertown Water Department. The Water Department requirements supercede all other plans and specifications provided."

LANDSCAPING PLAN

- All proposed above ground features are shown and labeled.
- All proposed trees, shrubs, and other plantings are shown and labeled.
- All proposed landscaping & text are shown darker than existing features.
- All proposed landscaping is clearly depicted, labeled and keyed to a plant schedule that includes the scientific name, common name, size, quantity, etc.
- For additional landscaping requirements where nonresidential districts and land uses abut land in any residential district, please refer to Section 310-59, Landscaping of the City's Zoning Ordinance.
- Site Plan complies with and meets acceptable guidelines set forth in Appendix A - Landscaping and Buffer Zone Guidelines (August 7, 2007).

PHOTOMETRIC PLAN (If Applicable)

- All proposed above ground features are shown.
- Photometric spot elevations or labeled photometric contours of the property are clearly depicted. Light spillage across all property lines shall not exceed 0.5 foot-candles.

CONSTRUCTION DETAILS & NOTES

- All details and notes necessary to adequately complete the project including, but not limited to, landscaping, curbing, catch basins, manholes, water line, pavement, sidewalks, trench, lighting, trash enclosure, etc. are provided.
- Maintenance & protection and traffic plans & notes for all required work within City streets including driveways, water laterals, sanitary laterals, storm connections, etc. are provided.

- The following note must be added to the drawings stating:
"All work to be performed within the City of Watertown margin will require sign-off from a Professional Engineer, licensed and currently registered to practice in the State of New York, that the work was built according to the approved site plan and applicable City of Watertown standards. Compaction testing will be required for all work to be performed within the City of Watertown margin and must be submitted to the City of Watertown Codes Department."

PRELIMINARY ARCHITECTURAL PLANS (If Applicable)

- Floor plan drawings, including finished floor elevations, for all buildings to be constructed are provided.
- Exterior elevations including exterior materials and colors for all buildings to be constructed are provided.
- Roof outline depicting shape, slope and direction is provided.

ENGINEERING REPORT

**** The engineering report at a minimum includes the following:**

- Project location
- Project description
- Existing & proposed sanitary sewer flows & summary
- Water flows & pressure
- Storm Water Pre & Post Construction calculations & summary
- Traffic impacts
- Lighting summary
- Landscaping summary

GENERAL INFORMATION

ALL ITEMS ARE STAMPED & SIGNED WITH AN ORIGINAL SIGNATURE BY A PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR SURVEYOR LICENSED AND CURRENTLY REGISTERED TO PRACTICE IN THE STATE OF NEW YORK.

If required, a copy of the Stormwater Pollution Prevention Plan (SWPPP) submitted to the NYSDEC will also be sent to the City of Watertown Engineering Department.

NA If required, a copy of all submittals sent to the New York State Department of Environmental Conservation (NYSDEC) for the sanitary sewer extension permit will also be sent to the City of Watertown Engineering Department

If required, a copy of all submittals sent to the New York State Department of Health (NYSDOH) will also be sent to the City of Watertown Engineering Department.

Signage will not be approved as part of this submission. It requires a sign permit from the Codes Department. See Section 310-52.2 of the Zoning Ordinance.

Plans have been collated and properly folded.

Explanation for any item not checked in the Site Plan Checklist.

Completed SEQR – Short Environmental Assessment Form – Part I.

*A copy of the SEQR Form can be obtained from the City of Watertown website.

SIGNATURE

I certify that the information provided above is true to the best of my knowledge.

Applicant (please print)

KEN BRALLEN

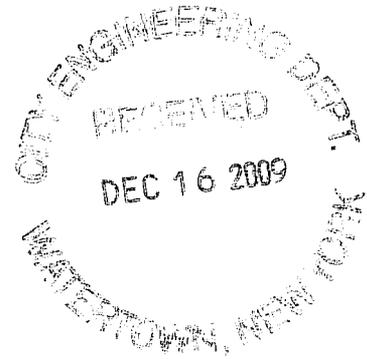
Applicant Signature

[Signature]

Date:

12/14/2009

**FRIENDLY'S RESTAURANT
ENGINEERING REPORT
BUILDING RECONSTRUCTION
1233 ARSENAL STREET
WATERTOWN, NY
DECEMBER 14, 2009**



PROJECT DESCRIPTION

THE EXISTING FRIENDLY'S RESTAURANT WAS BUILT IN THE EARLY 1960'S AND DOES NOT HAVE THE SEATING OR DESIGN LAYOUT THAT IS REQUIRED TO PROVIDE QUALITY RESTAURANT SERVICE. THE TOILET ROOMS ARE NOT HANDICAP ACCESSIBLE. THE BUILDING DOES NOT HAVE A SPRINKLER SYSTEM. THERE IS NOT ENOUGH KITCHEN AREA TO SUPPORT THE NEW FOOD PRODUCTS THAT FRIENDLY'S IS ADDING TO THE MENU.

FRIENDLY'S IS A NATIONAL RESTAURANT CHAIN THAT SPECIALIZES IN SERVING FAMILY MEALS AND ICE CREAM. THE KESSLER FAMILY LLC IS A FRIENDLY'S FRANCHISE OPERATOR WITH CLOSE TO 50 FRIENDLY'S RESTAURANT LOCATIONS. THE KESSLER FAMILY LLC HAS OBTAINED AN OPTION TO PURCHASE APPROXIMATE .6 ACRES OF LAND ADJOINING THE EXISTING FRIENDLY'S PARCEL. THIS ADDITIONAL LAND WILL ALLOW A NEW LARGER FRIENDLY'S TO BE BUILT AND HAVE ENOUGH SUPPORTING PARKING

PROJECT LOCATION

A FRIENDLY'S RESTAURANT HAS BEEN LOCATED AT 1233 FOR OVER 40 YEARS. ARSENAL STREET IS A MAJOR COMMERCIAL STREET IN WATERTOWN. IT IS THE GOAL OF THIS PROJECT TO PROVIDE AN ATTRACTIVE FUNCTIONAL FRIENDLY'S RESTAURANT TO SERVE THE WATERTOWN COMMUNITY. THE FRIENDLY'S RESTAURANT WILL BE REBUILT AT APPROXIMATELY THE SAME LOCATION AS BEFORE. THE SITE DESIGN OPTIONS ARE RESTRICTED DUE TO A STORM SEWER EASEMENT TO THE NYSDOT

WATER SUPPLY

THE RESTAURANT IS PRESENTLY SUPPLIED BY A 1 1/2' COPPER SERVICE. THIS SERVICE WILL BE ABANDONED AND NEW 6" COMBINATION WATER SERVICE WILL BE PROVIDED. THIS NEW LARGER WATER SERVICE WILL ALLOW THE INSTALLATION OF A FIRE PROTECTION SYSTEM (BY BUILDING CODE FOR RESTAURANTS OF THIS SIZE REQUIRE FIRE PROTECTION SYSTEM). THE DOMESTIC SIDE OF THE SERVICE WILL BE PROTECTED BY AN RPZ. ALL THE PLUMBING FIXTURES WILL BE LOW FLOW TYPE.

SANITARY SEWER SYSTEM

THE RESTAURANT PRESENTLY HAS A SANITARY LATERAL CONNECTING TO THE EXISTING CITY OF WATERTOWN SANITARY SEWER WITHIN THE SOUTHERLY HIGHWAY CURB LANE OF ARSENAL STREET. THIS EXISTING CONNECTION WILL CONTINUE TO BE USED WITHIN THE ROAD RIGHT-OF-WAY. THE LATERAL WILL BE REPLACED ON SITE OUTSIDE THE RIGHT-OF-WAY TO CONNECT TO THE NEW DISCHARGE SANITARY LINE FROM THE KITCHEN THROUGH A NEW GREASE TRAP AND TO A NEW DOMESTIC SANITARY WASTE LINE FOR THE FACILITY.

STORM SEWER SYSTEM

THE PRESENT SITE IS BISECTED BY A MAJOR (60 INCH DIAMETER) NYSDOT STORM LINE AND THE ASSOCIATED ACCESS/MAINTENANCE EASEMENT. THE SITE PRESENTLY DISCHARGES STORM FLOW FROM THE PARKING LOT AND BUILDING INTO CATCH BASINS ON/OVER THIS

NYSDOT STORM LINE. THE NEW PARKING WILL DRAIN INTO A NEW CATCH BASIN WITH A 22" X 13" CMPA PIPE. PRIOR TO CONNECTION TO THE EXISTING STORM SEWER SYSTEM THERE WILL BE A RESTRICTOR PLATE WITH A 6" ORIFICE. BY INCORPORATING THESE FEATURES INTO OUR DESIGN, THERE WILL BE NOT CHANGE IN THE PRE AND POST CONSTRUCTION WATER RUNOFF FLOW.

TRAFFIC IMPACT

WE HAVE BEEN ADVISED BY FRIENDLY'S CORPORATION THE NUMBER OF ADDITIONAL VEHICULAR TRIPS PER DAY WITH THIS NEW RESTAURANT DESIGN WILL BE APPROXIMATELY 38.

SITE LIGHTING SUMMARY

THE EXISTING SITE LIGHTING IS BEING REMOVED AND NEW IS PROPOSED. THE PROPOSED LIGHT POLES ARE 25' TALL AND ARE A SHOEBOX DESIGN. SHIELDS ARE PROVIDED ON THE LIGHT POLES TO MINIMIZE THE LIGHTING LEVEL AT THE PROPERTY LINES

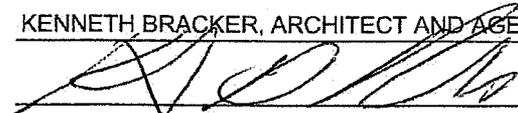
LANDSCAPING SUMMARY

A 15' WIDE LANDSCAPED WIDE BUFFER IS PROPOSED ALONG THE R.O.W. LANDSCAPED ISLANDS HAVE BEEN PROVIDED. THE NEW SITE DESIGN IS IN ACCORDANCE WITH THE CITY DESIGN GUIDELINES. IN ADDITION WE HAVE ADDED FENCING TO HIDE THE NEW PARKING AREA, PLUS ADDED GREEN SPACE ON THE EXISTING PARCEL

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART 1 – PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR KESSLER FAMILY LLC	2. PROJECT NAME FRIENDLY'S RESTAURANT
3. PROJECT LOCATION: Municipality CITY OF WATERTWON County JEFFERSON COUNTY	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 1233 ARSENAL STREET	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: DEMOLITION OF AN OLD FRIENDLY'D RESTAURANT, CONSTRUCTION OF A NEW FRIENDLY'S RESTAURANT, MODIFICATIONS TO EXISTING PARKING LOT AND NEW PARKING ON A PARCEL THAT THE KESSLER FAMILY LLC HAS AN OPTION TO BUY. THIS PARCEL IS PRESENTLY OWNED BY THE CITY OF WATERTOWN. PURCHASE OF THIS ADDITIONAL LAND (.605 ACRES) WILL BE MADE AFTER ALL GOVERNMENT APPORVALS HAVE BEEN OBTAINED	
7. AMOUNT OF LAND AFFECTED: Initially <u>.64</u> acres Ultimately <u>.64</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input checked="" type="checkbox"/> Other Describe: COMMERCIAL ALONG ARSENAL, RESIDENTIAL AND VACANT LAND ALONG HANEY	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
12. AS A RESULT OF PROPOSED ACTION, WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>KENNETH BRACKER, ARCHITECT AND AGENT FOR OWNER</u>	Date: <u>12/14/2009</u>
Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? Yes No If yes, coordinate the review process and use the FULL EAF.

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If NO, a negative declaration may be superseded by another involved agency. Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEA? Yes No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? Yes No If yes, explain briefly

PART III – DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date