



# MEMORANDUM

## City of Watertown Planning Office

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Watertown, New York 13601

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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 – 1233 Arsenal Street

**DATE:** December 30, 2009

**Request:** Site Plan Approval for the construction of a 4,095 square foot Friendly's Restaurant at 1233 Arsenal Street, Parcel Number 9-19-103.002 and 9-19-106.

**Applicant:** Kessler Family, LLC.

**Proposed Use:** Restaurant

**Property Owner:** Kessler Family, LLC and City of Watertown

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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: No

Construction Time Schedule: No

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, except when abutting residential properties.

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**Project Overview:** The applicant is intending to demolish the existing Friendly's restaurant and build a newer and larger one in the same area. They also intend to add additional parking onto the newly acquired parcel in the rear portion of the property.

**Parking:** The applicant shows a total of 56 parking spaces for this property. Three of which are handicapped parking spaces. The zoning ordinance states that for a commercial use the property must have 5 spaces for every 1000 square feet of floor space, excluding storage areas. This building is 4,095 square feet and requires a minimum of 21 spaces, therefore the applicant is well with in the zoning ordinance regulations for parking spaces.

**Grading, Drainage and Utilities:** The applicant should specify SDR-35 for the proposed sanitary lateral in lieu of SDR-21, or provide in writing, specific reasoning for exception. The applicant should also add a backflow preventer to the sanitary lateral. The Engineering Department can provide a detail if requested.

The applicant should adjust the spot grade elevations to reduce the slope of the Handicap Parking spaces to a maximum of 2.00% (1/4" per foot) for ADA Compliance as well as adjust the spot grade elevations to reduce the slope of the Handicap Ramp (leading to main entrance) to a maximum of 8.33% (1" per foot) for ADA Compliance.

Attached to this memo is a memo from the Water Department with their comments on this site plan.

**Lighting:** The lighting levels around the property are within the 0.5 cf restrictions and do not exceed this amount over any of the property lines.

**Landscaping:** The Planning Board's Landscaping and Buffer Zone Guidelines recommends that when an existing site is undergoing any external alteration or expansion that the site be gradually brought into compliance with the minimum standards of the guidelines. It states that the applicant should make every effort to include new landscaping and buffering as a part of any alteration or expansion. While the construction at this location includes an entirely new building, the parking lot will remain largely intact. Therefore, we have reviewed the landscaped plan for this site as an expansion and not an entirely new site plan. The applicant has made a good effort to meet the minimum standards of the guidelines for the site.

The proposed landscaping plan shows a 15' wide buffer along the Arsenal Street right-of-way that includes three small street trees as well as many smaller shrubs, perennials and annuals which meets the right-of-way landscape setback recommendation in the Guidelines for size and composition.

Interior parking lot trees and landscaping are also recommended in the Guidelines at a minimum average density of one (1) shade tree for each fifteen (15) parking spaces, or any fraction thereof meaning that 4 trees would be required. The applicant has eliminated a parking space along the west side of the parking lot to create a new landscaped island and has added a new island in between the existing lot and the new parking area at the rear of the site.

The guidelines also recommend an 8' wide landscaped strip around the perimeter of the parking lot. Since a majority of the parking lot on the west and south sides will remain unchanged, meeting this requirement on those sides of the lot is not practical. However, there is room on the east side of the parking lot to the south of the dumpster enclosure for additional trees or landscaping.

Under the General Provisions of the Guidelines there is a paragraph which recommends that no one species of tree take up more than 15% of the total amount of landscape plantings. We would recommend that the applicant diversify their tree species selection and try to include several different species of large deciduous trees instead of one small maturing species. Diversifying the plantings will help protect against various tree diseases and will overall promote a better urban forest city wide.

The plan also includes foundation plantings along the east and west sides of the building. New fencing is also proposed along a portion of the eastern property line and on the north and south sides of the new parking area.

**Other Comments:** The applicant should also note that the dumpster fence enclosure cannot exceed 6' height. A stamped and signed original Boundary and Topographic Survey map must be provided to the City's Engineering department. Also a copy of all correspondence and submittals with NYS DOT for work in the Right-of-Way should be submitted to the City's Engineering Department.

Final approval for this application will be given by the City Council after a recommendation from the Planning Board. Any proposed signage for the project will not be approved as part of the site plan submission. Any proposed signage will be handled as a separate matter through the Bureau of Code Enforcement.

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

1. Consideration should be given to adding trees and/or landscaping in the grass area located to the south and east of the dumpster enclosure.
2. The applicant should diversify their tree species selection by including several different species of large deciduous trees instead of one small maturing species.
3. Specify SDR-35 for the proposed sanitary lateral in lieu of SDR-21, or provide in writing, specific reasoning for exception.
4. Add a backflow preventer to the sanitary lateral. The Engineering Department can provide a detail if requested.
5. Adjust spot grade elevations to reduce the slope of the Handicap Parking spaces to a maximum of 2.00% (1/4" per foot) for ADA Compliance.
6. Adjust spot grade elevations to reduce the slope of the Handicap Ramp (leading to main entrance) to a maximum of 8.33% (1" per foot) for ADA Compliance.
7. Dumpster Fence enclosure cannot exceed 6' height.
8. Provide a stamped and signed original Boundary and Topographic Survey map.
9. Provide a copy of all correspondence and submittals with NYS DOT for work in the Right-of-Way.

cc: Planning Board Members  
City Council Members  
Robert J. Slye, City Attorney  
Justin Wood, Civil Engineer II  
Kessler Family, LLC 410 White Spruce BLVD., Rochester, NY 14623  
Ken Bracker, 311 Alexander St., Suite 304, Rochester, NY 14604

# Watertown Water Department

## Inter-office Memo

**DATE:** December 23, 2009

**TO:** Jackie Longton, Planner

**FROM:** Gary Pilon, Supt. of Water

**SUBJECT:** Site Plan Review  
Friendly's Restaurant – 1233 Arsenal Street

I have reviewed the proposed site plan for the new Friendly's Restaurant. The existing structure has a 1 ½" copper water service. The proposed structure calls for a 6" ductile iron water service. I had previously provided the engineer with fire flow data that was gathered this summer by the Insurance Services Organization at the hydrant across the road from the site. I assume that the sprinkler needs were calculated based on that data, which should be very reliable.

The 12" public water main is on the opposite side of the road, which was recently reconstructed. This is a state arterial highway. Any work done in the highway ROW will require a permit from the NYSDOT, in addition to the permit required by the City.

The contractor will be responsible for performing the installation of the water service. City crews will make the tap to the main, but the owner or contractor will be responsible for the cost.



cc: Justin Wood, CE I