



MEMORANDUM

City of Watertown Planning Office

245 Washington Street, Room 304

Watertown, New York 13601

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Fax: 315-782-9014

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

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

SUBJECT: Site Plan Approval – 1809 State Street

DATE: January 27, 2010

Request: Site Plan Approval for the construction of a 3,900 square foot McDonald's restaurant at 1809 State Street, Parcel Number 5-16-101.

Applicant: Chris Boyea of Bohler Engineering, LLC on behalf of Franchise Realty Interstate Corp.

Proposed Use: Restaurant.

Property Owner: McDonald's 307/31.

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 Action County Planning Board Review Required: Yes

Zoning Information:

District: Commercial	Maximum Lot Coverage: None
Setback Requirements: None	Buffer Zone Required: No

Project Overview: The proposed project consists of the demolition of the existing McDonald's restaurant and the construction of a new 3,900 square foot facility. The new building will include a drive thru and the site will feature changes to the parking configuration and traffic flow as well as new site lighting and landscaping.

Parking and Vehicular Circulation: The site survey shows that the existing site contains 40 parking spaces. Based on the parking calculation of 5 spaces per 1000 square feet of floor area, the proposed 3,900 square foot building requires a total of 20 parking spaces. The applicant is proposing 45 spaces which more than exceeds the required number as well as the existing number of spaces. Most of the proposed parking is located on the east side of the building and is laid out perpendicular to the building and drive aisle. Traffic flow on the east side of the building is two-way. Traffic enters and exits the site from a combined entrance/exit located on State Street. The combined entrance/exit eliminates one of the existing curb cuts on State Street. There is also an entrance/exit to the site on Dundon Avenue. The drive thru lane wraps around the front of the building and ties back into the main drive aisle on the east side.

Grading, Drainage and Utilities: The Engineering and Water Departments have reviewed the plans and have the following comments regarding these items:

1. The applicant must provide Pre & Post Drainage calculations and associated drainage area maps.
2. The applicant must provide a detail for the frost free hydrant.
3. The applicant must replace "City of Troy" with "City of Watertown" on Sheet C-6, Service Connection Detail.
4. The plans should be modified to specify SDR-35 for the proposed sanitary lateral in lieu of SDR-26, or provide in writing, specific reasoning for exception.
5. The applicant must provide calculations for sanitary flows and grease trap sizing. Our records indicate that there is a 6" Asbestos Cement sanitary sewer approximately under the front line of the sidewalk. This is not shown on the utility plan, sheet C-3, and might interfere with any required replacement of the storm sewer as indicated on sheet C-3.
6. The plans must be modified to show inlet protection for the catch basin adjacent to the entrance on Dundon Avenue.
7. The proposed 6" DIP combined fire and domestic water service will have to be installed using a tapping sleeve and valve (TS&V), which should be provided and installed by the contractor, with oversight by a representative of the City Water Department. Water department personnel must perform the tapping of the 12" main and the contractor will be responsible for any and all costs associated with that work. The line shall be properly disinfected. This must also be done in coordination with water department personnel. Proper permits must be obtained for all work.
8. An approved backflow device must be installed on the fire service as well as an RPZ on the 1" copper line that runs to the area of the dumpster pad.

Lighting: The site plan and photometric plan show a total of 7 new light fixtures around the perimeter of the site. Even though each of the lights has back shields to prevent light spillage onto neighboring properties there is a minimal amount of light spillage over the .5 foot candle level that is the typical standard. Given the location of the spillage and the adjacent uses, the excess light should be a problem.

Landscaping: Although the site survey does not show it, there are a number of trees and shrubs along the eastern property line. The Planning Board should clarify whether or not the removal of the trees and shrubs is being contemplated. The first tree, located near the southeast corner of the Eye Center building is a 16" maple on the McDonald's property. This tree is in good condition, appears to be outside of the construction activity area and should be saved. Another tree, located in line with the rear of the building near the fence corner, is a 16" maple that is actually located on the Eye Center property. Care should be taken during construction to avoid damage to both the root system and crown of the tree. In between

those two trees and along the fence line, there are numerous shrubs and small trees that appear to straddle the property line. Finally, there is a multi-trunked tree located at the northeast corner of the property that straddles the property line.

The proposed landscaping plan shows a total of 4 trees and numerous shrubs throughout the site. The Planning Board's Landscaping and Buffer Zone Guidelines recommends that a number of different landscaping options be included on site plans including a 15' wide landscaped strip adjacent to all public and private rights-of-ways and streets. The 15' strip is to include (1) large deciduous or evergreen shade tree every 40 linear feet with shrubs in between if the area is adjacent to a parking area. A 15' landscaped area including numerous shrubs is shown along State St. but no trees have been provided. At least 2 trees should be added in this area. The same 15' landscaped strip would be recommended along Dundon Ave. Currently, a 2' strip of grass is shown. Increasing the setback in this area should be considered. One way to gain additional space in this area would be to change the parking configuration from a 2-way 90 degree layout to a 1-way angled parking layout and shift the building and drive thru lanes to the east. Another alternative to add landscaping along the west side of the site would be to have the applicant improve the partially grassed and muddy area within the right-of-way between the property line and the edge of the pavement on Dundon Ave. Topsoil could be added and a row of 5-6 trees could be planted in that area.

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 3 trees would be required for this site. The plan shows two interior landscaped islands. One grassed island is located at the front of the site where the entrance/exit and drive thru lane meet and one landscaped island is located at the rear of the building in between the two drive-thru lanes. Consideration should be given to adding two trees in the rear island and one tree and landscaping in the front island.

The guidelines also recommend an 8' wide landscaped strip around the perimeter of the parking lot with large deciduous trees planted every 40 linear feet or small-medium deciduous trees every 20 linear feet. This would be applicable along the east and north sides of the property. If the applicant is planning to leave the trees and shrubs along the east side of the site, the existing landscaping may be adequate, with the exception of a few additional trees at the spacing noted above. Along the north (rear) side of the site a 4' grass strip is shown. Options to increase the size of this space are somewhat limited, however trees planted 40' on center could still be considered for this area.

Other Comments:

1. Final approval for this application will be given by the City Council after a recommendation from the Planning Board.
2. A detail must be provided for the Dumpster Fence enclosure (6' maximum height)
3. The applicant must provide a copy of all correspondence and submittals with NYS DOT for work in the Right-of-Way.
4. The plans must be modified to remove/replace "City of Ogdensburg" on Sheet C-7 with "City of Watertown".
5. It is an express condition of this site plan approval that the applicant provide the City Engineer with a copy of any change in stamped plans forming the basis for this approval at the same time such plans are provided to the contractor. If plans are not provided as required by this condition of site plan approval, the City Codes Enforcement Officer shall direct that work on the project site shall immediately cease until such time as the City Engineer is provided with the revised stamped plans. Additionally, any change in the approved plan which, in the opinion of the City Engineer, would require Amended Site Plan approval, will result in immediate cessation of the affected portion of the project work until such time as the amended site plan is approved. The City Codes Enforcement Officer is requested to periodically review on-site plans to determine whether the City Engineer has been provided with plans as required by this approval.

6. 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. The applicant must provide Pre & Post Drainage calculations and associated drainage area maps.
2. The applicant must provide a detail for the frost free hydrant.
3. The applicant must replace "City of Troy" with "City of Watertown" on Sheet C-6, Service Connection Detail.
4. The plans should be modified to specify SDR-35 for the proposed sanitary lateral in lieu of SDR-26.
5. The applicant must provide calculations for sanitary flows and grease trap sizing.
6. The plans must be modified to show Inlet Protection for the catch basin adjacent to the entrance on Dundon Avenue.
7. The proposed 6" DIP combined fire and domestic water service will have to be installed using a tapping sleeve and valve (TS&V), which should be provided and installed by the contractor, with oversight by a representative of the City Water Department. City water department personnel must perform the tapping of the 12" main and the contractor will be responsible for any and all costs associated with that work. The line shall be properly disinfected and must also be done in coordination with City water department personnel after all of the proper permits are obtained for the work.
8. An approved backflow device must be installed on the fire service as well as an RPZ on the 1" copper line that runs to the area of the dumpster pad.
9. A 16" Sugar Maple located near the southeast corner of the Eye Center building should be added to the drawings and saved and properly protected during construction.
10. A 16" Sugar Maple located on the Watertown Eye Center property in line with the rear of the building near the fence corner should be added to the drawings and properly protected during construction to avoid damage to both the root system and crown of the tree.
11. At least 2 trees should be added along the front of the site in the 15' landscaped area parallel to the sidewalk.
12. Consideration should be given to increasing the size of the landscaped setback along the Dundon Ave. property line and adding trees and landscaping in that area.
13. Consideration should be given to adding a total of 3 trees within the proposed interior parking lot landscaped island areas.
14. Consideration should be given to adding trees along the east and north sides of the site at the spacing recommended in the Planning Board's Landscaping and Buffer Zone Guidelines.
15. The applicant must provide a detail for the dumpster fence enclosure.
16. The applicant must provide a copy of all correspondence and submittals with NYS DOT for work in the Right-of-Way.
17. The plans must be modified to remove/replace "City of Ogdensburg" on Sheet C-7 with "City of Watertown".

cc: Planning Board Members
City Council Members
Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
Chris Boyea, Bohler Engineering