



MEMORANDUM

City of Watertown Planning Office

245 Washington Street, Room 304

Watertown, New York 13601

315-785-7730

Fax: 315-782-9014

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

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

SUBJECT: Site Plan Approval – 1200 Block of Jewell Drive

DATE: September 2, 2010

Request: Site Plan Approval for the construction of a 13,913 square foot enriched living facility and five (5) two-unit dwellings totaling 19,192 square feet in the 1200 Block of Jewell Drive, Parcel Number 14-49-101 and 14-49-101.005.

Applicant: Brian J. Drake, Project Engineer of GYMO, P.C. on behalf of Purcell Construction Corp.

Proposed Use: Residential.

Property Owner: Ives Hill Retirement Community.

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: No

Zoning Information:

District: Planned Development District # 16

Maximum Lot Coverage: 20% (10.4 % is proposed)

Setback Requirements: 25' from the district boundary, 20' between buildings

Buffer Zone Required: As recommended by the Planning Board & approved by City Council.

Project Overview: The proposed development consists of the construction of a 13,913 square foot, 18-unit enriched living facility (nursing home) and five (5) two-unit dwellings. Two of the two-unit dwellings are 3,683 square feet each while the other three are 3,942 square feet each for a total of 19,192 square feet. The duplex units will be similar to other units previously constructed across the main road near the Ives Hill Retirement Community building. The previous staff report identified many items that needed to be corrected on the site plan. Many of those items have been addressed and the applicant's letter addresses the issues that were raised. There are a few outstanding items that are addressed below.

Parking: The parking calculation for a nursing home (1 space for each 3 beds) was used for determining the number of parking spaces required for the enriched living facility. A total of 18 beds will be provided meaning that 6 parking spaces are required for the project. Originally, 13 spaces were proposed but the applicant has added 3 more for a total of 16. Each duplex has (2) one-stall garages and the space provided in each driveway area allows the parking of at least one additional vehicle for each side of the duplex. For the five structures, 20 spaces are provided which exceeds the parking requirement.

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

1. The applicant must add one fire hydrant to the water main loop that surrounds the enriched living facility at or near the location where the new water line connects to the existing line on the south side of Maple Court Apartments or closer to the enriched living facility if the building has a sprinkler system.
2. The water line to Ives Street should be transferred to City ownership. The 20' water easement shown on the plan needs to be transferred to the City.
3. The applicant must work with the Water Department and Fire Department regarding the exact location of the fire hydrants along the proposed water main.
4. The applicant must provide a copy of all correspondence and submittals to the NYS DOH for the Water Supply Permit.
5. The applicant must provide a copy of all correspondence and submittals to the NYS DEC for the Sanitary Sewer Permit.
6. The property owner must obtain a sanitary sewer permit prior to connection to the City's sewer system.
7. The applicant must provide pre and post drainage calculations and drainage area maps.
8. The applicant must provide the final design, details, and calculations for the proposed Stormwater Management Pond.
9. The property owner must obtain a storm sewer permit prior to connection to the City's sewer system.
10. The applicant must provide a stamped and signed copy of the Stormwater Pollution and Prevention Plan (SWPPP).
11. The applicant must provide a copy of all correspondence and submittals to NYS DEC for SPDES Permit.
12. A detail for the curb wipedown must be provided.

Lighting: The revised lighting plan for the nursing home includes 3 pole mounted light fixtures located along the internal drive. A site light has also been added near the entrance to the enriched

living facility. The exits at the facility will also be illuminated with wall packs installed near the exits. The lighting plan for the 5 two-unit dwellings consists of 4 pole mounted light fixtures located along the internal driveway along with 1 light pole along the extension of the main drive. For both portions of the development, the amount of light spillage onto neighboring properties has been kept under 0.5 foot-candles as required.

Landscaping: The landscaping plan has been revised to show some of the items requested by the Planning Board including deciduous and coniferous trees along a portion of both sides of the extension of Jewell Drive and a planting bed along the enriched living facility parking lot. Areas of the site that were not addressed include the north side of the enriched living facility along the driveway, the west side of the Jewell Drive extension near the existing duplexes and both sides of the internal drive that services the proposed duplexes. While the applicant refers to possible conflicts with utilities as a reason why additional trees were not added, consideration should be given to adjusting utility locations to make room for additional trees. For example, the water line along the east side of the duplex drive could be shifted 6'-8' closer to the edge of the drive to provide a corridor for trees. Similarly, the angle of the sanitary sewer clean outs could be changed to provide additional room. At a minimum, each duplex building should have one tree planted in front of each unit in the front area of the building.

Pedestrian Circulation: To address the pedestrian circulation issue, the applicant is now proposing new sidewalks along the private portion of Jewell Drive. This would extend the sidewalks approximately 650' from where they leave off at the edge of the congregate building property, past the private drive called Stone Circle, to the end of the proposed development. The applicant indicated at the Planning Board meeting that pedestrian circulation through the interior portions of the site will be along the minimally traveled driveways that serve the various one and two-unit houses. No sidewalks are proposed along the east side of Jewell Drive and the sidewalks shown along the edge of the main parking area for the enriched living facility do not connect into the street sidewalk system.

Emergency Access: The site plan for the enriched living facility has been revised to include a 20' wide paved driving lane around the entire building as requested by Codes and the Fire Department. Also included on the plans is a 20' wide gravel road for emergency access that extends from the end of the paved portion of Jewell Drive extension to Ives Street. The emergency access road must be designed to City specifications and be approved by the City Engineer prior to construction. In addition, the access road should be properly maintained on a year round basis to include daily snow removal and resurfacing and grading when required. Additional details must be provided regarding the gates located on each end of the emergency access road.

Other Comments: 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.

The applicant is proposing to assemble parcel number 14-49-101.005, 14-49-101 and 14-49-101.101 into one parcel so that none of the buildings are constructed across property lines. Completing the assemblage should be a condition of approval.

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

1. The applicant must add one fire hydrant to the water main loop that surrounds the enriched living facility at or near the location where the new water line connects to the existing line on the south side of Maple Court Apartments or closer to the enriched living facility if the building has a sprinkler system.
2. The water line to Ives Street should be transferred to City ownership. The 20' water easement shown on the plan needs to be transferred to the City.
3. The applicant must work with the Water Department and Fire Department regarding the exact location of the fire hydrants along the proposed water main.
4. The applicant must provide a copy of all correspondence and submittals to the NYS DOH for the Water Supply Permit.
5. The applicant must provide a copy of all correspondence and submittals to the NYS DEC for the Sanitary Sewer Permit.
6. The property owner must obtain a sanitary sewer permit prior to connection to the City's sewer system.
7. The applicant must provide pre and post drainage calculations and drainage area maps.
8. The applicant must provide the final design, details, and calculations for the proposed Stormwater Management Pond.
9. The property owner must obtain a storm sewer permit prior to connection to the City's sewer system.
10. The applicant must provide a stamped and signed copy of the Stormwater Pollution and Prevention Plan (SWPPP).
11. The applicant must provide a copy of all correspondence and submittals to NYS DEC for SPDES Permit.
12. Construction entrances shall be maintained in accordance with approved SWPPP & the contractor shall provide appropriate traffic control measures (flaggers, signs, etc.) along Jewell Drive.
13. A detail for the curb wipedown must be provided.
14. Large maturing deciduous or coniferous trees spaced 40' on center should be provided along the north side of the enriched living facility near the driveway, along the west side of the Jewell Drive extension near the existing duplexes and both sides of the internal drive that services the proposed duplexes.
15. A sidewalk connection should be provided that links the sidewalk along the edge of the main parking area for the enriched living facility to the street sidewalk system on Jewell Drive.
16. The emergency access road to Ives Street must be designed to City specifications, approved by the City Engineer prior to construction and must be properly maintained on a year round basis to include daily snow removal and resurfacing and grading when required.
17. Additional details must be provided regarding the gates located on each end of the emergency access road.
18. The applicant must assemble parcel number 14-49-101.005, 14-49-101 and 14-49-101.101 into one parcel by way of a new metes and bounds description filed with the County Clerk.

cc: Planning Board Members Justin Wood, Civil Engineer II
City Council Members Brian Drake, GYMO, P.C.
Robert J. Slye, City Attorney