



## CITY OF WATERTOWN, NEW YORK

CITY PLANNING BOARD  
ROOM 302, WATERTOWN CITY HALL  
245 WASHINGTON STREET  
WATERTOWN, NEW YORK 13601-3380  
(315) 785-7730

MEETING: April 1, 2014

PRESENT:

Sara Freda, Chair  
Michele Capone  
Lin Fields  
Lori Gervera  
Neil Katzman

ALSO:

Kenneth A. Mix, Planning and Community  
Development Coordinator  
Michael Lumbis, Planner  
Andrew Nichols, Planner  
Justin Wood, Civil Engineer II

ABSENT:

Larry Coburn  
William Davis

The April 1, 2014 Planning Board Meeting was called to order at 3:04 PM by Planning Board Chair Sara Freda. Mrs. Freda then called for a reading of the Minutes from the March 4, 2014 Planning Board Meeting. Mrs. Fields made a motion to waive the reading of the Minutes and accept them as written. The motion was seconded by Ms. Capone, and all voted in favor.

### **SUBDIVISION – VL-5 GOTHAM ST**

#### **PARCEL 12-26-101**

The Planning Board then considered a request submitted by the Thompson Park Conservancy for the two-lot subdivision of VL-5 Gotham Street, parcel 12-26-101.

Mrs. Freda began by reading the notice of public hearing and declared the hearing open at 3:05 pm. No one spoke and the hearing was closed at 3:06 pm.

Mrs. Freda asked the applicant to briefly describe the project.

John Wright, Director of the NYS Zoo at Thompson Park, explained that the Conservancy wanted to sell this lot to raise money for zoo operations, and that they did not want to sell the lot without fixing the golf course encroachment first.

Mrs. Freda stated that the Planning Board needed complete a SEQRA review for the project and read the questions on Part II of the Short Environmental Assessment Form. The board answered “no” to all.

Mr. Katzman then moved to issue a negative declaration of environmental impact. Mrs. Fields seconded. All voted in favor, except Mrs. Gervera who abstained due to a professional relationship with the applicant.

Hearing no further comments, Mrs. Fields moved to approve the subdivision request as submitted by the Thompson Park Conservancy for the two-lot subdivision of VL-5 Gotham Street, parcel 12-26-101, subject to the following condition:

1. After subdivision, "Parcel B" shall be combined with the Watertown Golf Club property (PN 12-26-104).

Mr. Katzman seconded. All voted in favor, except Mrs. Gervera, who abstained.

Ms. Capone left the meeting at 3:10 pm.

A subdivision application for 945 Arsenal Street, and a zone change request for VL Bellew Avenue South, were both withdrawn by the applicant.

### **SITE PLAN – SONIC RESTAURANT 121 WESTERN BLVD – PARCEL 8-53-114.100**

The Board then considered a request submitted by Ryan Churchill of GYMO, PC, on behalf of CDE Partners, for the construction of a 2,580 square foot restaurant, with drive-in stalls and drive-through window, plus parking lot and landscaping, at 121 Western Boulevard, parcel 8-53-114.100.

Mr. Churchill approached the board to explain the project. He noted that Fran Desimone of CDE Partners and Pat Donegan of Vision Development were also present. He described the project, saying that it includes 48 seats, a drive-through, and 15 drive-in stalls under a canopy. There would also be an outdoor patio. The project was to be located in PDD #23 on a site marked for a retail business. Since restaurants and retail are not differentiated, no PDD amendment was needed.

He noted that number of parking spaces provided was well over the number required by the zoning ordinance which was only 13 spaces. The proposal includes 54 when the drive-in stalls are counted. The project will connect to existing utility lines, as the site is essentially shovel-ready. The sanitary sewer connects to a pump station in Western Boulevard.

A Stormwater Pollution Prevention Plan was already approved with this site included, and the current proposal would actually reduce the final impervious area over what was originally proposed.

Mr. Wood asked if the SWPPP as still active. Mr. Churchill said that it is, and will need to be modified.

Mr. Churchill continued, saying that some existing light poles would be relocated, and the photometric plan was still in progress, to be submitted later. Mr. Donegan mentioned that

the poles were recently retrofitted with 1000-watt-equivalent LED fixtures, which use much less electricity than the original metal halide fixtures.

Mr. Churchill spoke in reference to Staff Report Summary Item #1, regarding the northward shift of the western driveway entrance. He explained that it had been moved about 5' to the north, but could not be moved further because doing so would eliminate parking spaces that Chipotle Restaurant relies on. The shift should still help alleviate traffic issues.

Mr. Donegan noted that this is an internal drive, not an exit onto a thoroughfare.

Mr. Wood said that the shift depicted was an improvement, and while it would be ideal to have the two driveways fully aligned, some leniency could be allowed because it is an internal drive, two intersections removed from the city street.

Mr. Churchill noted that the canopy and parking were also shifted to provide an offset from the southern sidewalk and the city water easement. The patio was also shrunk slightly.

Mrs. Freda asked if there was a grade change between the southern sidewalk and the parking lot.

Mr. Donegan said that the southern sidewalk is currently even with the lot, but there would probably be a small berm after construction was finished.

Mr. Katzman asked if there would be a major traffic impact on Western Boulevard and within the plaza on the internal drives.

Mr. Churchill explained that the original PDD approval included a traffic study that covered the full build out of the plaza. Mr. Donegan noted that the NYSDOT took the traffic study and full build out into account when designing Western Boulevard and actually altered the plans in anticipation of this development.

Mrs. Fields asked what the restaurant hours would be. Mr. Desimone said it would typically open at 7:00 am and close around 10:00 pm on weekdays and maybe 1:00 am or 2:00 am on weekends.

Mrs. Freda asked if car hops would be working on both sides of the building. Mr. Desimone said that they would only be working on the west side.

Mrs. Freda asked how many employees the restaurant would have. Mr. Desimone said they would start with about 100, and probably stabilize around 50 after several months.

Mrs. Gervera asked for clarification as to why only 13 parking spaces were required for what seems to a parking intense use.

Mr. Lumbis said that the parking requirement is formula based on the building size—5 spaces for each 1,000 square feet. He said the Zoning Ordinance does not differentiate between offices, restaurants or retail.

Mr. Mix said that the '5 per 1,000' formula averages the number of required parking spaces over many types of uses. Sometimes this creates too much parking, but restaurants almost always want significantly more than they are required to have.

Mr. Katzman moved to recommend that City Council approve the site plan for construction of a 2,580 square foot restaurant, with drive-in stalls and drive-through window, plus parking lot and landscaping, at 121 Western Boulevard, parcel 8-53-114.100, as submitted on March 11, 2014, subject to the following conditions:

1. The applicant shall shift the western parking lot entrance northward so that it lines up with the Chipotle/Five Guys driveway.
2. The applicant shall provide a minimum 5' offset between the parking lot and the sidewalk along the southern edge of the site.
3. The applicant shall shift the crosswalk at the southeast corner of the site so that it lines up with the ramp at the street corner.
4. The applicant shall provide photometric plan.
5. The applicant shall depict and describe the connection between the on-site storm sewer and the existing storm water management area to the north of the site.
6. The applicant shall provide the Engineering Department with copies of all correspondence with NYSDEC regarding the Stormwater Pollution Prevention Plan.
7. The applicant shall shift or alter the drive-in canopy so that it does not encroach on the City's 15' water line easement.
8. The applicant must depict the connection between the on-site sanitary sewer and the Western Boulevard sanitary sewer.
9. The applicant must depict or note the connection between the existing sanitary system to the north of the project site and the City system.
10. The applicant shall provide a Landscaping Plan that marks the proposed removals, updates the planting schedule with quantities, and graphically differentiates between the existing and proposed plantings.
11. The applicant shall provide additional plantings along the southern edge of the project site: either 3 large-maturing trees at 40' on center, or 4 small- or medium maturing trees at 30' on center.
12. The applicant shall depict property lines distances and bearings on the site survey.
13. The applicant shall revise the curblines and building footprints surrounding the site to reflect current conditions.
14. The applicant shall provide a set of plans with an original stamp and seal by a NY-licensed engineer or architect.

Mrs. Fields seconded, all voted in favor.

Mrs. Fields moved to adjourn the meeting.

Mrs. Freda seconded, all voted in favor. The meeting adjourned at 3:42 pm.