

**CITY OF WATERTOWN, NEW YORK
AGENDA**

This shall serve as notice that the next regularly scheduled meeting of the City Council will be held on **Tuesday, February 16, 2010**, at 7:00 p.m. in the City Council Chambers, 245 Washington Street, Watertown, New York.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF MINUTES

COMMUNICATIONS

PRIVILEGE OF THE FLOOR

RESOLUTIONS

- Resolution No. 1 - Approving Readoption of Fiscal Year 2009-2010 General Fund Budget
- Resolution No. 2 - Approving Employee Assistance Program Service Agreement, Northern Employee Assistance Services
- Resolution No. 3 - Approving the Site Plan for the Construction of a 3,900 sq. ft. McDonald's Restaurant Located at 1809 State Street, Parcel No. 5-16-101
- Resolution No. 4 - Initiating SEQRA Review of LWRP, Associated Zoning Ordinance Revisions, and Consistency Review Law

ORDINANCES

LOCAL LAW

PUBLIC HEARING

OLD BUSINESS

STAFF REPORTS

1. Assistance to Firefighters Grant, Training Library

NEW BUSINESS

EXECUTIVE SESSION

WORK SESSION

ADJOURNMENT

**NEXT REGULARLY SCHEDULED CITY COUNCIL MEETING IS MONDAY,
MARCH 1, 2010.**

Res No. 1

February 10, 2010

To: The Honorable Mayor and City Council
From: James E. Mills, City Comptroller
Subject: FY 2009-10 General Fund Budget Re-adoption

On February 8, 2010 City Council was provided an analysis of the FY 2009-10 General Fund Budget. Included in the analysis were certain Federal and State grants for the fire and bus departments that were not included in the Adopted FY 2009-10 General Fund Budget. Additionally there are FY 2009-10 revenue increases for the sale of the sewer vacuum and the closing of certain capital projects that were not included in the adopted budget as well as a reduction in State Aid due to the State's Deficit Reduction Plan.

Adjustments are also necessary to cover transfers to the capital fund for higher than anticipated costs for the Washington Street sidewalk project and for an amount approved by City Council for the hydro-electric intake crane project.

Accordingly a resolution has been prepared for City Council consideration to re-adopt the FY 2009-10 General Fund Budget to adjust these revenue and expenditure items.

RESOLUTION

Page 1 of 2

Approving Readoption of Fiscal Year
2009-2010 General Fund Budget

Council Member BURNS, Roxanne M.
Council Member BUTLER, Joseph M. Jr.
Council Member MACALUSO, Teresa R.
Council Member SMITH, Jeffrey M.
Mayor GRAHAM, Jeffrey E.
Total

YEA	NAY

Introduced by

WHEREAS on June 1, 2009 the City Council passed a resolution adopting the Budget for Fiscal Year 2009-10, of which \$36,100,744 was appropriated for the General Fund, and

WHEREAS on February 8, 2010 the City Council was presented with an analysis of certain General Fund accounts that require modifications to include Federal and State revenues from grants not included in the Adopted FY 2009-10 General Fund Budget as well as other revenue and expenditure adjustments,

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Watertown, New York that it hereby re-adopts the General Fund Budget for Fiscal Year 2009-10 in the total amount of \$ 36,378,894 and

BE IT FURTHER RESOLVED by the City Council of the City of Watertown that the following adjustments be included in the re-adopted General Fund Budget.

Revenues		Original Budget	Readopted Budget	Net Change
A 2665	Sale of Equipment	\$2,500	\$17,050	\$ 14,550
A 3001	State Aid	\$5,090,177	\$4,988,372	(\$101,805)
A 3589.0103	State Aid – Transportation	\$0	\$9,500	\$9,500
A 4389	Federal Aid – Public Safety	\$154,957	\$263,587	\$ 108,630
A 4589.0103	Federal Aid – Transportation	\$0	\$76,000	\$ 76,000
A 5031	Interfund Transfers	<u>\$418,750</u>	<u>\$498,033</u>	<u>\$ 79,283</u>
Sub-total		\$5,666,384	\$5,852,542	\$ 186,158
All Other Accounts		\$29,264,360	\$29,264,360	\$0
Appropriated Fund Balance		<u>\$1,165,000</u>	<u>\$1,261,992</u>	<u>\$ 96,992</u>
Total		<u>\$36,095,744</u>	<u>\$36,378,894</u>	<u>\$ 283,150</u>

RESOLUTION

Page 2 of 2

Approving Readoption of Fiscal Year
2009-2010 General Fund Budget

Council Member BURNS, Roxanne M.
Council Member BUTLER, Joseph M. Jr.
Council Member MACALUSO, Teresa R.
Council Member SMITH, Jeffrey M.
Mayor GRAHAM, Jeffrey E.

Total

YEA	NAY

<u>Expenditures</u>		<u>Original Budget</u>	<u>Readopted Budget</u>	<u>Net Change</u>
A1990.430	Contingency	\$377,000	\$300,250	(\$76,750)
A3410.0250	Fire Other Equipment	\$33,000	\$76,000	\$43,000
A3410.0465	Fire Misc. Equipment	\$35,600	\$89,300	\$53,700
A 5630.0250	Bus Other Equipment	\$0	\$11,500	\$11,500
A 5630.0465	Bus Miscellaneous Equipment	\$0	\$83,500	\$83,500
A 9950.0900	Transfer to Capital Fund	\$516,000	\$684,200	\$168,200
All Other Accounts		<u>\$35,134,144</u>	<u>\$35,134,144</u>	<u>\$ 0</u>
Total		<u>\$36,095,744</u>	<u>\$36,378,894</u>	<u>\$ 283,150</u>

Seconded by

Res No. 2

February 9, 2010

To: The Honorable Mayor and City Council

From: Mary M. Corriveau, City Manager

Subject: Approving Employee Assistance Program (EAP) Service Agreement, Northern Employee Assistance Services

The attached resolution, approving a Service Agreement between the City of Watertown and the Northern Employee Assistance Services (NEAS) is presented for City Council consideration at the request of Mayor Jeffrey E. Graham. This Agreement will provide the City's 350 employees and their family members with access to a program designed to help individuals deal with problems affecting their jobs and quality of life.

I believe that an effective EAP is crucial to our operation and is an effective and supportive management tool aimed at helping employees develop healthy behaviors at home and at work. EAP's are designed to assist employees and their families with difficult economic issues such as home ownership, bankruptcy, financial difficulties, stresses at home and in the workplace, etc. When situations like these are occurring, they end up carrying over into every aspect of an employee's life, which ultimately affects work productivity, behavior and the overall health and well being of our employees.

For ten years the City of Watertown had an EAP provided by Northern Employee Assistance Services, 167 Polk Street, Watertown New York. In May 2008, the service Agreement expired. At that time, the City paid \$25.25 per employee/\$8,780 annually. Under the terms of the attached one-year Agreement, the City will pay an annual flat rate of \$6,700 for this service. This works out to be a reduction of 24% from the rate previously charged.

Page 1 of 1

Approving Employee Assistance Program Service Agreement, Northern Employee Assistance Services

Council Member BURNS, Roxanne M.
Council Member BUTLER, Joseph M. Jr.
Council Member MACALUSO, Teresa R.
Council Member SMITH, Jeffrey M.
Mayor GRAHAM, Jeffrey E.

Total

Table with 2 columns: YEA, NAY. Rows for each council member and a total row.

Introduced by

Horizontal line

WHEREAS Employee Assistance Programs are designed to assist employees and their families with difficult economic issues such as home ownership, bankruptcy, financial difficulties, stresses at home and in the workplace, and

WHEREAS the City wishes to provide this program for its employees, which is also an effective and supportive management tool aimed at helping employees develop healthy behaviors at home and at work, and

WHEREAS the City of Watertown wishes to enter into a Service Agreement with the Northern Employee Assistance Services, 167 Polk Street, Watertown NY, for a one year term,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown hereby approves the Employee Assistance Program Service Agreement between the City of Watertown and the Northern Employee Assistance Services, a copy of which is attached and made a part of this resolution, and

BE IT FURTHER RESOLVED that the City Manager, Mary M. Corriveau, is hereby authorized and directed to execute the Agreement on behalf of the City.

Seconded by



The Marcy Building • 167 Polk Street, Suite 320 • Watertown, NY 13601

Telephone: (315) 788-4790

Fax: (315) 788-4922

NORTHERN EMPLOYEE ASSISTANCE SERVICES CONTRACT

Between the Northern Employee Assistance Services (Alcohol and Substance Abuse Council of Jefferson County) and **City of Watertown**, Watertown, New York. This agreement shall be in effect from the 1st day of **March 2010** until cancelled by either party upon 60 days written notice to the other party.

The Northern Employee Assistance Services (hereinafter referred to as the Provider) will provide the following services to **City of Watertown**, (hereinafter referred to as the Company):

1. The Provider will consult with the Company and the advisory committee regarding continuing program development.
2. The Provider will assist the Company in the development, selection, and use of promotional materials as requested in order to keep all relevant persons appropriately informed about the EAP.
3. The Provider will offer free orientations as needed.
4. Trainings and seminars will be offered at a reduced rate of \$150 per hour and any related travel expenses will be paid by the Company.
5. The Provider will interview any person covered by the contract for the purpose of identifying problems, determining the appropriate service provider(s) to which the client can be referred, and arranging for such referrals. The Provider accepts responsibility for following the progress of these referrals.
6. The Provider will keep confidential records of all activities connected with the Company program, and will present statistical records on a regular basis.
7. The Provider will furnish technical assistance to the Company when appropriate with respect to the Northern Employee Assistance Services.
8. The Provider will assist the Company with any program evaluation efforts for the purpose of ongoing program development and justification.

Renewal: This contract will be renewed in **March 2011** and the Provider may adjust the rate of payment for such renewal based on the number of employees.

The cost of said Northern Employee Assistance Services for the specified period, based on **348 employees at \$19.25 per capita is \$6,699**, payable in full or _____ parts. If the number of employees is incorrect, please make any necessary adjustments and initial the changes.

NORTHERN EMPLOYEE
ASSISTANCE SERVICES (ASAC)

City of Watertown



Date 2/10/10

William W. Bowman, Executive Director
Alcohol & Substance Abuse Council
of Jefferson County

Date _____

Mary Corriveau, City Manager

Res No. 3

February 11, 2010

To: The Honorable Mayor and City Council

From: Kenneth A. Mix, Planning & Community Development Coordinator

Subject: Request for Site Plan Approval for the Construction of a 3,900 sq. ft. McDonald's Restaurant located at 1809 State Street, Parcel No. 5-16-101

A request has been submitted by Chris Boyea of Bohler Engineering LLC, on behalf of Franchise Realty Interstate Corp. for the above subject site plan approval.

The Planning Board reviewed the request at its February 2, 2010 meeting and adopted a motion recommending that the City Council approve the site plan with the conditions listed in the resolution. Attached are copies of the report prepared for the Planning Board and an excerpt from its Minutes.

A revised site plan that addresses all but three of the conditions recommended by the Planning Board was submitted to the City Engineer February 9, 2010. A copy of the revised plan is included in City Council members' agenda packages.

The Jefferson County Planning Board was scheduled to review the site plan pursuant to General Municipal Law Section 239-m on January 26, 2010 but was unable to establish a quorum, and therefore, the City Council is free to make its final decision.

The City Council must respond to the questions in Part 2 and Part 3 if necessary of the SEQRA Environmental Assessment Form before it may vote on the resolution. The resolution prepared for City Council consideration states that the project will not have a significant negative impact on the environment and approves the site plan submitted to the City Engineering Department on February 9, 2010 with the three remaining conditions listed in the attached resolution.

RESOLUTION

Page 1 of 3

Approving the Site Plan for the Construction of a 3,900 sq. ft. McDonald’s Restaurant Located at 1809 State Street, Parcel No. 5-16-101

Council Member BURNS, Roxanne M.
 Council Member BUTLER, Joseph M. Jr.
 Council Member MACALUSO, Teresa R.
 Council Member SMITH, Jeffrey M.
 Mayor GRAHAM, Jeffrey E.

Total

YEA	NAY

Introduced by

WHEREAS Chris Boyea of Bohler Engineering LLC has made an application for Site Plan Approval on behalf of Franchise Realty Interstate Corp., for the construction of a 3,900 sq. ft. McDonald’s Restaurant located at 1809 State Street, Parcel No. 5-16-101, and

WHEREAS the Jefferson County Planning Board was scheduled to review the site plan pursuant to General Municipal Law Section 239-m on January 26, 2010 but was unable to establish a quorum, and therefore, the City Council is free to make its final decision, and

WHEREAS the Planning Board of the City of Watertown reviewed the site plan at its meeting held on February 2, 2010, and recommended that the City Council of the City of Watertown approve the site plan, contingent upon the following:

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 shall 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

RESOLUTION

Page 2 of 3

Approving the Site Plan for the Construction of a 3,900 sq. ft. McDonald's Restaurant Located at 1809 State Street, Parcel No. 5-16-101

Council Member BURNS, Roxanne M.
 Council Member BUTLER, Joseph M. Jr.
 Council Member MACALUSO, Teresa R.
 Council Member SMITH, Jeffrey M.
 Mayor GRAHAM, Jeffrey E.

Total

YEA	NAY

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 Watertown Eye Center building shall 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 shall be added to the drawings and properly protected during construction to avoid damage to both the root system and crown of the tree.
11. Two small maturing trees shall be added along the front of the site in the 15' landscaped area that is parallel to the sidewalk.
12. Topsoil shall be added to fill in the wheel ruts and four large maturing trees shall be added within the City right of way along Dundon Avenue.
13. Two large maturing trees should be added along the north side of the site.
14. The applicant must provide a detail for the dumpster fence enclosure.
15. The applicant must provide a copy of all correspondence and submittals with NYS DOT for work in the Right-of-Way.
16. The plans must be modified to remove/replace "City of Ogdensburg" on Sheet C-7 with "City of Watertown."

and,

WHEREAS the applicant submitted a revised site plan to the City Engineering Department on February 9, 2010 that meets all of the conditions recommended by the Planning Board except the following:

1. The applicant must provide Pre and Post Drainage calculations and associated drainage area maps prior to the issuance of a building permit.
2. The applicant must provide calculations for sanitary flows and grease trap sizing prior to the issuance of a building permit.

RESOLUTION

Page 3 of 3

Approving the Site Plan for the Construction of a 3,900 sq. ft. McDonald's Restaurant Located at 1809 State Street, Parcel No. 5-16-101

Council Member BURNS, Roxanne M.
 Council Member BUTLER, Joseph M. Jr.
 Council Member MACALUSO, Teresa R.
 Council Member SMITH, Jeffrey M.
 Mayor GRAHAM, Jeffrey E.

Total

YEA	NAY

- The applicant must provide a copy of all correspondence and submittals with NYS DOT for work in the right-of-way.

and,

WHEREAS the City Council has reviewed the Short Environmental Assessment Form, responding to each of the questions contained in Part 2, and has determined that the project, as submitted, is Unlisted and will not have a significant effect on the environment,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown declares that the proposed construction and site plan constitute an Unlisted Action for the purposes of SEQRA and hereby determines that the project, as proposed, will not have a significant effect on the environment, and

BE IT FURTHER RESOLVED by the City Council of the City of Watertown, that site plan approval is hereby granted to Chris Boyea of Bohler Engineering LLC for Site Plan Approval on behalf of Franchise Realty Interstate Corp., for the construction of a 3,900 sq. ft. McDonald's Restaurant located at 1809 State Street, Parcel No. 5-16-101, as shown on the revised site plan submitted to the City Engineer on February 9, 2010, contingent on the applicant meeting the three remaining conditions listed above.

Seconded by



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 *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
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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



BOHLER ENGINEERING

PLANNING COPY
5 Computer Drive West, Suite 203
Albany, NY 12205
PHONE 518.438.9900
FAX 518.438.0900

December 30, 2009

City of Watertown Planning Department
245 Washington Street, Room 304
Watertown, New York 13601

Attn: Kurt W. Hauk, P.E.

Re: **McDonald's Site Plan Application**
1809 State Street



Dear Mr. Hauk,

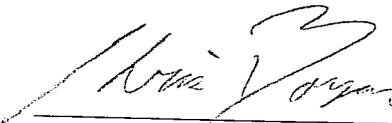
McDonald's Corporation is proposing to remove and replace the existing McDonald's restaurant located at 1809 State Street. The project will involve the demolition and removal of the existing structure along with small accessory structures and other site related items. The site plan proposes a new 3,800 sf building, reconfigured two lane drive-thru and trash enclosure located to the rear of the site. The new McDonald's is anticipated to work in the same manner as the existing restaurant with no changes to operation, volume of traffic or noise generated. We have enclosed the following items for your review and approval:

- One (1) check in the amount of \$50.00 to cover the fee associated with the application
- Seventeen (17) sets of the Site Plans
- Seventeen (17) copies of the SEQR Short form
- Seventeen (17) copies of the Proposed Building Elevations
- Seventeen (17) copies of a project narrative

We look forward to being placed on the next available meeting agenda to discuss this project. Should you need any additional information please contact this office at (518) 438-9900.

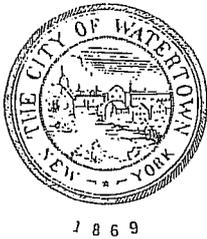
Very truly yours,

BOHLER ENGINEERING, LLC.


Chris Boyea

Cc: Lori Kiedaisch, McDonald's

- | | | | | | |
|------------------------------------|------------------------------------|----------------------------------|---------------------------------|-------------------------------------|---------------------------------------|
| • Southborough, MA
508.480.9900 | • White Plains, NY
914.286.2700 | • Ronkonkoma, NY
631.738.1200 | • Warren, NJ
908.668.8300 | • Center Valley, PA
610.709.9971 | • Chalfont, PA
215.996.9100 |
| • Philadelphia, PA
267.402.3400 | • Towson, MD
410.821.7900 | • Sterling, VA
703.709.9500 | • Warrenton, VA
540.349.4500 | • Bowie, MD
301.809.4500 | • Fort Lauderdale, FL
954.202.7000 |



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: MCDONALD'S REBUILD
Tax Parcel Number: 5.16 - 101.00
Property Address: 1809 STATE STREET
Existing Zoning Classification: COMMERCIAL

OWNER OF PROPERTY

Name: FRANCHISE REALTY INTERSTATE CORP. (MCDONALD'S)
Address: 3025 CHEMICAL ROAD, SUITE 100
PLYMOUTH MEETING, PA 19462
Telephone Number: 484 - 530 - 6768
Fax Number: _____

APPLICANT

Name: SAME AS OWNER % BOHLER ENGINEERING
Address: _____

Telephone Number: _____
Fax Number: _____
Email Address: _____

ENGINEER/ARCHITECT/SURVEYOR

Name: BOHLER ENGINEERING, LLC CHRIS BOYEA
Address: 5 COMPUTER DRIVE WEST
ALBANY, NY 12205
Telephone Number: 518 - 438 - 9900
Fax Number: 518 - 438 - 0900
Email Address: CBOYEA@BOHLERENG.COM

PROJECT DESCRIPTION

Describe project and proposed use briefly:

DEMO EXISTING MCDONALD'S FACILITY AND
REPLACE WITH NEW MCDONALD'S FACILITY.
IMPROVE PARKING LOT CIRCULATION, LANDSCAPING, ETC.

Is proposed Action:

New Expansion Modification/Alteration

Amount of Land Affected:

Initially: 0.8 ± Acres Ultimately: 0.8 ± Acres

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

Yes No If no, describe briefly

What is present land use in vicinity of project?

Residential Industrial Commercial Agriculture
 Park/Forest/Open Space Other

Describe: SHOPPING PLAZA TO REAR/EYECARE CENTER TO SIDE

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

Yes No If yes, list agency(s) and permit/approval(s)

FOOD SERVICE PERMIT, NYS DOH

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

Yes No If yes, list agency(s) and permit/approval(s)

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

Yes No

Proposed number of housing units (if applicable): NA

Proposed building area: 1st Floor 3,800± Sq. Ft.

2nd Floor _____ Sq. Ft.

3rd Floor _____ Sq. Ft.

Total 3,800± Sq. Ft.

Area of building to be used for the boiler room, heat facilities, utility facilities and storage: 800 S.F. (COOL STORAGE/UTILITY) Sq. Ft.

Number of parking spaces proposed: 45 SPACES

Construction Schedule: SPRING/SUMMER 2010

Hours of Operation: 24 HOURS

Volume of traffic to be generated: NO CHANGE ADT

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.

- 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. *TRUCK TURN SHOWN ON DETAIL SHEET*
 - 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".
ADJOINING OWNER CONSENT ATTACHED
 - 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. *NA*
- 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.

LIMITED WORK PROPOSED WITHIN CITY STREETS

- 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." *ADDED TO UTILITY PLAN*

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 *NO CHANGE*
- Water flows & pressure *NO CHANGE*
- Storm Water Pre & Post Construction calculations & summary *REDUCTION*
- Traffic impacts *NONE ANTICIPATED / EXISTING*
- 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 LESS THAN ONE ACRE*
- 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 *NA*
- 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. *NA*
- 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.
NA

- 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) CHRIS BOYEA, BOHLER ENG.

Applicant Signature *Chris Boyea* Date: 12/30/09

Chris Boyea

From: Randy Soggs [r.soggs@soggs.com]
Sent: Thursday, November 19, 2009 9:04 AM
To: Chris Boyea
Subject: Re: Watertown, NY McDonald's

I have no problem at all.

Randolph B. Soggs
Soggs Property Group, Inc.
122 Business Park Drive
Utica, New York 13501
315.734.8493
315.792.4816 DIRECT
315.738.7854 FAX
r.soggs@soggs.com
www.soggs.com

On Nov 17, 2009, at 3:29 PM, <cboyea@bohlereng.com> <cboyea@bohlereng.com> wrote:

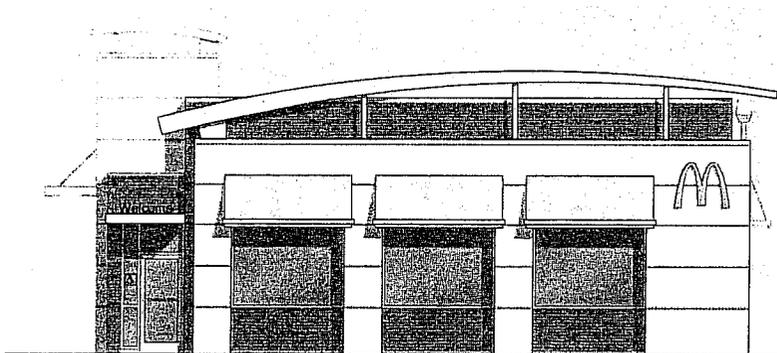
Good Afternoon Randy,
We are designing some improvements to this site and would like to relocate the trash enclosure away from the plaza entrance (where it exist today) and place it in the back right hand corner of the site. Please let me know if you are OK with us moving the trash enclosure as shown on the attached sketch.

Thanks,

Chris Boyea
Bohler Engineering, LLC
5 Computer Drive West
Albany, NY 12205
(518) 438-9900
www.bohlereng.com

<<2685_001.pdf>>

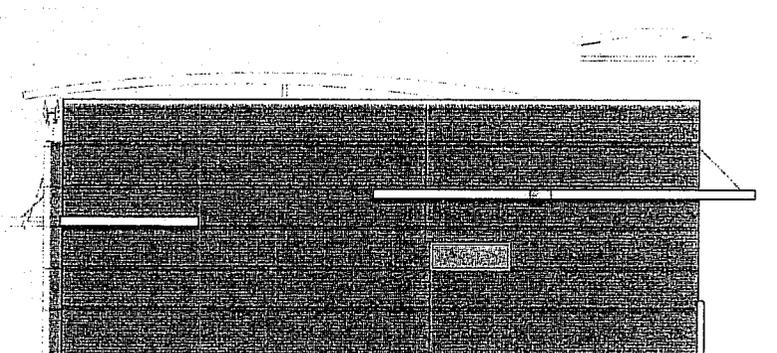
<2685_001.pdf>



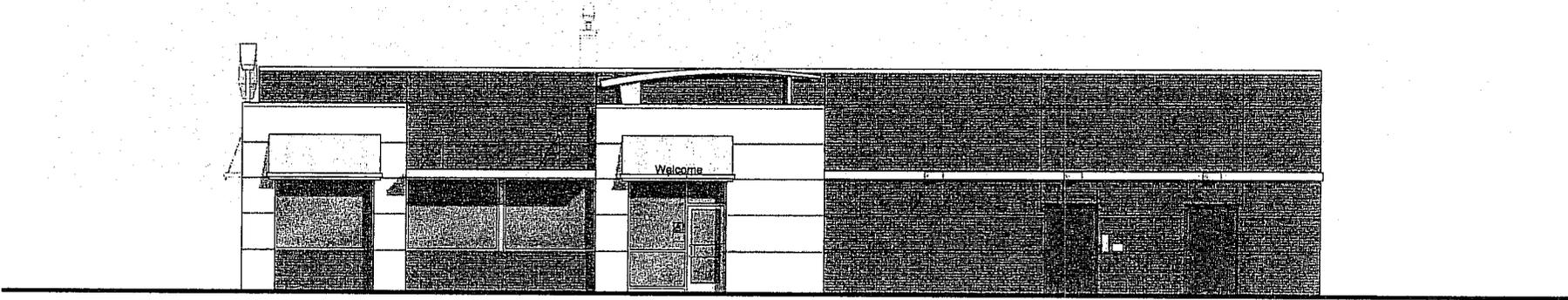
Front Elevation

Materials Legend

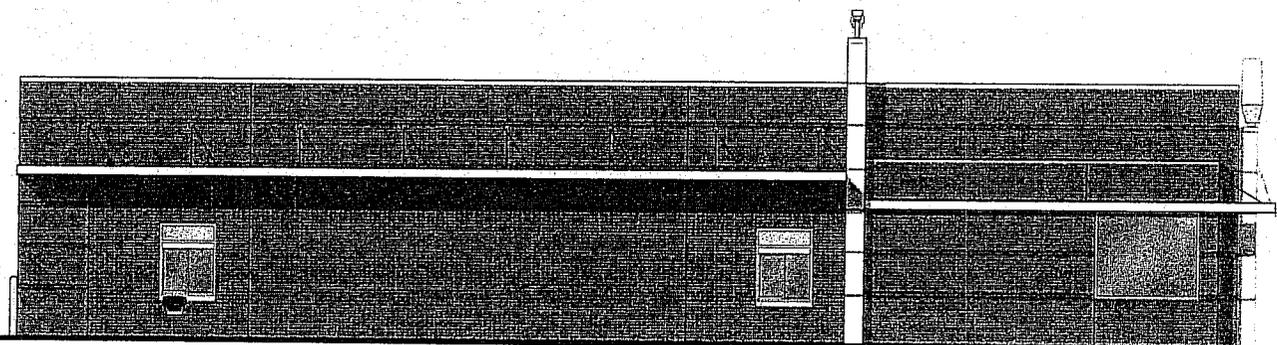
-  Face Brick (Main Building)
Ridge Roof Veneer by Belden
-  Face Brick (Accent)
Mosaic Mosaic Blend A by Belden
-  E.I.F.S. Aramide
804 2122.76 "Stone White"
-  Awilings (Metal)
Pacolor 1312/13AC
-  Glazing (Windows & Storefront)
1" Insulated Clear Glass
-  Aluminum Trim (Patinated)
-  Metal (Coping)



Rear Elevation



Non-Drive-Thru Side Elevation



Drive-Thru Side Elevation

Proposed
McDonald's
With Double Drive Thru
1809 State Street
City of Watertown
Jefferson County, New York

Project Narrative / Report

Introduction

McDonald's Corporation is proposing to construct a new facility to replace their existing restaurant in the City of Watertown. The existing site is located on the North side of State Street. This summary is a brief explanation of the proposed project.

Project Description

The proposed project consists of the construction of a new 3,900 square foot restaurant with a drive thru facility along with associated site work. The proposed building and site improvements will be located in the same general location as the existing facility. The exit onto State Street is proposed to be consolidated with the entrance to limit the number of curb cuts on the highway. Landscaping and grass will surround the facility.

Building

The structure will be 3,900 square feet.

Building architecture will include: Brick Exterior
 Brick Accents
 Stucco Accents
 Canopy Awnings

Hours of operation will be 24 hours a day.

Water

Municipal water service currently serves this property. A new 6 inch DIP water service will be installed to service the site. It will be connected to the existing 12 inch water main located in the north side of State Street. It is anticipated that sufficient capacity exists to serve the proposed facility as flow rates are not proposed to increase. The new facility will use current / modern plumbing fixtures which typically have lower flow rates.

Sewage

Municipal sewer service currently serves this property via an existing lateral located near the middle of the property and connects to a main on Dundon Avenue. The existing lateral was recently replaced and will be inspected and reused. A new service fitted with a grease trap will connect to the existing lateral after a permit from the Sewer Department is obtained. The gravity main is located in the middle of Dundon Avenue. It is anticipated that sufficient capacity exists to serve the proposed facility as significant change in flows are not expected.

Site

There will be new landscaping through out the site and grass will be installed in the larger areas. The dumpster will be located to the rear of the site and will be screened from view by a fence. All driving and parking areas will be paved and clearly striped.

Access

The existing exit on State Street is proposed to be closed and all movements consolidated to the existing curb cut located furthest from Dundon Avenue. The existing curb cut on Dundon Avenue is proposed to be reused.

Site Lighting

Twenty-foot tall light poles with cut-off type light fixtures will be used to light the facility.

Storm Water

Storm water will be managed by a series of drainage structures similar to what is being used today. The drainage system currently discharges stormwater to a catch basin located in State Street. The amount of flow discharged to the municipal stormwater system is anticipated to be reduced due to the increase in proposed greenspace on the site. We are proposing to increase the greenspace from 17% to 21%. This will remove about 1,300 square feet of hard surfaces from the site. With this reduction of impervious area, capacity should not be an issue.

Construction Sequence and Timeline.

April 2010 – Summer 2010

1. Existing Building Demolition
2. Proposed Building Construction
3. Utility Connections, Site Grading and Drainage
4. Paving & Striping
5. Landscaping



BOHLER ENGINEERING

5 Computer Drive West, Suite 203
Albany, NY 12205
PHONE 518.438.9900
FAX 518.438.0900

February 8, 2010

City of Watertown
Room 302, Watertown Municipal Building
245 Washington Street
Watertown, New York 13601

Attention: Mr. Norman J. Wayte, Chairman

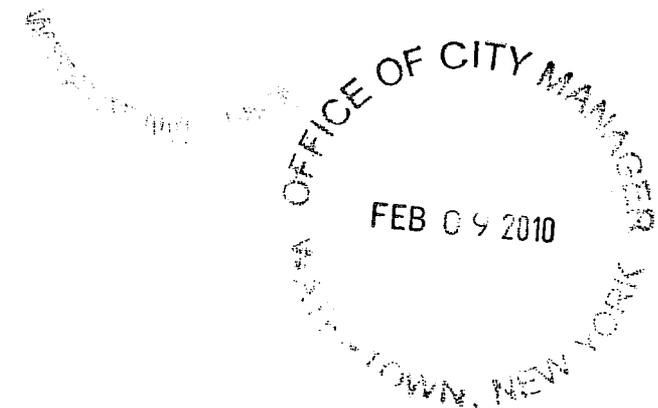
**Re: McDonald's Restaurant Project
1809 State Street**

Dear Mr. Wayte:

Thank you for your help with this project. In response to your comment letter dated February 8, 2010, we offer the following:

1. We will provide pre and post drainage calculations showing the increased greenspace as requested.
2. A detail of the frost-free hydrant has been added to the plans as requested.
3. The "City of Watertown" has been added to the service connection on C-6.
4. SDR-35 has been specified for the proposed sanitary lateral as requested.
5. A 3,000 gallon grease trap has been proposed. Flow calculations will be provided.
6. Inlet protection has been added to the catch basin adjacent to Dundon Avenue as requested.
7. A note has been added to the plans that City Water Department personnel must perform the water tap and oversee General Contractor install of TS&V.
8. A note has been added to the plans specifying backflow devices are required.
9. As requested, a 16" Sugar Maple located near the southeast corner of the Watertown Eye Center building has been shown on the plans to remain.
10. A 16" Sugar Maple located on the Watertown Eye Center property in line with the rear of the building near the fence corner has been shown on the plans to remain.
11. As requested, two small maturing trees have been added along the front of the site in the 15' landscaped area that is parallel to the sidewalk.
12. As requested, topsoil has been added to fill in the wheel ruts and four maturing trees have been added within the City right-of-way along Dundon Avenue

FEB 09 2010



• Southborough, MA
508.480.9900
• Philadelphia, PA
267.402.3400

• White Plains, NY
914.286.2700
• Towson, MD
410.821.7900

• Ronkonkoma, NY
631.738.1200
• Sterling, VA
703.709.9500

• Warren, NJ
908.668.8300
• Warrenton, VA
540.349.4500

• Center Valley, PA
610.709.9971
• Bowie, MD
301.809.4500

• Chalfont, PA
215.996.9100
• Fort Lauderdale, FL
954.202.7000



BOHLER
ENGINEERING

13. As requested, two maturing trees have been added along the north side of the site.
14. A detail for the dumpster fence enclosure has been added to the plans as requested.
15. We are in the process of obtaining a NYSDOT Work Permit and will send the City a copy upon receipt.
16. The note on Sheet C-7 has been revised to include "City of Watertown".

Please find three (3) full size and seven (5) half size copies of the revised plan set for your review and use. We look forward to attending the City Council Meeting on February 16th in hopes of obtaining final site plan approval. Should you have any questions or require any additional information, please feel free to contact us at (518) 438-9900.

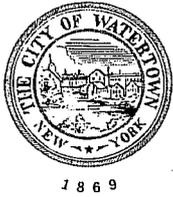
Sincerely,

BOHLER ENGINEERING, LLC



Chris Boyea

cc: Lori Kiedaisch, McDonald's USA, LLC
John Mason, McDonald's USA, LLC



Excerpt

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: February 2, 2010

Present:

Norman J. Wayte II, Chairman
Alan Harris
James Valianos
Sarah Warner
Sara Freda
Lori Gervera

Also:

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

Absent:

Randy Fipps

The February 2, 2010, Planning Board meeting was called to order at 1:34 p.m. by Chairman Wayte. Mr. Wayte called for a reading of the Minutes of the January 15, 2010, Special Planning Board Meeting. Mr. Valianos moved to accept the Minutes as written. The motion was seconded by Mr. Harris and all voted in favor.

SITE PLAN APPROVAL – McDONALD’S RESTAURANT 1809 STATE STREET - PARCEL NO. 5-16-101

The Planning Board considered a request for Site Plan Approval submitted by Chris Boyea of Bohler Engineering, LLC, on behalf of Franchise Realty Interstate Corp., for the construction of a 3,900 square foot McDonald’s Restaurant at 1809 State Street, Parcel No. 5-16-101.

In attendance to represent the proposed project were Chris Boyea of Bohler Engineering and John Mason of McDonald’s Corporation.

Mr. Boyea began by stating that the project they are proposing is similar to what they did two years ago on Arsenal Street with the complete demolition and rebuilding of the restaurant at the existing site. He said the benefits to tearing the building down as opposed to doing a rehab is that they will be able to fix the access to the site at the driveway entrance making it more accessible for vehicles and the project will also bring the site into ADA compliance in terms of sidewalks and restroom facilities.

He said that some of the highlights of the proposed construction are that they are increasing the size of the structure by approximately 300 square feet, and they will be bringing the existing outside cooler and freezer into the same footprint as the rest of the building. He said the building will be laid out in similar fashion as to what is existing and that they were changing the parking configuration to have most of the parking on the east side of the building. He said it would be two-way traffic in the parking lot and that this parking layout was advantageous because it provides parking spaces right up alongside of the building. He noted this helped with accessibility and safety for people traveling from their cars to the building. He said they were also proposing a trash enclosure at the rear of the site, and they had received permission from their neighbor to place it closer than 15' from the property line. He said they are increasing the amount of green space on the site from 17% to 21% and that they would be adding new utilities, such as water, sewer and gas.

Mr. Boyea then addressed the summary comments that were provided in the memorandum supplied by City staff. He said that all the comments made sense to them and they would address them; however, he had a question on a few of the comments. He said the first item he wanted to address was No. 11, which was the suggestion to add two street trees in the 15' landscaped area located in the front of the property. He said that they added smaller shrubs in this area, but that they did not add larger trees because of potential conflicts with an underground water line and overhead utility lines. The second item he wanted to discuss was No. 12, which was the suggestion about adding a landscaped area along the Dundon Avenue side of the site. He said it would be difficult to shift the building to accommodate an additional landscaped area, but they would be happy to fix the ruts in the grass area along Dundon Avenue by adding top soil and could add trees as well to improve that area. Mr. Boyea said that the third item he wanted to address was No. 13, which was the suggestion to add additional trees within the interior landscaped island areas. He identified several locations where they were proposing to add trees and said that they pretty much have added as many as they possibly could in those areas.

Regarding landscaping, Mr. Wayte noted that he and another member had a discussion on some proposed improvements which included adding two trees in the front setback, including one near the corner of Dundon Avenue and one near the sign. He also thought that four trees could be added along Dundon Avenue and two trees could be added along the rear of the site. He said that this would enhance the design tremendously and that it would be in keeping in line with the designs that the Planning Board has approved for other projects on State Street, such as Kinney Drugs and Walgreens. Mr. Boyea noted that they would be saving the large sugar maple trees located along the Watertown Eye Center property line. Mr. Lumbis noted that the trees proposed for the front setback could be small maturing trees, which would not interfere with the power lines or the underground water line. He said that large trees should be proposed for the side setback along Dundon Avenue, especially if they are going to be planted within the City's right of way and that the rear of the site could also support large maturing trees.

Mr. Wayte then inquired whether or not pavement markings could be added in the parking lot area for people crossing from the row of parking along the property line to the restaurant. He thought something on the pavement or some type of signage to warn drivers that

pedestrians would be crossing in that area would be appropriate given the high volume of pedestrian traffic. Mr. Boyea responded that they could possibly put a crosswalk or "Yield to Pedestrian" markings on the pavement. Mrs. Freda said that she was not sure a crosswalk would work or be used. Mr. Valianos said that it was his opinion that it's a parking lot and people know that they have to cross oncoming traffic. Mr. Harris stated that he agreed. Mrs. Freda asked if there is any proposed fencing. Mr. Boyea responded that the only proposed fencing is around the trash enclosure. Mrs. Gervera asked for a clarification regarding the traffic flow in the parking lot. She wanted to make sure that it is two-way traffic on the east side of the building. Mr. Boyea responded that it was indeed the case.

Mr. Wayte asked if there were any engineering concerns and if the Engineering Department was comfortable with the conditions outlined in the memo. Mr. Wood said that the conditions were mostly minor in nature and as long as they were corrected, the Engineering Department would be satisfied. Mr. Mix asked Mr. Boyea to provide a revised set of plans addressing the various issues prior to the City Council considering the site plan. He said the site plan would be considered by the City Council at their meeting held on February 16, 2010. The revised plans would have to be submitted to the City by the beginning of next week.

Mr. Wayte asked about the construction timeframe for the project. Mr. Mason said that they hoped to start sometime in early spring, and the worst case scenario would be the beginning of May. He said the construction phase lasts about 100 days.

Hearing no further discussions, Mr. Valianos moved to recommend Site Plan Approval for the request submitted by Chris Boyea of Bohler Engineering, LLC, on behalf of Franchise Realty Interstate Corp., for the construction of a 3,900 square foot McDonald's Restaurant at 1809 State Street, Parcel No. 5-16-101, contingent upon the following:

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 shall 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 Watertown Eye Center building shall 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 shall be added to the drawings and properly protected during construction to avoid damage to both the root system and crown of the tree.
11. Two small maturing trees shall be added along the front of the site in the 15' landscaped area that is parallel to the sidewalk.
12. Topsoil shall be added to fill in the wheel ruts and four large maturing trees shall be added within the City right of way along Dundon Avenue.
13. Two large maturing trees should be added along the north side of the site.
14. The applicant must provide a detail for the dumpster fence enclosure.
15. The applicant must provide a copy of all correspondence and submittals with NYS DOT for work in the Right-of-Way.
16. The plans must be modified to remove/replace "City of Ogdensburg" on Sheet C-7 with "City of Watertown."

The motion was seconded by Mrs. Gervera and all voted in favor.



Department of Planning
175 Arsenal Street
Watertown, NY 13601



Donald R. Canfield
Director of Planning

(315) 785-3144
(315) 785-5092 (Fax)

January 27, 2010

Mike Lumbis, Planner
City of Watertown Planning Department
245 Washington Street, Room 304
Watertown, NY 13601

Re: McDonald's Restaurant, Bohler Engineering, LLC, Site Plan Review,
JCDP File # C 1 - 10

Dear Mike:

On January 26, 2010 the Jefferson County Planning Board was unable to establish a quorum at its monthly meeting. Therefore, the local board is free to make its final decision on the above referred project.

Despite the lack of a quorum, the following staff review comments are being returned to the referring municipality for information purposes only:

A NYS DOT Highway Work Permit is required for the work to be performed in the State right-of-way.

The proposed signs appear to exceed the square footage allowed in the Commercial District. The local board should ensure that the proposed signs meet the requirements found in Article VIII, Section 310-52.2 of the City of Watertown Zoning Ordinance.

It was unclear on the site plan where the delivery vehicles would park while they're unloading, as the site plan does not show the loading area. Given that the operating hours will be 24 hours a day, it may be difficult for delivery vehicles to maneuver the site. The local board should ensure that the delivery vehicles will not interfere with on-site circulation, for both vehicles and pedestrians.

Please call if you have any questions. Thank you.

Sincerely,

Jennifer Voss
Community Development Coordinator

JV
c: Craig Ortleib, NYSDOT

PART II – ENVIRONMENTAL ASSESSMENT (TO BE COMPLETED BY AGENCY)

<p>A. DOES ACTION EXCEED ANY TYPE 1 THRESHOLD IN 6 NYCRR, PART 617.4? IF YES, COORDINATE THE REVIEW PROCESS AND USE THE FULL EAF. <input type="checkbox"/> YES <input type="checkbox"/> NO</p>
<p>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. <input type="checkbox"/> YES <input type="checkbox"/> NO</p>
<p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (ANSWERS MAY BE HANDWRITTEN, IF LEGIBLE).</p> <p>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:</p>
<p>C2. AESTHETIC, AGRICULTURAL, ARCHAEOLOGICAL, HISTORIC, OR OTHER NATURAL OR CULTURAL RESOURCES; OR COMMUNITY OR NEIGHBORHOOD CHARACTER: EXPLAIN BRIEFLY:</p>
<p>C3. VEGETATION OR FAUNA, FISH, SHELLFISH OR WILDLIFE SPECIES, SIGNIFICANT HABITATS, OR THREATENED OR ENDANGERED SPECIES? EXPLAIN BRIEFLY:</p>
<p>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:</p>
<p>C5. GROWTH, SUBSEQUENT DEVELOPMENT, OR RELATED ACTIVITIES LIKELY TO BE INDUCED BY THE PROPOSED ACTION: EXPLAIN BRIEFLY:</p>
<p>C6. LONG TERM, SHORT TERM, CUMULATIVE, OR OTHER EFFECTS NOT IDENTIFIED IN C1-C5? EXPLAIN BRIEFLY:</p>
<p>C7. OTHER IMPACTS (INCLUDING CHANGES IN USE OF EITHER QUANTITY OR TYPE OF ENERGY)? EXPLAIN BRIEFLY:</p>
<p>D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? <input type="checkbox"/> YES <input type="checkbox"/> NO. IF YES, EXPLAIN BRIEFLY:</p>
<p>E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> YES <input type="checkbox"/> NO. IF YES, EXPLAIN BRIEFLY:</p>

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. If question D or Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- 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

Date

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)

Res No. 4

February 10, 2010

To: The Honorable Mayor and City Council

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

Subject: Initiating SEQRA Review of LWRP, Associated Zoning Ordinance Revisions, and Consistency Review Law

The draft of the City's Local Waterfront Revitalization Program (LWRP) has been completed. A copy of the report's Executive Summary is attached. The complete document can be found on the Planning Office's page of the City's website, www.watertown-ny.gov.

The next step in the process of adoption is to initiate a coordinated SEQRA review. After the SEQRA review is complete, the City Council will be asked to accept the draft as complete and refer it to the New York State Department of State for the 60 day review by State and Federal agencies.

Part 1 of a Full Environmental Assessment Form and a resolution initiating the SEQRA process are attached for City Council review and consideration. The resolution directs the City Manager to initiate a coordinated SEQRA review and states that the City Council believes it should be established as lead agency.

Staff will be prepared to discuss the LWRP at the City Council's March 8 Work Session. Assuming there will be no objections to the City Council becoming lead agency, the City Council will be able to make its SEQRA determination and accept the draft on March 15.

RESOLUTION

Page 1 of 1

Initiating SEQRA Review of LWRP, Associated Zoning Ordinance Revisions, and Consistency Review Law

Council Member BURNS, Roxanne M.
 Council Member BUTLER, Joseph M. Jr.
 Council Member MACALUSO, Teresa R.
 Council Member SMITH, Jeffrey M.
 Mayor GRAHAM, Jeffrey E.

Total

YEA	NAY

Introduced by

WHEREAS a Draft Local Waterfront Revitalization Program (LWRP), which contains proposed Zoning Ordinance revisions and a Consistency Review Law, has been prepared for the Black River within the City of Watertown, and

WHEREAS the environmental impact of the LWRP must be reviewed pursuant to the State Environmental Quality Review Act and the regulations promulgated pursuant thereto, and

WHEREAS the City Council has determined that the adoption of the LWRP, associated Zoning Ordinance revisions, and Consistency Review Law is a Type I action and a Full Environmental Assessment Form has been prepared, and

WHEREAS the City Council believes it is the most appropriate entity to act as lead agency for the environmental review of the LWRP,

NOW THEREFORE BE IT RESOLVED that the City Council hereby directs the City Manager to initiate a coordinated SEQRA review of the LWRP, associated Zoning Ordinance revisions, and Consistency Review Law with all other involved agencies by notifying them that the City Council wishes to act as lead agency for the review.

Seconded by

PART 1 – PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION Adoption of Local Waterfront Revitalization Program, associated Zoning Ordinance revisions and Consistency Review Law		
LOCATION OF ACTION (Include Street Address, Municipality and County) North and south sides of the Black River within the City of Watertown, Jefferson County		
NAME OF APPLICANT/SPONSOR City of Watertown		BUSINESS TELEPHONE (315) 785-7730
ADDRESS 245 Washington Street		
CITY/PO Watertown	STATE NY	ZIP CODE 13601
NAME OF OWNER (If different)		BUSINESS TELEPHONE
ADDRESS		
CITY/PO	STATE	ZIP CODE
DESCRIPTION OF ACTION <p>The City of Watertown City Council intends to adopt a Local Waterfront Revitalization Program (LWRP) for the area within the waterfront area boundary of the City of Watertown. The LWRP was prepared under guidelines established by the New York State Department of State and includes: (1) delineation of a waterfront revitalization area; (2) inventory of existing natural and man-made conditions within the waterfront area, as well as an analysis of the opportunities and constraints to future development; (3) policies for use, protection, and development of the waterfront area; (4) recommended land and water uses for the waterfront area and specific projects to implement the Program; (5) a description of local laws, regulations, and other local techniques necessary for implementation of the LWRP; (6) a description of the State and federal programs likely to affect, and necessary to further, implementation of the LWRP; and (7) a description of the local commitment for preparation of the LWRP. Upon adoption of the LWRP by the City and its subsequent approval by the NYS Secretary of State and incorporation into the State's Coastal Management Program, City and State actions are to be undertaken in a manner consistent to the maximum extent practicable with the LWRP. Following concurrence by the Office of Ocean and Coastal Resource Management (OCRM) on the incorporation of the City of Watertown LWRP, all federal agency activities are required to be consistent with the policies of the LWRP.</p> <p>The proposed LWRP Consistency Law will establish procedures for determining the consistency of proposed actions with the Watertown LWRP, will require a consistency determination for all actions or direct agency actions within the City's Waterfront Revitalization Area Boundary, and provides for prosecution of violations of these requirements. The proposed local law will take effect immediately upon its filing with the NYS Secretary of State.</p> <p>The proposed amendment to the City's Zoning Ordinance will create new Downtown, Open Space and Recreation and Waterfront Districts, which will be used to implement the land use recommendations of the LWRP.</p>		

Please complete Each Question – Indicate N.A. if not applicable

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: Urban Industrial Commercial Residential (suburban)
 Rural (non-farm) Forest Agriculture Other Recreation

2. Total acreage of project area: 934 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>145</u> acres	<u>same</u> acres
Forested	<u>90</u> acres	<u>same</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>0</u> acres	<u>same</u> acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	<u>22</u> acres	<u>same</u> acres
Water Surface Area	<u>205</u> acres	<u>same</u> acres
Unvegetated (Rock, earth or fill)	_____ acres	<u>same</u> acres
Roads, buildings and other paved surfaces	<u>472</u> acres	<u>same</u> acres
Other (Indicate type)	_____ acres	<u>same</u> acres

3. What is predominant soil type(s) on project site? Soil types vary in this area - primarily Collamer-Galway-Niagara and Plainfield-Windsor-Deerfield

a. Soil drainage: Well drained _____ % of site Moderately well drained 100% of site
 Poorly drained _____ % of site

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres. (See 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? Yes No

a. What is depth of bedrock? varies (in feet)

5. Approximate percentage of proposed project site with slopes: 0-10% 78% 10-15% 8%
 15% or greater 14%

6. Is project substantially contiguous to, or contain a building, site, or district listed on the State or the National Registers of Historic Places? Yes No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No

8. What is the depth of the water table? varies (in feet)

9. Is site located over a primary, principal, or sole source aquifer? Yes No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?

Yes No According to New York Natural Heritage Program

Identify each species There are two threatened vascular plant species listed as being located within the study - Crawe's Sedge and Lake-cress, recent documentation of their presence has not been made, however. The threatened osprey and the endangered bald eagle have also been seen in the vicinity of the project site, however, official documentation has not been completed.

12. Are there any unique or unusual landforms on the project site? (i.e. cliffs, dunes, other geological formations)

Yes No Describe The Black River runs through a limestone gorge for a mile-long

segment from the Newell Street area east to the Sewall's Island and Diamond Island area.

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

Yes No If yes, explain There are several parks within the LWRP area including Alex T.

Duffy Fairgrounds, Whitewater Park, Veterans' Memorial Riverwalk, Factory Square Park, Waterworks Park and Marble Street Park. Whitewater rafting and kayaking are among the most popular recreational activities. Sport fishing also continues to be an important recreational pastime.

14. Does the present site include scenic views known to be important to the community? Yes No

15. Streams within or contiguous to project area: The Black River is the primary water body in the project area. Two smaller streams are also located in the study area.

a. Name of Stream and name of River to which it is tributary Within the project area Cold Creek and Kelsey Creek drain into the Black River, which discharges into Lake Ontario.

16. Lakes, ponds, wetland areas within or contiguous to project area:

- a. Name There are some areas of state and federal regulated wetlands within and contiguous to the project area. Only one DEC regulated wetland is located within the study area
- b. Size (In acres) The DEC wetland is approximately 7.5 acres. Total wetlands are approximately 22 acres.

17. Is the site served by existing public utilities? Yes No
- a. If Yes, does sufficient capacity exist to allow connection? Yes No
- b. If Yes, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor N/A acres.
- b. Project acreage to be developed: N/A acres initially; _____ acres ultimately.
- c. Project acreage to remain undeveloped N/A acres.
- d. Length of project, in miles: N/A (If appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed N/A %;
- f. Number of off-street parking spaces existing N/A; proposed _____
- g. Maximum vehicular trips generated per hour N/A (upon completion of project)?
- h. If residential: Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | <u>N/A</u> | _____ | _____ | _____ |
| Ultimately | <u>N/A</u> | _____ | _____ | _____ |
- i. Dimensions (in feet) of largest proposed structure N/A height _____ width; _____ length
- j. Linear feet of frontage along a public thoroughfare project will occupy is? N/A ft.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? none tons/cubic yards
3. Will disturbed areas be reclaimed? Yes No N/A
- a. If yes, for what intended purpose is the site being reclaimed? _____
- b. Will topsoil be stockpiled for reclamation? Yes No
- c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? none acres
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project? Yes No
6. If single phase project: Anticipated period of construction N/A months, (including demolition)
7. If multi-phased:
- a. Total number of phases anticipated N/A (number)
- b. Anticipated date of commencement phase 1 _____ month _____ year (including demolition)
- c. Approximate completion date of final phase _____ month _____ year.
- d. Is phase 1 functionally dependent on subsequent phases? Yes No
8. Will blasting occur during construction? Yes No
9. Number of jobs generated: during construction N/A; after project is complete N/A
10. Number of jobs eliminated by this project N/A
11. Will project require relocation of any projects or facilities? Yes No If yes explain _____
12. Is surface liquid waste disposal involved? Yes No

- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount _____
 b. Name of water body into which effluent will be discharged _____
13. Is subsurface liquid waste disposal involved? Yes No Type _____
14. Will surface area of an existing water body increase or decrease by proposal? Yes No
 Explain _____
15. Is project or any portion of project located in a 100 year flood plain? Yes No
16. Will the project generate solid waste? Yes No
 a. If yes, what is the amount per month _____ tons
 b. If yes, will an existing solid waste facility be used? Yes No
 c. If yes, give name _____; location _____
 d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No
 e. If Yes, explain _____
17. Will the project involve the disposal of solid waste? Yes No
 a. If yes, what is the anticipated rate of disposal? _____ tons/month.
 b. If yes, what is the anticipated site life? _____ years.
18. Will project use herbicides or pesticides. Yes No
19. Will project routinely produce odors (more than one hour per day?) Yes No
20. Will project produce operating noise exceeding the local ambient noise levels? Yes No
21. Will project result in an increase in energy use? Yes No If yes, indicate type(s) _____
22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.
23. Total anticipated water usage per day N/A gallons/day.
24. Does project involve Local, State or Federal funding? Yes No
 If yes, explain _____
25. Approvals Required:

			Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>Adoption of Plan,</u> <u>Consistency Review</u> <u>Law & Zoning</u> <u>Ordinance Revisions</u>	_____
City, Town, Village Planning Board	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____
City, Town Zoning Board	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____
City, County Health Department	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____
Other Local Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____
Other Regional Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____
State Agencies	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>Approval of LWRP</u> <u>by DOS</u>	_____
Federal Agencies	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>OCRM Concurrence</u>	_____

C.Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? Yes No
 If yes, indicate decision required:
 zoning amendment zoning variance special use permit subdivision site plan
 new/revision of master plan resource management plan other _____
2. What is the zoning classification(s) of the site? The majority of the project area is zoned Lght Industrial, with some Heavy Industrial zoning focused on Sewall's Island and the north bank of the river along Water Street. Other

significant zoning districts within the study area include Commercial, Residential, and Neighborhood Business Districts. A large area of land in the western portion of the site area is zoned low-density residential.

3. What is the maximum potential development of the site if developed as permitted by the present zoning? N/A

4. What is the proposed zoning of the site? Waterfront, Downtown, Open Space & Recreation, Residential, & Commercial

5. What is the maximum potential development of the site if developed as permitted by the zoning process? N/A

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No

7. What are the predominate land use(s) and zoning classifications within a ¼ mile radius of proposed action? Zoning varies from Residence A to Heavy Industry. The area includes a mix of land uses, with much of the waterfront property vacant. Predominate land uses within the LWRP boundary include commercial, public services and vacant land.

Commercial land use is concentrated within the downtown business district in the Public Square area, as well as along Factory and Coffeen Streets, where storefronts and businesses line the roadways. Public services (such as lands used for water supply and treatment and hydropower facilities) are concentrated in the eastern section of the LWRP boundary area and include the city's hydroelectric facility and water plant near Route 3. Also included is the city's wastewater treatment plant in the western portion of the LWRP boundary, near the Fairgrounds. Vacant lands are scattered throughout the study area, with some of the larger parcels located near Sewall's Island and on the north side of the river along Water Street.

Remaining land use within the LWRP boundary is a mix of industrial, residential, community services, and recreation and entertainment. Smaller areas of industrial land use are scattered throughout the river's edge. Residential land uses consist of higher-density apartment buildings and single-family detached homes. On the south side of the river, residential land use is concentrated within the existing neighborhood south of the Van Duzee Street Bridge and along Huntington Street.

8. Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile? Yes No

9. If the proposed action is the subdivision of land, how many lots are proposed? N/A

a. What is the minimum lot size proposed? _____

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? Yes No

a. If yes, is existing capacity sufficient to handle projected demand? Yes No

12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No

a. If yes, is the existing road network adequate to handle the additional traffic? Yes No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

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

Applicant/Sponsor Name Watertown City Council

Date 2/1/10

Signature _____
Coordinator

Title Planning & Community Development

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

City of Watertown

Local Waterfront Revitalization Program (LWRP) for the Black River

Executive Summary

Rising Up to the Challenge



Watertown residents have faced many challenges. From the early settlers' floods and washouts of their fragile timber crib dams and mills, to the more recent generation's challenge of factory closings and store vacancies, blizzards, and ice storms. Facing adversity with wisdom and courage has made Watertown a stronger community.

The city, unfortunately, has witnessed a staggering level of disinvestment. In rebuilding this great city, a historic center of northern New York, the leadership and citizenry continue to rise to the challenge. Not wanting any symbol of the city's culture tarnished, the community has pulled together project after project; the Roswell P. Flower Memorial, Thompson Park and the Zoo, the renovations to Public Square, to list but a few.

Today, the community is poised for rebirth. Not as a mill town anymore, but as a quality of life city. A city with friendly neighborhoods and pleasant streets. A city with a historic downtown and many cultural amenities. A city on the Black River, with world-class outdoor water sports. Many communities have done much with less. Think of San Antonio's famous Riverwalk, built around a creek. Watertown has the mighty Black River.

In its name, Watertown speaks of its identity. This plan presents a challenge to the leadership and all citizens of the city to continue to rise up to the challenge by investing toward the continuing rebirth of the identity of the city. In Watertown's history, along the Black River, and among the neighborhoods, lies its future opportunity.

A Riverfront Vision

The Black River waterfront is a diverse and dynamic interface between natural, urban, and suburban development. The vision for the Black River calls for maintaining the existing water-dependent uses such as hydroelectric facilities, and whitewater rafting outfitters. It also calls for supporting the transition of much of the



waterfront from industrial and warehouse facilities to uses such as restaurants, specialty stores, and quality residential options. This new development should form a mixed-use pattern that fully showcases the natural, scenic, historic, and recreational opportunities of the riverfront and provides “people places” and areas for public interaction. A proposed land-use vision for the riverfront includes the following uses, described in detail below and illustrated on **LWRP Map 4.1: Proposed Land and Water Uses**.

Black River Corridor: Proposed Land and Water Uses

Water-Dependent Uses: includes hydroelectric facilities and whitewater rafting and kayaking facilities in a pattern that allows for waterfront open space and access.

Water-Enhanced Uses: primarily recreational, cultural, retail or entertainment uses that are enhanced by a waterfront location.

Open Space and Recreation: includes waterfront preserves, parks, recreation, trails, fishing access, boating access, open space and park-and-play whitewater access.

Waterfront Trail: an interconnected trail system that follows the Black River shoreline (and other important connections) and links together many of the open space and community resources along the Black River.

Dams: dams, diversions, and infrastructure for water-dependent uses.

Access points: access to the river for fishing, kayaking, canoeing, and rafting.

Blueway Trail: dedicated access for navigation by kayaks, rafts and other non-motorized boats; fishing; and canoe access along shoreline and flatwaters.

Proposed Riverfront Revitalization Boundary Area

The LWRP proposes to extend the existing state coastal boundary, which currently follows the Black River (with an approximately 100-foot buffer of the north and south banks of the river) for a length of approximately 7,300 feet (1.3 miles) from the city's western border east to an area near downtown Watertown. The proposed waterfront boundary includes the entire 5-mile length of the Black River in Watertown, and extends beyond the river banks to incorporate important roadways such as Newell Street, Water Street, Main Street, Factory Street and Huntington Street, and important revitalization areas such as Sewall's Island, Factory Square, and Public Square. Refer to **LWRP Map I.1: Waterfront Revitalization Area Boundary (WRAB)** for more detail. *The WRAB is the area of focus for the LWRP's inventory, analysis, policies, and recommendations.*

Inventory and Analysis

An extensive inventory of the existing natural, physical, historical, scenic, and cultural resources of the WRAB was undertaken to engender a comprehensive understanding of the Black River and surrounding area. Chapter II of this LWRP summarizes the inventory and accompanying maps are provided in Appendix A. The inventory, along with early community visioning workshops, led to the identification of several major opportunities and constraints to waterfront revitalization, as follows:

Constraints

- ***Zoning and land use patterns along the river corridor are incompatible with the desired future use of the riverfront.***
- ***Many riverfront properties are currently vacant, underutilized, and unmaintained, creating an unattractive and potentially unsafe waterfront experience.***
- ***Some lands and roadways act as physical barriers to pedestrian-scaled waterfront access and circulation. Specifically, there is a lack of connection between the downtown and the waterfront because the roadways serve as barriers.***

Opportunities

- ***The downtown-Black River connection offers a very unique urban-natural setting and an opportunity for reciprocal tourism between the downtown and the Black River.***

- ***The Black River’s exceptional whitewaters and scenery offer opportunities for expansion and diversification of whitewater activities, as well as supporting retail and other services for tourist markets. The Black River also offers the potential for improved whitewater access areas, linked together by a continuous trail system.***



- ***Watertown’s vacant waterfront lands offer opportunities for top-quality residential development, to fill the current demand for housing in the area.***
- ***The islands and open lands of the eastern portion of the Black River offer potential for passive and active recreation, nature preservation and viewing areas, as well as expanded public access.***

Riverfront Policies

The riverfront policies developed in the LWRP (Chapter III) help to implement the goals of the LWRP. The policies are the basis for Federal and State consistency determinations for activities affecting the waterfront area. Under the locally-adopted consistency review law (Appendix B), all new projects and actions that meet certain thresholds defined in the law would be reviewed to ensure that they are consistent with the policies of the LWRP. These policies are broad, and cover four major topic areas: developed waterfront policies; natural waterfront policies; public waterfront policies; and working waterfront policies. Policies that are of particular importance to the Black River revitalization are summarized in the text box below.



Policy 1 *Foster a pattern of development in the proposed waterfront area that enhances community character, preserves open space, makes efficient use of infrastructure, and minimizes adverse effects of development.*

Policy 2 *Preserve historic resources of the waterfront area.*

Policy 3 *Enhance visual quality and protect scenic resources of the waterfront area.*

Policy 9 *Provide for public access to, and recreational use of, waters, public lands, and public resources of the waterfront area.*

Policy 10 *Protect water-dependent uses and promote siting of new water-dependent uses in suitable locations.*

Riverfront Opportunity Areas

In an effort to focus planning, resources, and investment, the community has helped to identify a vision for six focus areas along the Black River. These opportunity areas are summarized in the text box below and discussed in more detail in Chapter IV of the LWRP. **Map 4.2: Proposed Land and Water Projects** illustrates these opportunities.

Opportunity Areas

Van Duzee Street Barns Residential Community: *a waterfront-oriented residential community that features adaptive reuse of existing brick warehouse buildings.*

Downtown Connection: *a pedestrian-oriented connection between Public Square and the downtown waterfront that draws people to the waterfront.*

Whitewater Park Waterfront Loft District: *a mixed-use loft-style residential district oriented towards Whitewater Park and the Black River.*

Factory Square and Sewall's Island Mixed-Use Communities: *revitalized mixed-use complexes that offer opportunities for dining, shopping, retail and office space, and residential living surrounded by a revitalized Black River corridor.*

Eastern Islands Park and Recreation Area: *a park offering opportunities for active and passive recreation as well as preservation of wildlife habitat and natural and scenic landscapes.*



The Whitewater Park Loft District pays homage to Watertown’s industrial heritage and waterfront opportunities in a mixed use environment.

Priority Project Highlights

The community has identified short-term priority areas through the LWRP planning process. The most important priority to the community is developing the linkage between Public Square and the waterfront (the “Downtown Connection” opportunity area). This linkage is viewed as the most critical in terms of long-term success of the waterfront and also as a way to build momentum for the continued revitalization and success of existing businesses along Public Square.

Priority Projects

- **Physical Connection Between Downtown and the Waterfront**
- **Sewall’s Island and Factory Square Redevelopment**
- **Whitewater Park Shoreline Improvements**
- **Route 3 Wave Access Improvements**

Additionally, progress in the redevelopment of the Sewall’s Island and Factory Square area, while a massive undertaking, is important to the community. Along the Black River’s edge, community priorities are focused on shoreline and access improvements at Whitewater Park and Route 3 Wave areas. In both locations, it is understood that a small amount of public investment in access and shoreline enhancements will substantially improve the areas for further private investment.

Implementation Program

The implementation program includes a set of recommendations to help guide future actions to achieve the riverfront vision. These actions include necessary up-front organization to begin implementing waterfront revitalization, such as retaining adequate oversight for the project. Developing a financial strategy for implementing waterfront revitalization is an absolute necessary action, and should be considered integral to success of the program. Planning, marketing, and promotion are also critical to the success of the program, because this type of public investment paves the way for private investment in the riverfront. Capital projects, such as construction of trail segments and riverfront access improvements are critical catalysts for private investment and help to raise expectations and awareness of the Black River's vast potential. Implementation actions are summarized in the text box below and in the following pages. Additional information on the implementation program is available in **LWRP Section V: Local Implementation Techniques**.

Taking Steps to Implement Waterfront Revitalization

- 1. Get Started: Become Organized and Structured for Implementation of Waterfront Revitalization**
- 2. Develop a Financing Strategy: Identify How to Structure and Support Waterfront Revitalization Projects and Actions**
- 3. Plan for the Future of the Waterfront: Conduct the Necessary Planning Processes to Help Advance the Waterfront Vision and Projects**
- 4. Promote and Market Waterfront Opportunities: Develop Materials to Encourage Private Investment and Public Awareness**
- 5. Continue to Implement Waterfront Capital Projects: Advance the Waterfront Vision and Projects for the Opportunity Areas Identified in Chapter IV of this LWRP**

Implementation Actions

The implementation program includes detailed recommendations for each of the five (5) action areas. Major recommendations for each action area are summarized below.

Action 1: Get Started

Adopt the LWRP as Policy

Following adequate review and feedback, this draft LWRP will be modified to reflect both public comments and the New York State Department of State review. Upon completion, the final LWRP should be adopted by the Watertown City Council as policy. A review under the state environmental quality review act (SEQRA) procedures is required prior to adoption of the plan. The adopted LWRP will contain a consistency law which requires review of projects within the WRAB.

Conduct Training for Consistency Review

The Planning Board is the recommended entity for conducting consistency review. A series of workshops should be conducted to train the Planning Board and all other parties that will be involved in implementing the Consistency Review Law, including the Planning Department, Engineering Department, Code Enforcement, and City Council.

Increase Staffing and Capacity to Implement Revitalization

Ensure that adequate funding is allocated within the City's Planning Department to support and staff the implementation of the LWRP.

Adopt the Revised City Zoning Law for the Waterfront Area

As part of this LWRP, draft waterfront zoning have been created. These zoning districts should be reviewed by the community and should be integrated into the city's existing ordinance, which needs to be fully updated and revised from its 1959 format.

Develop Waterfront Design Guidelines

Create an illustrated set of waterfront design guidelines that can be used by the Planning Board and others during the review of proposed projects. Train Planning Board members and others in the use of the design guidelines. These guidelines and training sessions could be developed in conjunction with the consistency review training.

Action 2: Develop a Financing Strategy

A financing strategy is integral to the success of this waterfront revitalization program. It should be responsive to Watertown's capacity and needs and should be designed to accommodate public-private partnerships. This strategy should build off of this LWRP and the complimentary economic study. It should address both soft costs and capital costs and should provide a realistic but aggressive phasing program.

A public-private partnership model should be used in financing waterfront revitalization. The city should continue to work with interested developers, landowners, and others to create conceptual plans and cost estimates for adaptive reuse projects (the development of site assessment and marketing plans will help to set the stage for public investment). Help to identify potential funding solutions for projects, and work collaboratively with developers to

identify cooperative agreements for investment (for example, the city may help to fund the necessary infrastructure improvements if the developer provides some level of commitment to the project.) These types of plans can be developed for a single property or building as well as for a larger focus area such as Factory Square or VanDuzee Street.

Action 3: Plan for the Future of the Waterfront

Create a Black River Greenway and Blueway Master Plan

The concept of a greenway for Watertown is a linear trail that connects a sequence of parks and access areas together. The blueway is similar – it is a river trail that connects water access points together for kayaks, canoes and other non-motorized boats.

The City of Watertown should conduct a local planning process to develop a master plan for a Black River Greenway and Blueway in close coordination with landowners, the Tug Hill Commission, community and local and regional trails advocates, open space, recreation and tourism partners. This plan will determine a preferred alignment for a continuous waterfront trail, develop cost estimates for planning and construction or trail segments, and identify areas in need of additional study, among other things. The plan can be coordinated with the ongoing work of the Tug Hill Commission to develop a blueway trail system along the Black River. The trail plan in this LWRP can serve as a starting point for the master plan.

Conduct a River-wide Brownfield Assessment and Remediation Program

This recommendation has already been advanced through the city's applications to state grant programs. This program would provide grant funding for the city to conduct area-wide assessment and planning for brownfields in Watertown. It would help to assess on a site basis, the level of contamination and costs associated with remediation, and thus provide information to possible investors and others currently interested in waterfront properties but with potential concerns about the unknowns.

Develop a City-wide Comprehensive Plan

Planning for successful waterfront redevelopment and investment requires a holistic review of the city and region's overall land use and settlement patterns. A city-wide comprehensive plan would help to identify desired future land-use patterns in a more balanced approach to ensure that waterfront areas and other existing neighborhoods and commercial centers are prioritized as key redevelopment areas. The comprehensive plan would result in zoning revisions and other necessary policy and implementation actions. For example, zoning revisions can help to support focused development and revitalization efforts in the waterfront and downtown areas by providing incentives for developers who implement projects within the waterfront boundary. These incentives might include reduced development review period, increased flexibility in zoning provisions, or a reduction in fees, for example.

Conduct a Planning Process to develop an Eastern Islands Nature Area Master Plan

As identified in Chapter IV of the LWRP, the Eastern Islands (Delano, Huntington and environs) offer the opportunity for expanded partnership in creating a regional nature park with recreational amenities. A master planning process to identify potential options for ownership, natural areas for protection, appropriate uses for passive and

active recreation, etc. should be initiated. The master planning process should include extensive community and stakeholder participation.

Work with the Community to Identify Interest and Develop Waterfront Community Center

Work with the community to develop concepts for a waterfront community center. Begin by conducting initial scoping (possibly through a community charrette) to identify interest and potential programming/needs for such a community center. This LWRP recommends a potential site for the community center along the eastern edge of the Van Duzee Street property, however through the scoping process, the community may identify a more desired location.

Periodically Review this LWRP

Continue to review this LWRP, as well as other local plans, to ensure that the community's vision and goals are being met. The LWRP should not be viewed as a static document but rather as a suite of visions and ideas for shaping the future. Ultimately, however, the future will depend on multiple factors, including local investment, regional, state and federal grant monies, the private sector (and associated real estate market), etc. Review of the LWRP's overall vision and policies, however, can help to ensure that future endeavors are consistent with the community's long-term waterfront vision.

Action 4: Promote and Market Waterfront Opportunities

Expand the Promotion of Local and Regional Tourism Opportunities

Continue to work with the Thousand Islands International Tourism Council on the development of a regional tourism plan. Also, work to develop some local strategies for tourism along the Black River. For example, local plans might identify gateway kiosks that will provide visitors with information on recreational activities, dining, shopping, lodging, etc. in the waterfront area. Ensure that plans allow for flexibility as the waterfront grows and tourism options diversify.

Continue to Complete Initial Site Assessment and Marketing Packages for Key Waterfront Revitalization Buildings

Continue to work with the current owners to conduct initial site assessment for buildings with adaptive reuse potential in the near-term (such as the existing Factory Square and Samaritan Hospital warehouse buildings). This assessment could identify whether the building is for sale, lease, etc.; potential uses; floor plans; details on the building's condition; and other useful information. This information could be packaged together into spec-sheets for each building and marketed along with more general materials such as information on the local and regional opportunities, financial opportunities for renovation, and potential partners who might assist with business development, employee recruitment, etc.

Continue to Provide Educational and Interpretive Opportunities Along the Waterfront

Within new projects, develop educational materials and opportunities along the river's edge to capture and promote Watertown's rich industrial and architectural history, such as the interpretive signs developed at Marble Street Park. Opportunities for interpretation can range from very simple "industrial heritage" walking tour brochure,

to a series of interpretive signs along the future Black River Waterfront Trail, to a more elaborate opportunity for an industrial heritage museum to feature the region's many industrial innovations.

Action 5: Continue to Implement Waterfront Capital Projects

Continue to Work Towards Implementing Priority Waterfront Projects

Chapter IV provides explanation as to the details of the many proposed projects within opportunity areas. To give order to the extensive list of desired waterfront projects, the community has helped to prioritize waterfront opportunity areas and projects. These priority projects are as follows:

- **Physical Connection Between Downtown and the Waterfront**
- **Sewall's Island and Factory Square Redevelopment**
- **Whitewater Park Shoreline Improvements**
- **Route 3 Wave Access Improvements**

Develop a Building Stabilization Program

Create a building stabilization program for short-term protection of vacant adaptive reuse sites and waterfront properties to protect them from neglect and demolition. Identify a "top-ten" list of buildings in need of immediate stabilization (for example, roof repair, boarding of windows, protection from water damage, etc.) and prioritize and obtain any necessary clearance from property owners to implement stabilization measures. Explore potential sources of funds (e.g., CDBG) to create a revolving fund for building stabilization and recoup the costs during the sale/auction of the building.

Create a Waterfront Façade Program

Explore the option of expanding the city's existing façade program to include the back sides of buildings on Public Square that face the Black River, as well as commercial buildings on Factory and Newell Streets. In conjunction with such a program, create an illustrated *Waterfront Façade Improvement Manual* to help property-owners undergoing façade renovations.

Construct the Sewall's Island Rail Trail

Conduct planning and engineering design (Phase I), and subsequently construct the Sewall's Island Rail-Trail including potential anchor destinations at each end of the island.

Work Towards Completing the Waterfront Trail

Continue to acquire and construct waterfront properties and trail easements as available. Waterfront properties may become available through tax foreclosure and/or sale. In addition, as new development is proposed along the waterfront, a trail easement can be obtained as part of the development review process. Defining the trail alignment through the master planning process is an important step that provides clear guidance for future planning and development efforts as to the location and design of the desired trail alignment.



The existing Sewall's Island rail bridge (left) and the potential for a future rail-trail (right).

Conclusion

In addition to sustaining and revitalizing Watertown's downtown and existing neighborhoods, the community has identified a new element of public investment and planning – the waterfront. The community has helped to shape a vision for the Black River waterfront that includes residential, commercial, recreational, and tourism options that complement and promote the Black River's exceptional opportunities. This vision calls for both public and private investment in the future of the Black River. It also calls for a transformation in the way that the community experiences, envisions, and invests in the waterfront.

This waterfront revitalization program is a call to action – for the City of Watertown and its leaders, entrepreneurs, and the larger community. Fulfilling this riverfront vision will take time, effort, and investment – but it will provide lasting returns in the quality of living for current and future generations.



February 11, 2010

To: The Honorable Mayor and City Council
From: Mary M. Corriveau, City Manager
Subject: Assistance to Firefighters Grant, Training Library

During the February 8, 2010 Work Session, Council Member Butler inquired about spending \$25,000 on training DVDs for the fire department. This purchase was made with funding received by the City from the 2008 Assistance to Firefighters Grant. The City's application which funded this purchase was approved in advance by the City Council on November 19, 2007.

Attached is a memorandum from Battalion Chief Dale D. Herman listing the DVD library of training materials purchased by the Fire Department. In addition to the DVDs, a software program called Stage IT Emergency Response Simulator was purchased for the department's use.

As Battalion Chief Herman says in his memorandum, the DVDs provide for training on 63 different firefighter skills and topics and are used for refresher training for existing personnel and enhanced training for new recruits.



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To: City Manager, Mrs. Corriveau
From: Battalion Fire Chief D. Herman
Date: February 10, 2010
Subject: Fire Training DVD

The Fire Department purchased a DVD library of training materials through the 2008 Assistant to Firefighters Grant. There were sufficient funds to purchase all of the DVDs associated with Firefighter I and II topics for each of the three stations.

Topics in Firefighter I include:

- Firefighter Safety Part 1
- Firefighter Safety Part 2
- Fire Behavior
- SCBA 1 Introduction
- SCBA 2 Use and Maintenance
- Personal Protective Equipment
- Portable Extinguishers
- Ropes and Knots
- Fire Control I
- Ladders 1
- Ladders 2
- Ventilation Basics and Horizontal Ventilation
- Ventilation Vertical
- Fire Hose Basics
- Handling Hose
- Fire Department Alarm and Communications
- Advancing Hose Lines
- Fire Streams
- Forcible Entry
- Lighting and Power Sources
- Property Conservation Salvage
- Property Conservation Overhaul
- Sprinkler Systems

Topics in Firefighter II include:

- Building construction
- Rescue Operations
- Advanced Ventilation
- Water Supply
- Fire Control 2
- Foam Fire Streams
- Fire Hose Appliances
- Fire Cause and Origin
- Pre Incident and Fire Safety Surveys
- Fire Prevention and Public Education

The Station 2 and 3 did not have any videos or DVD to assist in the presentation of firefighting topics and this library replaced outdated material that was kept at Station 1. Also, the monies allow the purchase of the following DVDs that are kept at Station 1:
Hazardous Material Awareness

- Recognition
- Identification



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Hazardous Material Response

- Container and Scene Safety
- Response Sources and Terminology
- Defensive Options and Objectives
- Protection and Decon
- Scene Control and Safety Measures
- Defensive Actions
- Terrorism and WMD Awareness

Vehicle Extrication

- Incident Overview
- Stabilization
- Hazard Control and Safety
- Initial Procedures
- Door and Sidewall Procedures
- Roof and Trunk Procedures
- Interior Procedures

Rescue Services

- Rescue Apparatus and Equipment
- Rope Rescue
- Confined Space Rescue
- Structural Collapse Rescue
- Trench/Excavation Rescue
- Vehicle and Machinery Rescue
- Water and Ice Rescue
- Wild land Search and Rescue
- Elevator Rescue
- Fire ground Search and Rescue

Pumping Apparatus

- Safe Operation of Emergency Vehicles
- Apparatus Inspection and Maintenance

Aerial Apparatus

- Positioning Aerial Apparatus

Fire Officer I

- Leading Your Team



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Also as part of the monies, a program entitled Stage IT Emergency Response Simulator was purchased but has not been installed into a computer as of yet. This program will allow department personnel to take photos of existing buildings and produce a simulated fire scenario for discussion by department personnel.

In all, there are 63 different topics on firefighter skills and topics. These DVDs can be used for refresher training to existing personnel as well as to enhance training through visual aids to new recruits.

If you have any further questions, please feel free to contact myself or Chief Sayre