



MEMORANDUM

CITY OF WATERTOWN, NEW YORK
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
245 WASHINGTON STREET, ROOM 305, WATERTOWN, NY 13601
PHONE: 315-785-7741 – FAX: 315-785-7829

TO: Planning Board Members

FROM: Michael A. Lumbis, Planning and Community Development Director

SUBJECT: Site Plan Approval – 650 State Street

DATE: February 24, 2022

Request: Site Plan Approval for a 6,500 square-foot (SF) parking lot reconstruction and reconfiguration and related site improvements at 650 State Street, Parcel Number 12-05-232.100

Applicant: Zachary Comstock, R.A., P.L.A. of Barton and Loguidice on behalf of Citizen Advocates, Inc.

Proposed Use: Urgent Care Crisis Clinic

Property Owners: Advocate Hostels Holding Inc

Submitted:

Property Survey: Yes	Preliminary Architectural Drawings: N/A
Site Plan: Yes	Preliminary Site Engineering Plans: Yes
Vehicle and Pedestrian Circulation Plan: Yes	Construction Time Schedule: No
Landscaping and Grading Plan: Land. Only	Description of Uses, Hours & Traffic Volume: Yes

SEQRA: Unlisted

Jefferson County 239-m Review: No

Zoning Information:

District: Commercial	Maximum Lot Coverage: None
Setback Requirements: F: 20', S: 5', R: 25'	Buffer Zones Required: No

Project Overview: The applicant proposes to renovate the existing commercial building and parking lot (former Great American Grocery Store) located at 650 State Street, Parcel Number 12-05-232.100 into a new urgent care crisis clinic. The property is located on the south side of State Street and extends from State Street to Boyd Street.

The existing building will be repurposed into a medical office/clinic with an approximately 9,645 square foot build-out of the existing 22,795 square foot building, site improvements and exterior envelope upgrades. The remainder of the building will be available for future expansions.

The existing parking lot will be sealed and re-stripped and there will be new landscaping along the east edge of the property. The project will also consist of the demolition and removal of 1,800 SF of existing asphalt and concrete pavement areas to allow for the construction of two new concrete entrance areas on the west side of the existing building and a concrete pad for a dumpster and generator on the south side of the building. Additionally, the existing canopy, columns and concrete pavers at the front of the building will be removed and replaced with new landscaping.

Existing Conditions: The site currently has an existing 22,795 square foot commercial building that was formerly operated as a Great American Grocery Store. Access to the site is from State Street to the north and Boyd Street to the south.

The parcels to the rear of the property, addressed as 1 and 2 Boyd Place have an easement across the subject property to access their properties from Boyd Street, through the existing parking area at the rear of the building. The applicant must ensure that the proposed landscaping and fencing along the property line between the parking area and residential properties does not impede access.

Vehicular and Pedestrian Circulation: Vehicular access to the site will be from existing curb cuts on both State Street and Boyd Street. Sidewalks exist along both street frontages. The curbing and driveway aprons along Boyd Street are in poor condition and should be replaced as part of the project, in order to better define the entrance/exits and to create a safe circulation pattern through the parking lot. The sidewalks along a large portion of the Boyd Street frontage are in deplorable condition. Replacement of deficient sidewalks along Boyd Street should be included as part of the project in order to provide safer pedestrian access to the site and neighborhood.

Parking: The proposed site plan and restriping will reduce the number of parking spaces on site from 86 to 84 to accommodate proper space sizing, ADA parking spaces, new building entrances and new lighting fixtures. In addition to the spaces available on site, the property owner has a parking lot easement on the parking lot to the west, known as 640 State Street, that allows for access and parking for an additional 71 parking spaces. This allows for a total of 155 parking spaces that can be utilized between the two buildings.

The application states that the requirement for parking for the crisis center and funeral home combined is 166 parking spaces, however, this is based on full buildout of the 22,795 square foot building. At this time, only 9,645 square feet of the building will be utilized. This yields a total parking requirement of 48 parking spaces, all of which can be provided on site. Furthermore, with the proposed new zoning law, anticipated to be adopted later this year, this parcel will be in the Urban Mixed Use zoning district, which will not have a required minimum number of parking spaces. Therefore, when the future buildout of the crisis center takes places, the parking requirements will be met.

Zoning: The proposed use as a medical clinic is an allowed use in the Commercial District.

Utilities and Hydrology: Engineering has reviewed the plans and is satisfied with the utility and drainage plans for the site.

Lighting: The property is currently lit by three (3) cobra style light poles in the parking lot. The applicant proposes to replace the existing poles with three (3) new 20-foot-high poles with full cut-off

LED fixtures. Additionally, six (6) new wall pack lights will be added to the north, west and south sides of the building. A photometric plan was included with the application which includes details on the proposed light plan.

Landscaping: Currently the site does not contain any landscaping or greenspace. The proposed project would remove the existing canopy and concrete pavers along the front of the building and replace them with new landscaping. The landscaping would include shrubs and perennials in a new mulched planting bed along the existing sidewalk where the pavers were removed. The applicant is also proposing plantings along the east side of the existing parking lot to create a buffer area from the adjacent residential parcels. These will be a combination and mix of evergreen and smaller deciduous trees, shrubs and perennials, along with a six (6) foot privacy fence for screening of the parking lot.

The applicant must ensure that the proposed landscaping and privacy fence do not impede access to the two residential parcels to the rear of their building, addressed as 1 and 2 Boyd Place, as they have an access easement through the parking area to get to their parcels.

SEQR: Part 1 of the Short Environmental Assessment Form has been completed by the applicant. The City Council, as Lead Agency, will complete Parts 2 and 3 of the Short Environmental Assessment Form (EAF) and will make a determination of significance.

Permits: The applicant must obtain the following permits and other documentation, minimally, prior to construction: Building Permit, Sidewalk Permit, Curb Cut Permit and Zoning Compliance Certificate.

Summary: The following should be included in the motion to recommend approval:

1. The applicant must obtain, minimally, the following permits prior to construction: Building Permit, Sidewalk Permit, Curb Cut Permit and Zoning Compliance Certificate.
2. The curbing, driveway aprons and deficient sidewalks along Boyd Street must be replaced in order to better define the entrance/exits and to create a safe circulation pattern through the parking lot for vehicles and to improve safety and access for pedestrians.
3. The applicant must ensure to maintain access from the parking area to the two parcels to the rear of their building, addressed as 1 and 2 Boyd Place due to an existing access easement.

cc: City Council Members
Michael Delaney, City Engineer
Zachary Comstock, Barton and Loguidice, 443 Electronics Parkway, Liverpool, NY 13088
Paul Langdon, Citizen Advocates, 125 Finney Boulevard, Malone, NY 12953



Barton & Loguidice, D.P.C.

Memo To: Michael A. Lumbis
Planning & Community Development Director
City of Watertown
245 Washington Street, Room 305
Watertown, NY 13601

Date: February 15, 2022

From: Zachary Comstock, R.A., P.L.A.
Architect/Landscape Architect
Barton and Loguidice
443 Electronics Parkway
Liverpool, NY 13088

Project No.: 2247.003.001

Subject: Cover Letter & Engineering Report
Site Plan Approval
Citizen Advocates Watertown Urgent Care Crisis Clinic
650 State Street
City of Watertown, Jefferson County, New York 13601

In order to clearly and fully explain the proposed project in sufficient detail we have prepared this cover letter and engineering report for the above referenced project.

Citizen Advocates, Inc. is proposing the renovation of the existing commercial building and parking lot (former Great American retail grocery store) located at 650 State Street Watertown, NY 13601, to a new urgent care crisis clinic that will serve the Watertown community. The property is located on the south side of State Street and extends from State Street to Boyd Street at the back of the property and is between the cross streets of Williams Street to the west and S. Rutland Street to the east. The property is currently zoned commercial and the proposed use (medical office/clinic) is a permitted use in the zone. The existing building will be repurposed into a medical office/clinic with an approximately 9,645 SF build-out of the existing 22,795 SF building, site improvements and exterior envelope upgrades with the remaining building available for future expansion. In addition to offices, the facility will have short term residential rooms for clients so the facility will be operated 24 hours/day, 7 days a week.

The main entrance will be relocated to the west side of the building with access from the existing parking lot along the west side of the building and continuing south to Boyd Street. The existing parking lot will be sealed and re-striped and include new landscaping along the north and east edges of the property. The project will include upgrades and modifications to the architectural, structural, HVAC, plumbing and electrical systems to provide a code compliant facility. Concurrently, the renovations will bring the building envelope and associated insulation systems up to current energy code compliance.

The existing lot striping is faded, but it is estimated that there are 86 parking spaces available on the lot. The proposed site plan and restriping will reduce the number of spaces to 84 to accommodate proper space sizing, ADA parking spaces, new building entrances and new lighting fixtures. In addition to the spaces on property owned by Citizen Advocates, Inc. (Parcel A), the Funeral home lot to West (Parcel B) has a parking lot easement in place that allows access and parking on that property for an additional 71 parking spaces. This allows for a total of 155 parking spaces that can be utilized between the two lots.

Based on the existing Funeral Home use and the new use of the Crisis Clinic Building, a total of 166 spaces is required by the zoning requirements for a medical clinic facility. . However, the projected operations for this type of clinic facility do not typically require this number of spaces. Based Citizen Advocates' historical experience at their other similar facilities, much less parking spaces would be needed and during any surge period, the funeral home will likely not require the use of their shared parking spaces.

There will be some minor demolition of existing asphalt and concrete pavement areas to allow for new concrete pavement and landscape areas at the front of the existing building. Additionally, the planned removal of an existing canopy and columns along the front portion of the building which will remove approximately 1,300 SF of impervious surfaces from the site. These proposed improvements are shown on the attached site plan and described in more detail as follows:

- Removal of existing canopy and concrete pavers (reduction of 1,300 sf of impervious surface) at front of building and replacement with new landscaping (see landscape plans).
- Reseal/restripe existing asphalt parking lot and handicap spaces (existing asphalt pavement grading and drainage to remain unchanged).
- Removal of asphalt pavement at entrances/exits and replacement with new concrete pavement.
- New emergency generator and relocation of concrete dumpster pad with a new solid board fencing enclosure and gate (15'-0" minimum from property line with evergreen screening).
- Replacement of three existing parking lot light pole fixtures with full cut off LED fixtures (Photometric and fixture details are attached).
- 6' high solid board fence along side property line with adjacent residential properties & landscape buffer plantings (see landscape plans).

Based on the minimal demolition of impervious areas with no proposed grading changes or drainage modifications, minor pavement modifications and a reduction in impervious surfaces, the impacts to stormwater drainage would be minimal and the need for a SWPPP and erosion control measure should not be required. Silt fencing and protection of exposed areas would still be required and provided as needed during construction.

The building is currently served by several utilities and are described as follows:

- Electric power, telephone and cable is routed overhead to power poles at the rear of the building from a pole located on State Street. The entrance of these utilities into the building will require relocation of the existing utility pole at the rear of the building to establish improved parking lot circulation. The overhead services entrances will remain in the same location into the building.
- The public water service currently comes off the 12" water main located in State Street and enters the building in the northeast corner of the building. The building will require sprinklers so the water service will need to be upgraded to accommodate proposed building usage.
- The natural gas meter is located on the east side of the building and is most likely connected to the gas main running under the south sidewalk on State Street.

Memo To: Michael A. Lumbis

City of Watertown

February 15, 2022

Page 3

- The current building is served by sanitary lines off of the sewer main located in the center of State Street. The exact location of the sewer line connection has not been determined at this time.
- Stormwater currently sheets from the existing parking lots into the City of Watertown Storm conveyance system. There are catch basin inlets and lines along State Street as well as Boyd Street.

Based on the Phase I renovation of the facility, approximately 9,645 SF of the overall 22,795 SF footprint will be accomplished. From the Occupancy Classifications and Occupant load for the Phase I build out, the anticipated water demand and sanitary discharge were estimated as follows:

Business Office - 3,000 SF / 150 gross SF per occupant = **20 Occupants**

Institutional Sleeping Areas - 2,180 / 120 gross SF per occupant = 18.16 = **19 Occupants**

Institutional Inpatient Treatment Areas – 3,965 / 240 gross SF per occupant = 16.52 = **17 Occupants**

Accessory storage areas and mechanical equipment room – 500/300 gross per SF per occupant = 1.66 = **2 Occupants**

Utilizing current sanitary design standards of 15 gallons per person per day for a Business Office and 75 gallons per day per person for the Institutional areas, the water and sanitary flows were determined as follows for the phase I build-out:

Business/Accessory Storage - 22 Occupants x 15 gallons per person per day = **330 gallons per day**

Institutional - 36 Occupants x 75 gallons per person per day = **2,700 gallons per day**

Total Phase I Build-out gallons per day = 3,030

The remaining portions of the building will remain vacant; however, we do anticipate that this area will be renovated in the future as Phase II with the following estimated occupancy and occupant loads:

Business – 3,450 / 150 gross SF per occupant = **23 Occupants**

Institutional Sleeping Areas – 2,400 / 120 gross SF per occupant = 15.00 = **15 Occupants**

Institutional Inpatient Treatment Areas – 3,500 / 240 gross SF per occupant = 12.5 = **13 Occupants**

Accessory storage areas and mechanical equipment room – 3,800 / 300 gross per SF per occupant = 11.66 = **12 Occupants**

Business/Accessory Storage - 35 Occupants x 15 gallons per person per day = **525 gallons per day**

Institutional - 28 Occupants x 75 gallons per person per day = **2,100 gallons per day**

Total Future Phase II Build-out gallons per day = 2,625

Based on the completed Phase II build out of the facility, we would anticipate a daily sanitary design of 5,655 gallons per day for the entire facility.

The plumbing will consist of various bathrooms and kitchen areas, which will require new domestic hot and cold water supply. The estimated domestic water demand for the facility would be 35 GPM at a pressure of 60PSI. The fire protection classification is light hazard with a maximum fire water demand of 250GPM that includes 150 GPM sprinkler demand and 100 GPM hose allowance streams.

Memo To: Michael A. Lumbis
City of Watertown
February 15, 2022
Page 4

The lighting will consist of new wall pack lights on the building and removal and replacement of three new 20' high pole lights with full cut-off LED fixtures. The proposed fixture cut sheet and a photometric plan has been included as part of the site plan package.

The landscaping proposed for the front of the building will be a combination of shrubs and perennials in the new mulched planting bed along the existing concrete sidewalk replacing the existing concrete pavers. The plantings along the east side of the existing parking lot (buffer areas from the adjacent residential lots) will be a combination and mix of evergreen and smaller deciduous trees, shrubs and perennials that along with a 6' solid board privacy fence will provide screening of the parking lot from the residential lots.

We trust this letter/report provides the required information for the site plan approval application and look forward to further discussion for the Site Plan Approval process for the 650 State Street Property.

Sincerely,

BARTON & LOGUIDICE, D.P.C.

A handwritten signature in cursive script that reads "Zachary Comstock".

Zachary Comstock, R.A., P.L.A.
Architect/Landscape Architect

ZDC/jms

Enclosures



City of Watertown
SITE PLAN APPROVAL APPLICATION FORM

*City of Watertown, Planning and Community Development Dept.
245 Washington Street, Room 305, Watertown, NY 13601
Phone: 315-785-7741 Email: planning@watertown-ny.gov*

Received:

Please Note: The Site Plan Approval Application form is for projects where the building or parking area coverage of the lot will increase by more than 2,500 square feet.

Please provide responses for all sections and submit all required materials as noted on Page 2. Failure to submit all required information by the submittal deadline may result in Staff **not** placing your request on the agenda for the upcoming Planning Board meeting.

PROPERTY INFORMATION:

PROPOSED PROJECT NAME: _____
TAX PARCEL NUMBER: _____
PROPERTY ADDRESS: _____
ZONING DISTRICT: _____

APPLICANT INFORMATION:

NAME: _____
ADDRESS: _____

PHONE NUMBER: _____
E-MAIL ADDRESS: _____

PROPERTY OWNER INFORMATION (if different from applicant):

NAME: _____
ADDRESS: _____

PHONE NUMBER: _____
E-MAIL ADDRESS: _____

ENGINEER/ARCHITECT/LANDSCAPE ARCHITECT INFORMATION:

NAME: _____
ADDRESS: _____

PHONE NUMBER: _____
E-MAIL ADDRESS: _____

REQUIRED MATERIALS:

** The following drawings with the listed information **ARE REQUIRED, NOT OPTIONAL.** If the required information is not included and/or addressed, Planning Staff **will not** process the Site Plan Application.

All of the following drawings **must** be adequately dimensioned, including radii and must use darker line work and text for proposed features than for existing features.

- COVER LETTER:** Must clearly and fully explain the proposed project in sufficient detail.

- BOUNDARY and TOPOGRAPHIC SURVEY:** Depict existing features as of the date of the Site Plan Application. A Professional Land Surveyor licensed and currently registered to practice in the State of New York must perform the survey and create the map. **At least one copy** must contain the surveyor's original PLS wet stamp and an original signature. The rest may be copies thereof. The survey drawing **must** depict and label all of the following:
 - **All** existing features and utilities on and within 50 feet of the subject property
 - **All** existing property lines (bearings and distances), margins, acreage, zoning, easements, right-of-ways, existing land use, reputed owner, adjacent reputed owners and tax parcel numbers
 - One-foot contours are with appropriate spot elevations
 - North arrow and graphic scale
 - All elevations are North American Vertical Datum of 1988 (NAVD88).

- DEMOLITION PLAN** (if applicable)
 - Depict and label **all** existing features on and within 50 feet of the subject property and (using darker text) all items proposed for demolition.

- SITE PLAN:** The drawing must clearly label all proposed features as "proposed" and use darker line work and text for all proposed features than for existing features. It must also include a reference to the coordinate system used (NYS NAD83-CF preferred). In addition, the drawing **must** depict and label all of the following:
 - **All** proposed **above** ground features
 - **All** proposed easements and right-of-ways
 - Land use, zoning, and tax parcel number
 - Proposed parking and loading spaces, including all required ADA accessible spaces
 - Proposed snow storage areas
 - Refuse Enclosure Area (Dumpster), if applicable. **Please note:** 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."
 - North arrow and graphic scale

GRADING PLAN: This drawing must depict and label **all** of the following:

- All proposed **below** ground features, including elevations and inverts
- All proposed **above** ground features, including easements and right-of-ways
- One-foot existing contours (shown dashed and labeled with appropriate spot elevations)
- One-foot proposed contours (shown and labeled with appropriate spot elevations)
- Sediment and Erosion control, unless separate drawings are included as part of a Stormwater Pollution Prevention Plan (SWPPP).
- All elevations are North American Vertical Datum of 1988 (NAVD88).

UTILITY PLAN: This drawing must include a note stating, "All water main and service work must be coordinated with the City of Watertown Water Department. The Water Department requirements supersede all other plans and specifications provided." It must also depict and label **all** of the following:

- All proposed above and below ground features
- All existing above and belowground utilities, including water, sanitary water, stormwater, electric, gas, telephone, cable, fiber optic, etc.
- All existing and proposed easements and right-of-ways.

LANDSCAPING PLAN: This drawing must depict and label **all** of the following:

- All proposed **above** ground features
- All proposed trees, shrubs, other plantings and other proposed landscaping additions, keyed to a plant schedule that includes the scientific name, common name, size, quantity, etc. **Please note:** 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.
- **The Site Plan complies with and meets acceptable guidelines set forth in Appendix A - Landscaping and Buffer Zone Guidelines (August 7, 2007).**

VEHICULAR AND PEDESTRIAN CIRCULATION PLAN

- Depict all vehicular **and** pedestrian traffic circulation, including a delivery or refuse vehicle and a City fire truck entering and exiting the property.
- Sidewalks within the City Right-of-Way **must** meet Public-Right-of-Way (PROWAG) standards.
- **The Site Plan is consistent with and, wherever possible, incorporates principles set forth in Appendix B – City of Watertown Complete Streets Policy (January 17, 2017).**

PHOTOMETRIC PLAN (if applicable): This drawing must depict and label **all** of the following:

- All proposed **above** ground features
- Photometric spot elevations or labeled photometric contours of the property. **Please note:** Light spillage across **all** property lines shall not exceed 0.5 foot-candles.

CONSTRUCTION DETAILS and NOTES:

- Provide all details and notes necessary to complete the project including, but not limited to, landscaping, curbing, catch basins, manholes, water line, pavement, sidewalks, trench, lighting, trash enclosure, etc.
- Provide maintenance and protection and traffic plans and notes for all required work within City streets including driveways, water laterals, sanitary laterals, storm connections, etc.
- The drawings must include the following note: "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."

PRELIMINARY ARCHITECTURAL PLANS (if applicable): These plans must include **all** of the following for proposed buildings: Floor plan drawings, including finished floor elevations, exterior elevations including exterior materials and colors, as well as roof outlines depicting shape, slope and direction.

ENGINEERING REPORT

**** The engineering report at a minimum must include the following:**

- Project location and description
- Existing and proposed sanitary sewer flows and summary
- Water flows and pressure
- Storm Water Pre and Post Construction calculations and summary
- Traffic impacts
- Lighting summary
- Landscaping summary

COMPLETED SEQR ENVIRONMENTAL ASSESSMENT FORM: (Contact us if you need help choosing between the Short EAF and the Full EAF). The Complete EAF is available online at: <http://www.dec.ny.gov/permits/6191.html>

GENERAL INFORMATION

- **All** items must include a valid stamp and 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, submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the City of Watertown Engineering Department for review to obtain an MS4 SWPPP Acceptance Form.

Post Construction SWPPP Requirements to Complete:

In accordance with City Code Section 260, provide the following:

- *Submit a detailed as-built topographic and boundary survey of the site with all stormwater practices.*
 - *Perform and submit results of insitu infiltration testing, updated drainage area maps and hydraulic calculations in a comprehensive Engineering Report based on As-Built Conditions.*
 - *Submit a detailed post construction Maintenance Plan for all Stormwater Management Practices (SMP's) and provide a Maintenance Agreement with irrevocable letter of credit for approval. Maintenance Agreement shall be filed at the County Clerk's Office as a deed restriction on the property.*
- ****** 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.
 - ****** 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.
 - ****** When NYSDEC or NYSDOH permitting is required, the property owner/applicant shall retain a licensed Professional Engineer to perform inspections of the proposed utility work and to certify the completed works were constructed in substantial conformance with the approved plans and specifications.**
 - Signage is not approved as part of this submission. It requires a Sign Permit from the City Code Enforcement Bureau. See Section 310-52.2 of the Zoning Ordinance.
 - For non-residential uses, the applicant must include the proposed Hours of Operation.

OPTIONAL MATERIALS:

- PROVIDE AN ELECTRONIC (.DWG) COPY OF THE SITE PLAN WITH AS-BUILT REVISIONS.** This will assist the City in keeping our GIS mapping up-to-date.

SUBMITTAL INSTRUCTIONS:

Submit 15 complete collated sets of all required materials, addressed to:

Michael A. Lumbis, Planning and Community Development Director
City of Watertown
245 Washington Street, Room 305
Watertown, NY 13601

If the application requires Jefferson County Planning Board review, then the applicant must submit 16 "sets." Planning Staff will inform the applicant if this is necessary.

- Submissions must be collated and properly folded.
- If the applicant is not the property owner, the submission must include a signature authorization form or letter signed by the owner authorizing the applicant to apply on behalf of the owner.
- For any item(s) not checked in the Site Plan Approval Checklist, attach an explanation and comments.
- Provide an electronic copy of the entire submission in the form of a single, combined PDF file of the entire application, including cover letter, plans, reports, and all submitted material.
- Submit the required Application Fee

\$150 for Site Plan Minor

\$250 for Site Plan Major (any proposal to disturb more than 1 acre represents a Site Plan Major)

SIGNATURE

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

Applicant's name (please print) Paul Langdon

Applicant's Signature [Signature] Date: 2/14/22

Meeting Information: The Planning Board normally meets at 3:00 p.m. on the first Tuesday of every month in Council Chambers at City Hall, 245 Washington Street. The application deadline is 14 days prior to the scheduled meeting date. Planning Board action does not represent final approval, as the Planning Board only votes to make a recommendation to City Council, which holds the sole authority to grant Site Plan Approval.

Occasionally, due to holidays or other reasons, meetings may occur on other dates and/or times. The City will announce any changes to meeting dates in advance on its website at www.watertown-ny.gov. Planning Staff *strongly* recommends scheduling a pre-application meeting prior to submitting a Site Plan Application. The entire site plan application process typically takes four-to-six weeks, depending on whether the application requires Jefferson County Planning Board review.

Appendix A

Landscaping and Buffer Zone Guidelines

Adopted by the City of Watertown Planning Board
August 7, 2007

Introduction

A landscape plan is required as part of every site plan review application. These guidelines are the minimum plantings that the Planning Board expects to see on the landscape plan regarding number, type, size, and arrangement of trees and shrubs.

Landscaping is required to minimize negative impacts from development by creating visual and noise buffers between adjoining property uses and promoting harmonious streetscapes. The intent of these guidelines is also to replace trees lost due to development and to establish incentives for the preservation of existing trees.

These guidelines will also provide direction to the applicants where buffer zones are required under Section 310-59 of the City of Watertown Zoning Ordinance.

General Provisions

A tree schedule shall be included on each landscape plan. No one (1) species of tree may take up more than fifteen (15) percent of the total amount of the landscape plantings.

Where the location of existing overhead or underground utility lines conflicts with the required landscaping strip and tree planting, the Planning Board may approve an alternative plan to meet the intent of these guidelines.

It is recommended that trees from the list provided below be considered. Tree diameter shall be measured four feet from the base of the tree. The developer/owner should make every effort to preserve and protect existing significant trees over twelve (12) inches in diameter.

Tree removal or planting in the city right-of-way shall be in accordance with Chapter 287 of the Code of the City of Watertown.

Landscaping must be permanently maintained in a healthy growing condition at all times. The property owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning, and other permanent maintenance of all plantings as needed.

Landscaped Strips Along Street Rights-of-Way

A landscaped strip should be provided adjacent to all public and private rights-of-ways and streets. It should be a minimum of fifteen (15) feet wide, exclusive of street right-of-way. Within the landscaped strip, one (1) large deciduous tree (2" caliper minimum) should be provided every forty (40) linear feet or one (1) small to medium deciduous tree (1.5" caliper minimum) should be provided every twenty (20) linear feet. Planting beds with shrubs, perennials, and/or annuals or grass areas are recommended in between the trees.

Where parking lots and driveways abut the landscaped strip along the street right-of-way, shrubs should be considered for screening in addition to the shade trees. The screening should be a plant species that grows to a minimum of three (3) feet high and extends along the entire street frontage of the parking lot, exclusive of driveways and visibility setbacks. A landscaped berm may also be utilized to screen the parking lots and driveways. The berm should be a minimum of 30 inches above the average grade of the street and parking lot curbs with a slope not to exceed 3:1. If a parking lot is located fifty (50) feet or more from the street right-of-way, no screening shrubs or berm will be required.

Street level landscaping shall not interfere with visibility of drivers entering or exiting, or driving by the property. All landscaping (trees, shrubs, and planted beds) shall be a distance of ten (10) feet from any driveway or street intersections.

Interior Parking Lot Landscaping

Interior parking lot trees and landscaping are recommended in addition to the required landscaped strip. Trees should be provided in each parking lot at a minimum average density of one (1) shade tree (two-inch diameter) for each fifteen (15) parking spaces, or any fraction thereof.

The interior parking lot trees and landscaping should be evenly distributed throughout the parking lot, although adjustments may be approved by the Planning Board where the shape or size of the parking lot, the location of existing trees, snow removal requirements, or other natural constraints prevent such distribution.

Landscaped islands within parking lot areas should be a minimum of nine (9') feet x eighteen (18') feet in dimension. Large planters are an acceptable alternative that can be utilized in conjunction within landscaped islands where the parking lot configuration, snow removal requirements, or other constraints prevent the installation of the permanent landscaped islands.

Exterior Parking Lot Landscaping

A landscaped strip should be provided around the perimeter of any parking lot exclusive of driveways. The landscaped strip should be a minimum of eight (8) wide, except where other provisions apply. Within the perimeter landscaped strip, one (1) large deciduous tree (2" caliper minimum) should be provided every forty (40) linear feet or one (1) small to medium deciduous tree (1.5" caliper minimum) should be provided every twenty (20) linear feet or one (1) large coniferous tree (6' minimum) should be provided every twenty (20) linear feet.

Buffer Zone Requirements Between Non-Residential and Residential Zoning Districts

Section 310-59 of the City of Watertown Zoning Ordinance requires buffer zones where non-residential land uses abut land in a residential district. The purpose of the buffer zones is to separate land uses and offer visual screening between uses that may not be compatible.

The required buffer areas within each listed zoning district shall contain, at a minimum, the following landscaping:

Limited Business and Health Services Districts. A landscaped strip shall be provided to separate the Limited Business or Health Service District from the Residential District. The landscaped strip shall be a minimum of fifteen (15') wide. Within the landscaped strip, one (1) large deciduous tree (2" caliper minimum) shall be provided every forty (40) linear feet, along with planting beds in between the trees containing assorted shrubs or one (1) small to medium deciduous tree (1.5" caliper minimum) shall be provided every twenty (20) linear feet, along with planting beds in between the trees containing assorted shrubs or one (1) large coniferous tree (6' minimum), stagger planted shall be provided every fifteen (15) linear feet.

Neighborhood Business and Commercial Districts. A landscaped strip shall be provided to separate the Neighborhood Business or Commercial Districts from the Residential District. The landscaped strip shall be a minimum of fifteen (15') wide. Within the landscaped strip, one (1) large deciduous tree (2" caliper minimum) shall be provided every thirty five (35) linear feet, along with planting beds in between the trees containing assorted shrubs or one (1) small to medium deciduous tree (1.5" caliper minimum) shall be provided every twenty (20) linear feet, along with planting beds in between the trees containing assorted shrubs or one (1) large coniferous tree (6' minimum), stagger planted shall be provided every fifteen (15) linear feet. In addition to the required trees and shrubs, a six (6) foot high opaque fence (stockade or equal) should be provided. All fencing shall be in conformance with Section 310-26.1, Fences, of the Zoning Ordinance.

Light and Heavy Industrial Districts. A landscaped strip shall be provided to separate the Light or Heavy Industrial District from the Residential District. The landscaped strip shall be a minimum of fifteen (15') wide. Within the landscaped strip, one (1) large deciduous shade tree (2" caliper minimum) shall be provided every thirty (35) linear feet, along with planting beds in between the trees containing assorted shrubs or one (1) small to medium deciduous tree shall be provided every twenty (20) linear feet, along with planting beds in between the trees containing assorted shrubs or one (1) large coniferous tree (6' minimum), stagger planted shall be provided every twelve (12) linear feet. In addition to the required trees and shrubs, an eight (8) foot high opaque fence (stockade or equal) should be provided. All fencing shall be in conformance with Section 310-26.1, Fences, of the Zoning Ordinance.

Front, Side and Rear Yard Buffer Zone Requirements in Commercial Districts

Section 310-59, Paragraph C of the City of Watertown Zoning Ordinance requires for Commercial Districts that a strip of land at least 15' in width be provided in any required front yard and a strip of land at least 5' in width be provided in any required side or rear yard to be maintained as landscaped areas.

The front yard landscaped strip shall be at least fifteen (15') wide. Within the landscaped strip, a minimum of one (1) large deciduous tree (2" caliper minimum) should be provided every forty (40) linear feet or one (1) small to medium deciduous tree (1.5" caliper minimum) should be provided every twenty (20) linear feet. Planting beds with shrubs, perennials, and/or annuals or grass areas are recommended in between the trees. Where parking lots and driveways abut the landscaped strip, shrubs shall be considered for screening in addition to the shade trees. The screening should be a plant species that grows to a minimum of three (3) feet high and extends along the entire street frontage of the parking lot, exclusive of driveways and visibility setbacks. A landscaped berm may also be utilized to screen the parking lots and driveways. The berm

should be a minimum of 30 inches above the average grade of the street and parking lot curbs with a slope not to exceed 3:1. If a parking lot is located fifty (50) feet or more from the street right-of-way, no screening shrubs or berm will be required.

The side and rear yard landscaped strip shall be a minimum of 5' wide and should consist of one (1) large deciduous shade tree (2" caliper minimum) provided every forty (40) linear feet or one (1) small to medium deciduous tree (1.5" caliper minimum) provided every twenty (20) linear feet or one (1) large coniferous tree (6' minimum) provided every fifteen (15) linear feet. Grass areas and/or planting beds shall also be included in between the trees.

Special Provisions for Existing Sites

When an existing site is undergoing any external alteration or expansion, the objective of these standards is to gradually bring the existing site into compliance with minimum standards of this section in relation to the extent of expansion or change on a site. The applicant should make every effort to include new landscaping and buffering as a part of any alteration or expansion.

If space is limited by other site elements required by the Zoning Ordinance, landscaping along the street and buffer zones between adjacent land uses will take priority over interior and exterior parking lot landscaping.

Incentives to Preserve Existing Trees

The Planning Board encourages the preservation of quality and mature trees by providing credits toward the required landscaping. Trees intended to be preserved shall be indicated with a special symbol on the landscape plan and shall be protected during the construction through use of a fence around the drip line. To obtain credit, the preserved trees shall be of a high quality and at least two and one half (2-1/2) inches diameter. Trees to be preserved shall be counted for credit only if they are located on the developed portion of the site as determined by the Planning Board. The credit for preserved trees shall be as follows:

Diameter of Preserved Tree (in inches)	Number of Trees Credited
Over 12"	5
8" – 11.9"	4
2.5" – 7.9"	2

Credit for preserving existing trees may not be utilized in lieu of trees in the landscaped strip along street rights-of way or the required buffer zone. Credit may be applied only to required interior or exterior parking lot tree planting. Any preserved trees receiving credit which are lost within three (3) years after construction completion shall be replaced by the landowner with trees otherwise required.

Recommended Tree Species

The following list of trees is recommended for use in fulfilling the requirements of these guidelines. The list is not meant to be exclusive but rather a guideline to indicate types of trees that have been found to grow well in the Watertown area in urban soils.

Small to Medium Deciduous Trees

Acer ginnala (varieties)	Amur Maple
Acer tataricum	Tatarian Maple
Amelanchier species (varieties)	Serviceberry Varieties
Carpinus caroliniana	American Hornbeam
Crataegus crus-galli inermis	Thornless Cockspur Hawthorn
Crateagus phaenopyrum	Washington Hawthorn
Maackia amurensis	Amur Maackia
Malus species	Flowering Crabapples
Syringa reticulata (varieties)	Japanese Tree Lilac

Large Deciduous Trees

Acer x fremanii (varieties)	Freeman Maple
Acer platanoides (varieties)	Norway Maple
Acer rubrum (varieties)	Red Maple
Aesculus hippocastanum (varieties)	Horsechestnut
Aesculus x carnea (varieties)	Horsechestnut
Alnus glutinosa	Black Alder
Betula papyrifera	Paper Birch
Catalpa speciosa	Northern Catalpa
Celtis occidentalis	Hackberry
Corylus colurna	Turkish Filbert
Ginkgo biloba	Ginkgo
Gleditsia triacanthos inermis (varieties)	Thornless Honeylocust
Gymnocladus dioicus	Kentucky Coffeetree
Liriodendron tulipifera	Tulip Tree
Ostrya virginiana	American Hophornbeam (Ironwood)
Phellodendron amurense 'Macho'	Macho Amur Corktree
Platanus x acerfolia	London Planetree
Prunus sargentii	Sargent Cherry
Pyrus calleryana (varieties)	Callery Pear
Quercus alba	White Oak
Quercus bicolor	Swamp White Oak
Quercus macrocarpa	Bur Oak
Quercus muehlenbergii	Chinkapin Oak
Quercus robur (varieties)	English Oak
Quercus rubra	Northern Red Oak
Robinia pseudoacacia	Black Locust
Tilia americana (varieties)	American Linden
Tilia x flavescens 'Glenleven'	Glenleven Linden
Tilia cordata (varieties)	Littleleaf Linden

Large Coniferous Trees

Abies balsamea	Balsam Fir
Abies concolor	White Fir
Picea abies	Norway Spruce
Picea glauca	White Spruce
Picea pungens glauca	Colorado Blue Spruce
Picea omorika	Serbian Spruce
Pinus nigra	Austrian Pine
Pinus strobus	White Pine
Pseudotsuga menziesii	Douglas Fir
Tsuga Canadensis	Canadian Hemlock

CITY OF WATERTOWN LANDSCAPING REQUIREMENTS AND BUFFER ZONE GUIDELINES

BUFFER ZONE REQUIREMENTS PER SECTION 310-59, PARAGRAPH C.

- 5' WIDE LANDSCAPED STRIP-SIDE/REAR YARD IN COMMERCIAL DISTRICTS
- LARGE DECIDUOUS TREES 40' O.C. OR
- SMALL-MEDIUM DECIDUOUS TREES 20' O.C. OR
- LARGE CONIFEROUS TREES 15' O.C.
- GRASS OR PLANTING BEDS BETWEEN TREES

RESIDENTIAL
ZONE

BUFFER ZONE REQUIREMENTS PER SECTION 310-59, PARAGRAPH A.

- 15' WIDE LANDSCAPED STRIP BETWEEN NON-RESIDENTIAL AND RESIDENTIAL ZONES
- LARGE DECIDUOUS TREES 40' O.C. OR
- SMALL-MEDIUM DECIDUOUS TREES 20' O.C. OR
- LARGE CONIFEROUS TREES 15' O.C.
- PLANTING BEDS W/ SHRUBS BETWEEN TREES
- 6' HIGH OPAQUE FENCE

PROPOSED 7,450 S.F.
BUILDING

NON-RESIDENTIAL
ZONE

EXTERIOR PARKING LOT LANDSCAPING

- 8' WIDE LANDSCAPED STRIP
- LARGE DECIDUOUS OR EVERGREEN TREES 40' O.C.
- SMALL-MEDIUM DECIDUOUS TREES 20' O.C. OR
- LARGE CONIFEROUS TREES 20' O.C.

INTERIOR PARKING LOT LANDSCAPING

- 1 SHADE TREE PER 15 PARKING SPACES
- LANDSCAPED ISLANDS DISTRIBUTED EVENLY IN LOT
- MINIMUM SIZE OF LANDSCAPED ISLANDS - 9'x18'
- LARGE, PORTABLE PLANTERS

CITY STREET

LANDSCAPED STRIPS ALONG STREET RIGHTS-OF-WAY

- 15' WIDE ADJACENT TO RIGHT-OF-WAY
- DECIDUOUS OR CONIFEROUS SHADE TREES 40' O.C. OR
- SMALL-MEDIUM DECIDUOUS TREES 20' O.C.
- PLANTING BEDS WITH SHRUBS, ETC. BETWEEN TREES
- PARKING LOT SCREENING - SHRUBS/LANDSCAPED BERM

BUFFER ZONE REQUIREMENTS PER SECTION 310-59, PARAGRAPH C.

- 15' WIDE LANDSCAPED STRIP IN FRONT YARD IN COMMERCIAL DISTRICTS
- LARGE DECIDUOUS TREES 40' O.C. OR
- SMALL-MEDIUM DECIDUOUS TREES 20' O.C.
- PLANTING BEDS WITH SHRUBS BETWEEN TREES

CITY STREET

SCALE: 1"=40'

Appendix B
City of Watertown, New York
Complete Streets Policy

Adopted by the City Council of the City of Watertown
January 17, 2017

Section 1: Vision

This Complete Streets Policy shall guide the City of Watertown to design, provide and maintain a safe, accessible and well-connected multimodal surface transportation network that meets the needs of all users, regardless of age or ability level, including drivers of automobiles, emergency and freight vehicles, bicyclists, pedestrians, transit users and those with disabilities.

The City will consider all modes equally when making transportation decisions and treat all modes as legitimate users of the City's transportation network. The City's inclusive transportation network will play a crucial role in ensuring the health, safety, economic vitality and quality of life in the City of Watertown.

By implementing Complete Streets principles, the City will foster a more liveable community for all of its residents, especially children, the elderly and the City's disabled population.

Section 2: Goals

The purpose of this policy is to ensure that planning and engineering decisions affecting surface transportation in the City of Watertown are made with consideration for the safety and convenience of all users, regardless of their mode of transportation, age or ability level.

Specific goals of this policy include:

1. To ensure safe travel for pedestrians, bicyclists, transit users and those with disabilities, in addition to motor vehicle operators.
2. To increase economic activity by making the City's commercial areas more attractive and more accessible to users of all transportation modes and to encourage non-vehicular travel within these areas.
3. To provide safe routes to school and encourage walking and bicycling as safe, healthy and convenient ways for children to travel to and from school.
4. To improve the health and physical fitness of the City's population by encouraging walking and bicycling among its residents, thereby yielding more of the health benefits that these activities provide.

5. To ensure that all sidewalk and street reconstruction projects are designed appropriately for all users prior to undertaking any construction, eliminating the need for costly rebuilds in the future.

Section 3: Scope of Applicability

The City of Watertown shall develop a safe, convenient, integrated and connected multimodal transportation system so that users of all ages and abilities can travel safely and independently. While each and every individual street need not contain accommodations for all modes, the network should enable all users to travel safely via any mode.

The City of Watertown shall approach every transportation improvement and transportation-related project phase as an opportunity to create safer, more accessible streets for all users. These phases include, but are not limited to: planning, programming, design, right-of-way acquisition, construction, construction engineering, reconstruction, operation and maintenance. Other changes to transportation facilities on streets and rights-of way, including capital improvements, maintenance and restriping must also be included.

The City of Watertown realizes that its transportation network should provide consistent access and safe travel for all users within the City and beyond the City's borders. To this end, the City shall, when feasible and appropriate, foster relationships with the State of New York, Jefferson County, neighboring communities, business and school districts to develop facilities and accommodations that further the City's Complete Streets Policy and continue such infrastructure beyond the City's borders.

This policy applies to all publicly and privately funded projects and developments that affect the right-of-way. Privately constructed streets, parking lots and connecting pathways shall also adhere to this policy. The City shall review all private development proposals with reference to the incorporation of Complete Streets principles and general consistency with the Complete Streets Policy.

Review for Complete Streets consistency will be added to the existing Planning and Community Development Department development review process. Planning and Engineering Staff will review any applicable Site Plan, Waiver of Site Plan, Subdivision, Special Use Permit or Zone Change application for general consistency with this policy.

Section 4: Exceptions

Any exception to this policy, including for eligible private projects, must be reviewed by the Complete Streets Committee, and approved by the City Council with supporting documentation that indicates the basis for the decision. Such documentation shall be made publicly available. The Complete Streets Committee will be responsible for performing a thorough review of the project relating to the incorporation of Complete Streets elements and principles, and will forward a recommendation to the City Council.

Exceptions may be considered for approval when:

- An affected roadway prohibits by law, use by pedestrians and bicyclists (such as limited-access highways), in which case a greater effort shall be made to accommodate those specified users elsewhere, including on roadways that cross or otherwise intersect with the affected roadway;
- The activities are minor maintenance activities designed to keep the roadway in serviceable condition (e.g. mowing, cleaning, sweeping, spot repair and surface treatments such as chip seal, painting to brighten existing stripes, or interim measures) and do not change the roadway geometry or operations;
- The costs of providing accommodation for some travel modes is excessively disproportionate to the current need or anticipated future demand for those modes, with due consideration given to future users, latent demand, and the social and economic value of providing a safer and more convenient transportation system for all users;
- There is sufficient documentation that there is no feasible way to accommodate improvements for non-vehicular traffic within a project's scope; or
- There is a documented absence of current and future need.

Section 5: Design Standards

The City of Watertown shall follow and use the best and latest accepted design standards available. These standards include, but are not limited to:

- ITE Designing Walkable Urban Thoroughfares: A Context Sensitive Approach;
- AASHTO Guide for Planning, Designing and Operating Pedestrian Facilities;
- AASHTO guide for the Development of Bicycle Facilities;
- NYSDOT Highway Design Manual;
- FHWA Manual on Uniform Traffic Control Devices; and
- FHWA Lighting Handbook

In recognition of various contexts, public input and the needs of many users, a flexible, innovative and balanced approach that follows other appropriate design standards may be considered, provided that a comparable level of safety for all users is present. The standards identified above represent the most current standards at the time of this policy's adoption. As new and updated accepted standards emerge, they may be considered for City use.

Points of emphasis for this policy include, but are not limited to, traffic-calming measures, pedestrian sanctuaries and bicycle safety. However, specific design criteria shall not be purely prescriptive, but shall be based on the thoughtful application of engineering, architectural and urban design principles.

Section 6: Context Sensitivity

The City of Watertown shall implement Complete Streets solutions in a manner that is sensitive to the local context and character, aligns transportation and land use goals and recognizes that the needs of users may vary by case, community or corridor.

Context sensitivity to the community's overall surroundings, its current and planned buildings and land uses, and current and expected transportation needs must be a factor in decision-making. Context-sensitive design allows roadway decisions to be more flexible and sensitive to community values, and to better balance economic, social and environmental objectives.

Section 7: Implementation

The City of Watertown shall view Complete Streets as integral to everyday transportation decision-making practices and processes. To this end:

- The Department of Public Works, the Engineering Department, the Planning and Community Development Department and other relevant departments, agencies or committees will incorporate Complete Streets elements and principles into all existing plans, manuals, checklists decision-trees, rules, regulations and programs as appropriate (including, but not limited to the Local Waterfront Revitalization Program, Capital Program and other appropriate planning tools);
- The Department of Public Works, the Engineering Department, the Planning and Community Development Department and other relevant departments, agencies or committees will review current design standards, including subdivision regulations that apply to new roadway construction, to ensure that they reflect the best available design standards and guidelines, and effectively implement Complete Streets where feasible;
- When available, the City shall encourage professional development and training for staff on non-motorized transportation issues through attending conferences, classes seminars and workshops;
- City Staff shall identify all current and potential future sources of funding for street improvements and recommend improvements to the project selection criteria to support Complete Streets projects;
- The City shall promote inter-departmental project coordination among City departments with an interest in the activities that occur within the public right-of-way in order to better use fiscal resources;
- Every Complete Streets project shall include an educational component to ensure that all users of the transportation system understand and can safely utilize Complete Streets project elements.

- The City shall promote cooperation and collaboration between City departments and other external agencies, including NYSDOT, the Watertown Jefferson County Area Transportation Council, the City of Watertown School District, its municipal authorities, adjacent municipalities, private developers, and public and private utilities to develop facilities and accommodations that further the City’s vision of a connected and integrated network.
- Within one year from the adoption of this policy, the City and the Complete Streets Committee shall adopt or create a Complete Streets checklist form to be filled out during a project review to determine compliance with this policy.
- The City shall establish a Complete Streets Committee, which shall consist of the City’s ADA Coordinator, City Engineer, Superintendent of Public Works, Planning and Community Development Director, Chief of Police, or a designee appointed by any of the above department heads from within their respective departments. This committee will meet as needed to conduct project reviews and shall be responsible for preparing an annual progress report.
- During the planning and design phase of any public transportation improvement project, the Complete Streets Committee shall conduct a review of the project relating to the incorporation of Complete Streets elements and principles into the project. The review shall be made with reference to current best practices, as detailed in the design guidelines listed in Section 5, and a recommendation shall be forwarded to the City Council. If the Complete Streets Committee determines a project to be eligible for an exception from this policy, it shall follow the procedure detailed in Section 4 and forward that determination, along with documented evidence to support it, to the City Council for final approval of the exception.

Section 8: Reporting

The application of Complete Streets will be a process that requires regular evaluation to determine progress and effectiveness. To facilitate that regular evaluation, the Complete Streets Committee shall prepare a written annual progress report that measures the success of this Complete Streets Policy and present the report to City Council. The City shall also make this report publicly available. The performance measures that will be evaluated include, but are not limited to, the following:

- Linear feet of new or repaired pedestrian accommodations
- Number of new or repaired curb ramps installed along City streets
- Number of crosswalk and intersection improvements
- Number of transit facilities installed or improved
- Total miles of new bike lanes
- Number of street trees planted
- Number of traffic calming features installed
- Watertown City School District walker data
- A list of approved exceptions to this policy

City of Watertown, New York Municipal Stormwater Sewer System (MS4) Policy

March 6, 2017

Chapter 260

Storm Water Management and Erosion and Sediment Control

260-1 Findings of Fact

It is hereby determined that:

- 1.1** Land development activities and associated increases in site impervious cover often alter the hydrologic response of local watersheds and increase stormwater runoff rates and volumes, flooding, stream channel erosion, or sediment transport and deposition;
- 1.2** This stormwater runoff contributes to increased quantities of water-borne pollutants, including siltation of aquatic habitat for fish and other desirable species;
- 1.3** Clearing and grading during construction tends to increase soil erosion and add to the loss of native vegetation necessary for terrestrial and aquatic habitat;
- 1.4** Improper design and construction of stormwater management practices can increase the velocity of stormwater runoff thereby increasing stream bank erosion and sedimentation;
- 1.5** Impervious surfaces allow less water to percolate into the soil, thereby decreasing groundwater recharge and stream baseflow;
- 1.6** Substantial economic losses can result from these adverse impacts on the waters of the municipality;
- 1.7** Stormwater runoff, soil erosion and nonpoint source pollution can be controlled and minimized through the regulation of stormwater runoff from land development activities;
- 1.8** The regulation of stormwater runoff discharges from land development activities in order to control and minimize increases in stormwater runoff rates and volumes, soil erosion, stream channel erosion, and nonpoint source pollution associated with stormwater runoff is in the public interest and will minimize threats to public health and safety.
- 1.9** Regulation of land development activities by means of performance standards governing stormwater management and site design will produce development compatible with the natural functions of a particular site or an entire watershed and thereby mitigate the adverse effects of erosion and sedimentation from development.

260-2 Purpose

The purpose of this Chapter is to establish minimum stormwater management requirements and controls to protect and safeguard the general health, safety, and welfare of the public residing within this jurisdiction and to address the findings of fact in Section 1 hereof. This Chapter seeks to meet those purposes by achieving the following objectives:

- 2.1** Meet the requirements of minimum measures 4 and 5 of the SPDES General Permit for Stormwater Discharges from Municipal Separate Stormwater Sewer Systems (MS4s), Permit no. GP-02-02 or as amended or revised;
- 2.2** Require land development activities to conform to the substantive requirements of the NYS Department of Environmental Conservation State Pollutant Discharge Elimination System (SPDES) General Permit for Construction Activities GP-02-01 or as amended or revised;
- 2.3** Minimize increases in stormwater runoff from land development activities in order to reduce flooding, siltation, increases in stream temperature, and streambank erosion and maintain the integrity of stream channels;

- 2.4 Minimize increases in pollution caused by stormwater runoff from land development activities which would otherwise degrade local water quality;
- 2.5 Minimize the total annual volume of stormwater runoff which flows from any specific site during and following development to the maximum extent practicable; and
- 2.6 Reduce stormwater runoff rates and volumes, soil erosion and nonpoint source pollution, wherever possible, through stormwater management practices and to ensure that these management practices are properly maintained and eliminate threats to public safety.

260-3 Applicability

- 3.1 This Chapter shall be applicable to all land development activities as defined in this local law, Article 2, Section 1.
- 3.2 The municipality shall designate a Stormwater Management Officer who shall accept and review all stormwater pollution prevention plans and forward such plans to the applicable municipal board. The Stormwater Management Officer may (1) review the plans, (2) upon approval by the City, to engage the services of a registered professional engineer to review the plans, specifications and related documents at a cost not to exceed a fee schedule established by said governing board, or (3) accept the certification of a licensed professional that the plans conform to the requirements of this law.
- 3.3 All land development activities subject to review and approval by the City of Watertown under the City of Watertown Zoning Law and the City of Watertown Subdivision Law shall be reviewed subject to the standards contained in this local law
- 3.4 All land development activities not subject to review as stated in section 4 shall be required to submit a Stormwater Pollution Prevention Plan (SWPPP) to the Stormwater Management Officer who shall approve the SWPPP if it complies with the requirements of this law.

260-4 Exemptions

The following activities may be exempt from review under this law.

- 4.1 Agricultural activity as defined in this Chapter.
- 4.2 Silvicultural activity except that landing areas and log haul roads are subject to this law.
- 4.3 Routine maintenance activities that disturb less than five acres and are performed to maintain the original line and grade, hydraulic capacity or original purpose of a facility.
- 4.4 Repairs to any stormwater management practice or facility deemed necessary by the Stormwater Management Officer.
- 4.5 Any part of a subdivision if a plat for the subdivision has been approved by the City of Watertown on or before the effective date of this law.
- 4.6 Land development activities for which a building permit has been approved on or before the effective date of this law.
- 4.7 Cemetery graves.
- 4.8 Installation of fence, sign, telephone, and electric poles and other kinds of posts or poles.
- 4.9 Emergency activity immediately necessary to protect life, property or natural resources.
- 4.10 Activities of an individual engaging in home gardening by growing flowers, vegetable and other plants primarily for use by that person and his or her family.
- 4.11 Landscaping and horticultural activities in connection with an existing structure.

260-5 Stormwater Control

5.1 Definitions

The terms used in this Chapter or in documents prepared or reviewed under this Chapter shall have the meaning as set forth in this section.

Agricultural Activity - the activity of an active farm including grazing and watering livestock, irrigating crops, harvesting crops, using land for growing agricultural products, and cutting timber for sale, but shall not include the operation of a dude ranch or similar operation, or the construction of new structures associated with agricultural activities.

Applicant - a property owner or agent of a property owner who has filed an application for a land development activity.

Building - any structure, either temporary or permanent, having walls and a roof, designed for the shelter of any person, animal, or property, and occupying more than 100 square feet of area.

Channel - a natural or artificial watercourse with a definite bed and banks that conducts continuously or periodically flowing water.

Clearing - any activity that removes the vegetative surface cover.

Dedication - the deliberate appropriation of property by its owner for general public use.

Department - the New York State Department of Environmental Conservation

Design Manual - the *New York State Stormwater Management Design Manual*, most recent version including applicable updates, that serves as the official guide for stormwater management principles, methods and practices.

Developer - a person who undertakes land development activities.

Erosion Control Manual - the most recent version of the "New York Standards and Specifications for Erosion and Sediment Control" manual, commonly known as the "Blue Book".

Grading - excavation or fill of material, including the resulting conditions thereof.

Impervious Cover - those surfaces, improvements and structures that cannot effectively infiltrate rainfall, snow melt and water (e.g., building rooftops, pavement, sidewalks, driveways, etc).

Industrial Stormwater Permit - a State Pollutant Discharge Elimination System permit issued to a commercial industry or group of industries which regulates the pollutant levels associated with industrial stormwater discharges or specifies on-site pollution control strategies.

Infiltration - the process of percolating stormwater into the subsoil.

Jurisdictional Wetland - an area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

Land Development Activity - construction activity including clearing, grading, excavating, soil disturbance or placement of fill that results in land disturbance of equal to or greater than one acre, or activities disturbing less than one acre of total land area that is part of a larger common plan of development or sale, even though multiple separate and distinct land development activities may take place at different times on different schedules.

Landowner - the legal or beneficial owner of land, including those holding the right to purchase or lease the land, or any other person holding proprietary rights in the land.

Maintenance Agreement - a legally recorded document that acts as a property deed restriction, and which provides for long-term maintenance of stormwater management practices.

Nonpoint Source Pollution - pollution from any source other than from any discernible, confined, and discrete conveyances, and shall include, but not be limited to, pollutants from agricultural, silvicultural, mining, construction, subsurface disposal and urban runoff sources.

Phasing - clearing a parcel of land in distinct pieces or parts, with the stabilization of each piece completed before the clearing of the next.

Pollutant of Concern - sediment or a water quality measurement that addresses sediment (such as total

suspended solids, turbidity or siltation) and any other pollutant that has been identified as a cause of impairment of any water body that will receive a discharge from the land development activity.

Project - land development activity

Recharge - the replenishment of underground water reserves.

Sediment Control - measures that prevent eroded sediment from leaving the site.

Sensitive Areas - cold water fisheries, shellfish beds, swimming beaches, groundwater recharge areas, water supply reservoirs, and habitats for threatened, endangered or special concern species.

SPDES General Permit for Construction Activities GP-02-01 - A permit under the New York State Pollutant Discharge Elimination System (SPDES) issued to developers of construction activities to regulate disturbance of one or more acres of land.

SPDES General Permit for Stormwater Discharges from Municipal Separate Stormwater Sewer Systems GP-02-02 - A permit under the New York State Pollutant Discharge Elimination System (SPDES) issued to municipalities to regulate discharges from municipal separate storm sewers for compliance with EPA established water quality standards and/or to specify stormwater control standards

Stabilization - the use of practices that prevent exposed soil from eroding.

Stop Work Order - an order issued which requires that all construction activity on a site be stopped.

Stormwater - rainwater, surface runoff, snowmelt and drainage

Stormwater Hotspot - a land use or activity that generates higher concentrations of hydrocarbons, trace metals or toxicants than are found in typical stormwater runoff, based on monitoring studies.

Stormwater Management - the use of structural or non-structural practices that are designed to reduce stormwater runoff and mitigate its adverse impacts on property, natural resources and the environment.

Stormwater Management Facility - one or a series of stormwater management practices installed, stabilized and operating for the purpose of controlling stormwater runoff.

Stormwater Management Officer - an employee or officer designated by the municipality to accept and review stormwater pollution prevention plans, forward the plans to the applicable municipal board and inspect stormwater management practices

Stormwater Management Practices (SMPs) - measures, either structural or nonstructural, that are determined to be the most effective, practical means of preventing flood damage and preventing or reducing point source or nonpoint source pollution inputs to stormwater runoff and water bodies.

Stormwater Pollution Prevention Plan (SWPPP) - a plan for controlling stormwater runoff and pollutants from a site during and after construction activities.

Stormwater Runoff - flow on the surface of the ground, resulting from precipitation

Surface Waters of the State of New York - lakes, bays, sounds, ponds, impounding reservoirs, springs, wells, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Atlantic ocean within the territorial seas of the state of New York and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, public or private (except those private waters that do not combine or effect a junction with natural surface or underground waters), which are wholly or partially within or bordering the state or within its jurisdiction.

Storm sewers and waste treatment systems, including treatment ponds or lagoons which also meet the criteria of this definition are not waters of the state. This exclusion applies only to manmade bodies of water which neither were originally created in waters of the state (such as a disposal area in wetlands) nor resulted from impoundment of waters of the state.

Watercourse - a permanent or intermittent stream or other body of water, either natural or man-made, which gathers or carries surface water.

Waterway - a channel that directs surface runoff to a watercourse or to the public storm drain.

260-5.2 Stormwater Pollution Prevention Plans

5.2.1 Stormwater Pollution Prevention Plan Requirement

No application for approval of a land development activity shall be reviewed until the appropriate board has received a Stormwater Pollution Prevention Plan (SWPPP) prepared in accordance with the specifications in this Chapter.

5.2.2 Contents of Stormwater Pollution Prevention Plans

- 5.2.2.1 All SWPPPs shall, in addition to conforming to the substantive requirements of the NYS Department of Conservation Discharge Elimination System (SPDES) General Permit for Construction Activities GP-02-01 or as amended or revised, provide the following information:
1. Background information about the scope of the project, including location, type and size of project.
 2. Site map/construction drawing(s) for the project, including a general location map. At a minimum, the site map should show the total site area; all improvements; areas of disturbance; areas that will not be disturbed; existing vegetation; on-site and adjacent off-site surface water(s); wetlands and drainage patterns that could be affected by the construction activity; existing and final slopes; locations of off-site material, waste, borrow or equipment storage areas; and location(s) of the stormwater discharges(s);
 3. Description of the soil(s) present at the site;
 4. Construction phasing plan describing the intended sequence of construction activities, including clearing and grubbing, excavation and grading, utility and infrastructure installation and any other activity at the site that results in soil disturbance. Consistent with the New York Standards and Specifications for Erosion and Sediment Control (Erosion Control Manual), not more than one (1) acres shall be disturbed at any one time unless pursuant to an approved SWPPP.
 5. Description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris from becoming a pollutant source in stormwater runoff;
 6. Description of construction and waste materials expected to be stored on-site with updates as appropriate, and a description of controls to reduce pollutants from these materials including storage practices to minimize exposure of the materials to stormwater, and spill -prevention and response;
 7. Temporary and permanent structural and vegetative measures to be used for soil stabilization, runoff control and sediment control for each stage of the project from initial land clearing and grubbing to project close-out;
 8. A site map/construction drawing(s) specifying the location(s), size(s) and length(s) of each erosion and sediment control practice;
 9. Dimensions, material specifications and installation details for all erosion and sediment control practices, including the siting and sizing of any temporary sediment basins;
 10. Temporary practices that will be converted to permanent control measures;
 11. Implementation schedule for staging temporary erosion and sediment control practices, including the timing of initial placement and duration that each practice should remain in place;
 12. Maintenance schedule to ensure continuous and effective operation of the erosion and sediment control practice;
 13. Name(s) of the receiving water(s);
 14. Delineation of SWPPP implementation responsibilities for each part of the site;

15. Description of structural practices designed to divert flows from exposed soils, store flows, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site to the degree attainable; and
 16. Any existing data that describes the stormwater runoff at the site.
- 5.2.2.2 Land development activities as defined in Section 1 of this Chapter and meeting Condition “A”, “B” or “C” below shall also include water quantity and water quality controls (post-construction stormwater runoff controls) as set forth in Section 2.2.3 below as applicable:
- Condition A - Stormwater runoff from land development activities discharging a pollutant of concern to either an impaired water identified on the Department’s 303(d) list of impaired waters or a Total Maximum Daily Load (TMDL) designated watershed for which pollutants in stormwater have been identified as a source of the impairment.
- Condition B - Stormwater runoff from land development activities disturbing one (1) or more acres.
- Condition C - Stormwater runoff from land development activity disturbing between one (1) and five (5) acres of land during the course of the project, exclusive of the construction of single family residences and construction activities at agricultural properties.
- 5.2.2.3 SWPPP Requirements for Condition A, B and C:
1. All information in Section 2.2 .1 of this local law
 2. Description of each post-construction stormwater management practice;
 3. Site map/construction drawing(s) showing the specific location(s) and size(s) of each post-construction stormwater management practice;
 4. Hydrologic and hydraulic analysis for all structural components of the stormwater management system for the applicable design storms
 5. Comparison of post-development stormwater runoff conditions with pre-development conditions
 6. Dimensions, material specifications and installation details for each post-construction stormwater management practice;
 7. Maintenance schedule to ensure continuous and effective operation of each post-construction stormwater management practice.
 8. Maintenance easements to ensure access to all stormwater management practices at the site for the purpose of inspection and repair. Easements shall be recorded on the plan and shall remain in effect with transfer of title to the property.
 9. Inspection and maintenance agreement binding on all subsequent landowners served by the on-site stormwater management measures in accordance with Section 4 of this Chapter.
 10. For Condition A, the SWPPP shall be prepared by a landscape architect, certified professional or professional engineer and must be signed by the professional preparing the plan, who shall certify that the design of all stormwater management practices meet the requirements in this local law.

5.2.3 Other Environmental Permits

The applicant shall assure that all other applicable environmental permits have been or will be acquired for the land development activity prior to approval of the final stormwater design plan.

5.2.4 Contractor Certification

- 5.2.4.1 Each contractor and subcontractor identified in the SWPPP who will be involved in soil disturbance and/or stormwater management practice installation shall sign and date a copy of

the following certification statement before undertaking any land development activity: "I certify under penalty of law that I understand and agree to comply with the terms and conditions of the Stormwater Pollution Prevention Plan. I also understand that it is unlawful for any person to cause or contribute to a violation of water quality standards."

5.2.4.2 The certification must include the name and title of the person providing the signature, address and telephone number of the contracting firm; the address (or other identifying description) of the site; and the date the certification is made.

5.2.4.3 The certification statement(s) shall become part of the SWPPP for the land development activity.

5.2.5 A copy of the SWPPP shall be retained at the site of the land development activity during construction from the date of initiation of construction activities to the date of final stabilization.

260-5.3 Performance and Design Criteria for Stormwater Management and Erosion and Sediment Control

All land development activities shall be subject to the following performance and design criteria:

5.3.1 Technical Standards

For the purpose of this Chapter, the following documents shall serve as the official guides and specifications for stormwater management. Stormwater management practices that are designed and constructed in accordance with these technical documents shall be presumed to meet the standards imposed by this law:

5.3.1.1 The New York State Stormwater Management Design Manual (New York State Department of Environmental Conservation, most current version or its successor, hereafter referred to as the Design Manual)

5.3.1.2 New York Standards and Specifications for Erosion and Sediment Control, (Empire State Chapter of the Soil and Water Conservation Society, 2004, most current version or its successor, hereafter referred to as the Erosion Control Manual).

5.3.2 Equivalence to Technical Standards

Where stormwater management practices are not in accordance with technical standards, the applicant or developer must demonstrate equivalence to the technical standards set forth in Article 2, Section 3.1 and the SWPPP shall be prepared by a licensed professional.

5.3.3 Water Quality Standards

Any land development activity shall not cause an increase in turbidity that will result in substantial visible contrast to natural conditions in surface waters of the state of New York.

260-5.4 Maintenance, Inspection and Repair of Stormwater Facilities

5.4.1 Maintenance and Inspection during Construction

- 5.4.1.1 The applicant or developer of the land development activity or their representative shall at all times properly operate and maintain all facilities and systems of treatment and control (and related appurtenances) which are installed or used by the applicant or developer to achieve compliance with the conditions of this local law. Sediment shall be removed from sediment traps or sediment ponds whenever their design capacity has been reduced by fifty (50) percent.
- 5.4.1.2 For land development activities as defined in Section 1 of this Article and meeting Condition A, B or C in Section 5.2.2.2, the applicant shall have a qualified professional conduct site inspections and document the effectiveness of all erosion and sediment control practices every 7 days and within 24 hours of any storm event producing 0.5 inches of precipitation or more. Inspection reports shall be maintained in a site log book.

5.4.2 Maintenance after Construction

The owner or operator of permanent stormwater management practices installed in accordance with this Chapter shall ensure they are operated and maintained to achieve the goals of this Chapter. Proper operation and maintenance also includes as a minimum, the following:

- 5.4.2.1 A preventive/corrective maintenance program for all critical facilities and systems of treatment and control (or related appurtenances) which are installed or used by the owner or operator to achieve the goals of this law.
- 5.4.2.2 Written procedures for operation and maintenance and training new maintenance personnel.
- 5.4.2.3 Discharges from the SMPs shall not exceed design criteria or cause or contribute to water quality standard violations in accordance with section 5.3.3.

5.4.3 Maintenance Agreements

The City of Watertown shall approve a formal maintenance agreement for stormwater management facilities binding on all subsequent landowners and recorded in the office of the County Clerk as a deed restriction on the property prior to final plan approval. The maintenance agreement shall be consistent with the terms and conditions of Schedule B of this local law entitled Sample Stormwater Control Facility Maintenance Agreement. The City of Watertown, in lieu of a maintenance agreement, at its sole discretion may accept dedication of any existing or future stormwater management facility, provided such facility meets all the requirements of this local law and includes adequate and perpetual access and sufficient area, by easement or otherwise, for inspection and regular maintenance.

260-6 Administration and Enforcement

260-6.1 Construction Inspection

6.1.1 Erosion and Sediment Control Inspection

The City of Watertown Stormwater Management Officer may require such inspections as necessary to determine compliance with this law and may either approve that portion of the work completed or notify the applicant wherein the work fails to comply with the requirements of this law and the stormwater pollution prevention plan (SWPPP) as approved. The applicant shall notify the City of Watertown enforcement official at least 48 hours before the start of construction (to include installation of sediment and erosion control measures), at close of the construction season, and after successful establishment of landscaping in public areas

If any violations are found, the applicant and developer shall be notified in writing of the nature of the violation and the required corrective actions. No further work shall be conducted except for site stabilization until any violations are corrected and all work previously completed has received approval by the Stormwater Management Officer.

6.1.2 Stormwater Management Practice Inspections

The City of Watertown Stormwater Management Officer, is responsible for conducting inspections of stormwater management practices (SMPs). All applicants are required to submit "as built" plans for any stormwater management practices located on-site after final construction is completed. The plan must show the final design specifications for all stormwater management facilities and must be certified by a professional engineer.

6.1.3 Inspection of Stormwater Facilities after Project Completion

Inspection programs shall be established on any reasonable basis, including but not limited to: routine inspections; random inspections; inspections based upon complaints or other notice of possible violations; inspection of drainage basins or areas identified as higher than typical sources of sediment or other contaminants or pollutants; inspections of businesses or industries of a type associated with higher than usual discharges of contaminants or pollutants or with discharges of a type which are more likely than the typical discharge to cause violations of state or federal water or sediment quality standards or the SPDES stormwater permit; and joint inspections with other agencies inspecting under environmental or safety laws. Inspections may include, but are not limited to: reviewing maintenance and repair records; sampling discharges, surface water, groundwater, and material or water in drainage control facilities; and evaluating the condition of drainage control facilities and other stormwater management practices.

6.1.4 Submission of Reports

The City of Watertown Stormwater Management Officer may require monitoring and reporting from entities subject to this law as are necessary to determine compliance with this law.

6.1.5 Right-of-Entry for Inspection

When any new stormwater management facility is installed on private property or when any new connection is made between private property and the public storm water system, the landowner shall grant to the City of Watertown the right to enter the property at reasonable times and in a reasonable manner for the purpose of inspection as specified in paragraph 6.1.3.

260-6.2 Performance Guarantee

6.2.1 Construction Completion Guarantee

In order to ensure the full and faithful completion of all land development activities related to compliance with all conditions set forth by the City of Watertown in its approval of the Stormwater Pollution Prevention Plan, the City of Watertown may require the applicant or developer to provide, prior to construction, a performance bond, cash escrow, or irrevocable letter of credit from an appropriate financial or surety institution which guarantees satisfactory completion of the project and names the City of Watertown as the beneficiary. The security shall be in an amount to be determined by the City of Watertown based on submission of final design plans, with reference to actual construction and landscaping costs. The performance guarantee shall remain in force until the surety is released from liability by the City of Watertown, provided that such period shall not be less than one year from the date of final acceptance or such other certification that the facility(ies) have been constructed in accordance with the approved plans and specifications and that a one year inspection has been conducted and the facilities have been found to be acceptable to the City of Watertown. Per annum interest on cash escrow deposits shall be reinvested in the account until the surety is released from liability.

6.2.2 Maintenance Guarantee

Where stormwater management and erosion and sediment control facilities are to be operated and maintained by the developer or by a corporation that owns or manages a commercial or industrial facility, the developer, prior to construction, may be required to provide the City of Watertown with an irrevocable letter of credit from an approved financial institution or surety to ensure proper operation and maintenance of all stormwater management and erosion control facilities both during and after construction, and until the facilities are removed from operation. If the developer or landowner fails to properly operate and maintain stormwater management and erosion and sediment control facilities, the City of Watertown may draw upon the account to cover the costs of proper operation and maintenance, including engineering and inspection costs.

6.2.3 Recordkeeping

The City of Watertown may require entities subject to this law to maintain records demonstrating compliance with this law.

260-6.3 Enforcement and Penalties

6.3.1 Notice of Violation.

When the City of Watertown determines that a land development activity is not being carried out in accordance with the requirements of this local law, it may issue a written notice of violation to the landowner. The notice of violation shall contain:

- 6.3.1.1 the name and address of the landowner, developer or applicant;
- 6.3.1.2 the address when available or a description of the building, structure or land upon which the violation is occurring;
- 6.3.1.3 a statement specifying the nature of the violation;
- 6.3.1.4 a description of the remedial measures necessary to bring the land development activity into compliance with this local law and a time schedule for the completion of such remedial action;
- 6.3.1.5 a statement of the penalty or penalties that shall or may be assessed against the person to whom the notice of violation is directed;

6.3.2 Stop Work Orders

The City of Watertown may issue a stop work order for violations of this Chapter. Persons receiving a stop work order shall be required to halt all land development activities, except those activities that address the violations leading to the stop work order. The stop work order shall be in effect until the City of Watertown confirms that the land development activity is in compliance and the violation has been satisfactorily addressed. Failure to address a stop work order in a timely manner may result in civil, criminal, or monetary penalties in accordance with the enforcement measures authorized in this Chapter.

6.3.3 Violations

Any land development activity that is commenced or is conducted contrary to this local law, may be restrained by injunction or otherwise abated in a manner provided by law.

6.3.4 Withholding of Certificate of Occupancy

If any building or land development activity is installed or conducted in violation of this local law the Stormwater Management Officer may prevent the occupancy of said building or land.

6.3.5 Restoration of lands

Any violator may be required to restore land to its undisturbed condition. In the event that restoration is not undertaken within a reasonable time after notice, the City of Watertown may take necessary corrective action, the cost of which shall become a lien upon the property until paid.

6.3.6 Damages to City owned Facilities and Infrastructure

In the event that the City incurs costs due to the failure of stormwater management and erosion control activities, the City of Watertown may take necessary corrective action, the cost of which shall become a lien upon the property until paid.

260-6.4 Fees for Services

The City of Watertown may require any person undertaking land development activities regulated by this law to pay reasonable costs at prevailing rates for review of SWPPPs, inspections, or SMP maintenance performed by the City of Watertown or performed by a third party for the City of Watertown. See the City's Schedule of Fees.

260-7 Severability and Effective Date

260-7.1 Severability

If the provisions of any article, section, subsection, paragraph, subdivision or clause of this local law shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause of this Chapter.

Schedule A

Stormwater Management Practices Acceptable for Water Quality <i>(From: New York State Stormwater Management Design Manual, Table 5.1)</i>		
Group	Practice	Description
Pond	Micropool Extended Detention Pond (P-1)	Pond that treats the majority of the water quality volume through extended detention, and incorporates a micropool at the outlet of the pond to prevent sediment resuspension.
	Wet Pond (P-2)	Pond that provides storage for the entire water quality volume in the permanent pool.
	Wet Extended Detention Pond (P-3)	Pond that treats a portion of the water quality volume by detaining storm flows above a permanent pool for a specified minimum detention time.
	Multiple Pond System (P-4)	A group of ponds that collectively treat the water quality volume.
	Pocket Pond (P-5)	A stormwater wetland design adapted for the treatment of runoff from small drainage areas that has little or no baseflow available to maintain water elevations and relies on groundwater to maintain a permanent pool.
Wetland	Shallow Wetland (W-1)	A wetland that provides water quality treatment entirely in a shallow marsh.
	Extended Detention Wetland (W-2)	A wetland system that provides some fraction of the water quality volume by detaining storm flows above the marsh surface.
	Pond/Wetland System (W-3)	A wetland system that provides a portion of the water quality volume in the permanent pool of a wet pond that precedes the marsh for a specified minimum detention time.
	Pocket Wetland (W-4)	A shallow wetland design adapted for the treatment of runoff from small drainage areas that has variable water levels and relies on groundwater for its permanent pool.
Infiltration	Infiltration Trench (I-1)	An infiltration practice that stores the water quality volume in the void spaces of a gravel trench before it is infiltrated into the ground.
	Infiltration Basin (I-2)	An infiltration practice that stores the water quality volume in a shallow depression before it is infiltrated into the ground.
	Dry Well (I-3)	An infiltration practice similar in design to the infiltration trench, and best suited for treatment of rooftop runoff.
Filtering Practices	Surface Sand Filter (F-1)	A filtering practice that treats stormwater by settling out larger particles in a sediment chamber, and then filtering stormwater through a sand matrix.
	Underground Sand Filter (F-2)	A filtering practice that treats stormwater as it flows through underground settling and filtering chambers.
	Perimeter Sand Filter (F-3)	A filter that incorporates a sediment chamber and filter bed as parallel vaults adjacent to a parking lot.
	Organic Filter (F-4)	A filtering practice that uses an organic medium such as compost in the filter in place of sand.
	Bioretention (F-5)	A shallow depression that treats stormwater as it flows through a soil matrix, and is returned to the storm drain system.
Open Channels	Dry Swale (O-1)	An open drainage channel or depression explicitly designed to detain and promote the filtration of stormwater runoff into the soil media.
	Wet Swale (O-2)	An open drainage channel or depression designed to retain water or intercept groundwater for water quality treatment.

Schedule B

SAMPLE STORMWATER CONTROL FACILITY MAINTENANCE AGREEMENT

Whereas, the Municipality of _____ ("Municipality") and the _____ ("facility owner") want to enter into an agreement to provide for the long term maintenance and continuation of stormwater control measures approved by the Municipality for the below named project, and

Whereas, the Municipality and the facility owner desire that the stormwater control measures be built in accordance with the approved project plans and thereafter be maintained, cleaned, repaired, replaced and continued in perpetuity in order to ensure optimum performance of the components. Therefore, the Municipality and the facility owner agree as follows:

1. This agreement binds the Municipality and the facility owner, its successors and assigns, to the maintenance provisions depicted in the approved project plans which are attached as Schedule A of this agreement.
2. The facility owner shall maintain, clean, repair, replace and continue the stormwater control measures depicted in Schedule A as necessary to ensure optimum performance of the measures to design specifications. The stormwater control measures shall include, but shall not be limited to, the following: drainage ditches, swales, dry wells, infiltrators, drop inlets, pipes, culverts, soil absorption devices and retention ponds.
3. The facility owner shall be responsible for all expenses related to the maintenance of the stormwater control measures and shall establish a means for the collection and distribution of expenses among parties for any commonly owned facilities.
4. The facility owner shall provide for the periodic inspection of the stormwater control measures, not less than once in every five year period, to determine the condition and integrity of the measures. Such inspection shall be performed by a Professional Engineer licensed by the State of New York. The inspecting engineer shall prepare and submit to the Municipality within 30 days of the inspection, a written report of the findings including recommendations for those actions necessary for the continuation of the stormwater control measures.
5. The facility owner shall not authorize, undertake or permit alteration, abandonment, modification or discontinuation of the stormwater control measures except in accordance with written approval of the Municipality.
6. The facility owner shall undertake necessary repairs and replacement of the stormwater control measures at the direction of the Municipality or in accordance with the recommendations of the inspecting engineer.
7. The facility owner shall provide to the Municipality within 30 days of the date of this agreement, a security for the maintenance and continuation of the stormwater control measures in the form of (a Bond, letter of credit or escrow account).
8. This agreement shall be recorded in the Office of the County Clerk, County of _____ together with the deed for the common property and shall be included in the offering plan and/or prospectus approved pursuant to _____.
9. If ever the Municipality determines that the facility owner has failed to construct or maintain the stormwater control measures in accordance with the project plan or has failed to undertake corrective action specified by the Municipality or by the inspecting engineer, the Municipality is authorized to undertake such steps as reasonably necessary for the preservation, continuation or maintenance of the stormwater control measures and to affix the expenses thereof as a lien against the property.
10. This agreement is effective _____.

Short Environmental Assessment Form

Part 1 - Project Information

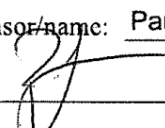
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<input type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Paul Langdon</u> Date: <u>2/14/22</u> Signature:  Title: <u>Director of Support Services</u>		

Project:

Date:

***Short Environmental Assessment Form
Part 2 - Impact Assessment***

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Project:

Date:

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

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.

Name of Lead Agency

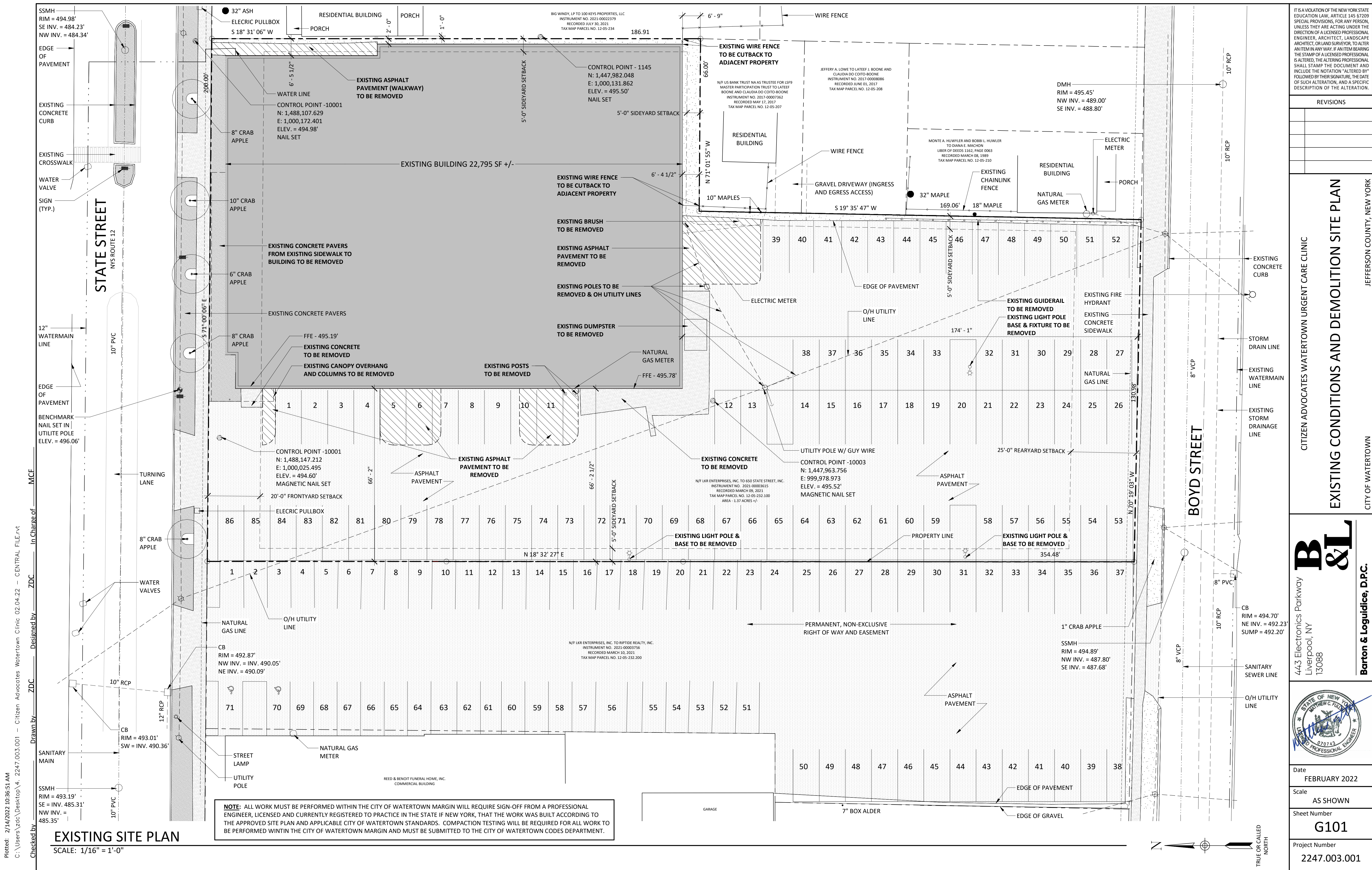
Date

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)



NOTE: ALL WORK MUST 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.

EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"

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REVISIONS

CITIZEN ADVOCATES WATERTOWN URGENT CARE CLINIC
EXISTING CONDITIONS AND DEMOLITION SITE PLAN
 CITY OF WATERTOWN
 JEFFERSON COUNTY, NEW YORK

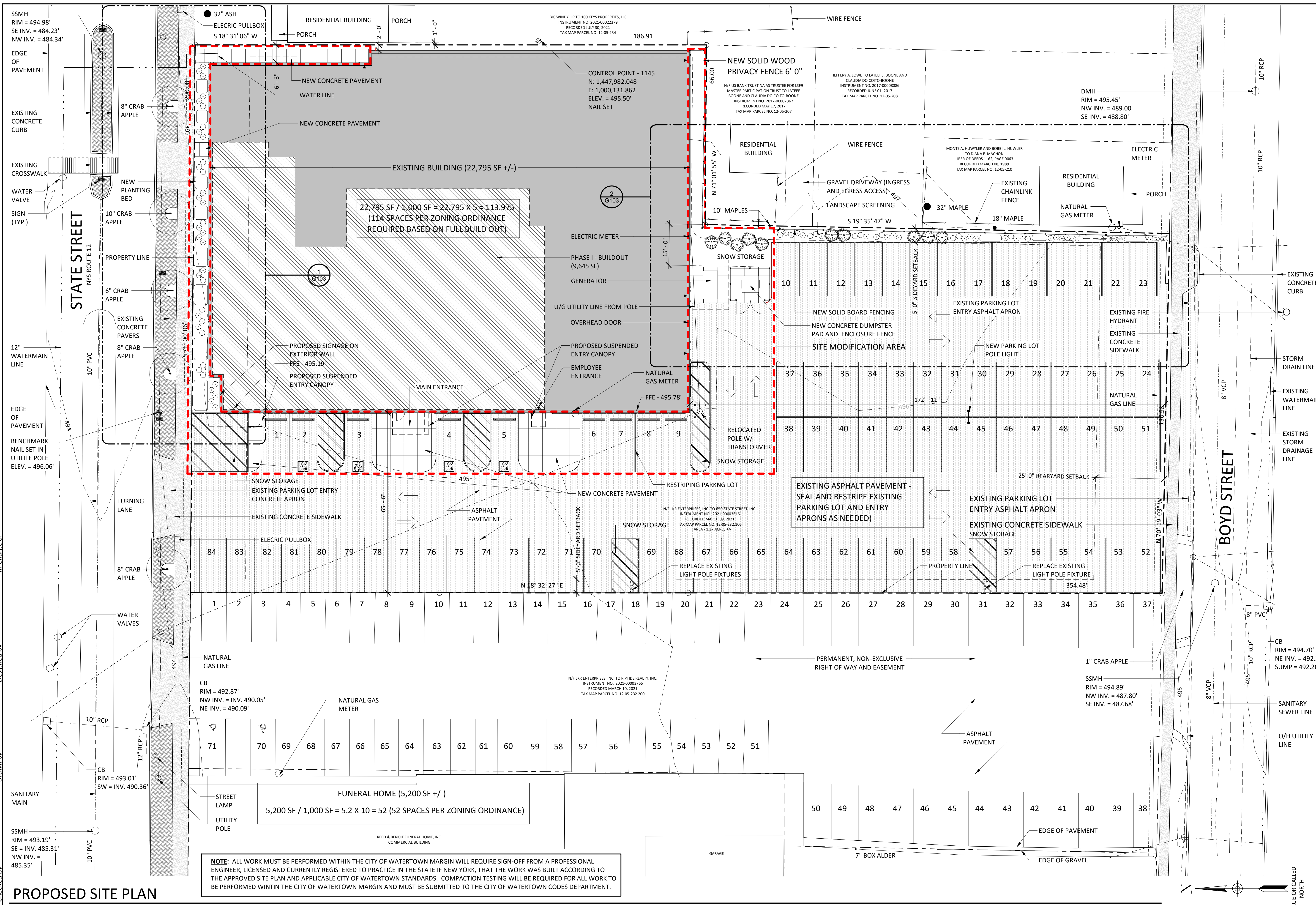
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Date	FEBRUARY 2022
Scale	AS SHOWN
Sheet Number	G101
Project Number	2247.003.001

Plotted: 2/14/2022 10:36:51 AM
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 Checked by: ZDC
 Drawn by: ZDC
 In Charge of: MCF

Plotted: 2/14/2022 10:36:54 AM
 C:\Users\zdc\Desktop\4. 2247.003.001 - Citizen Advocates Watertown Clinic 02.04.22 - CENTRAL FILE.rvt
 Checked by: MCF
 Drawn by: ZDC
 Designed by: ZDC
 In Charge of: ZDC



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REVISIONS

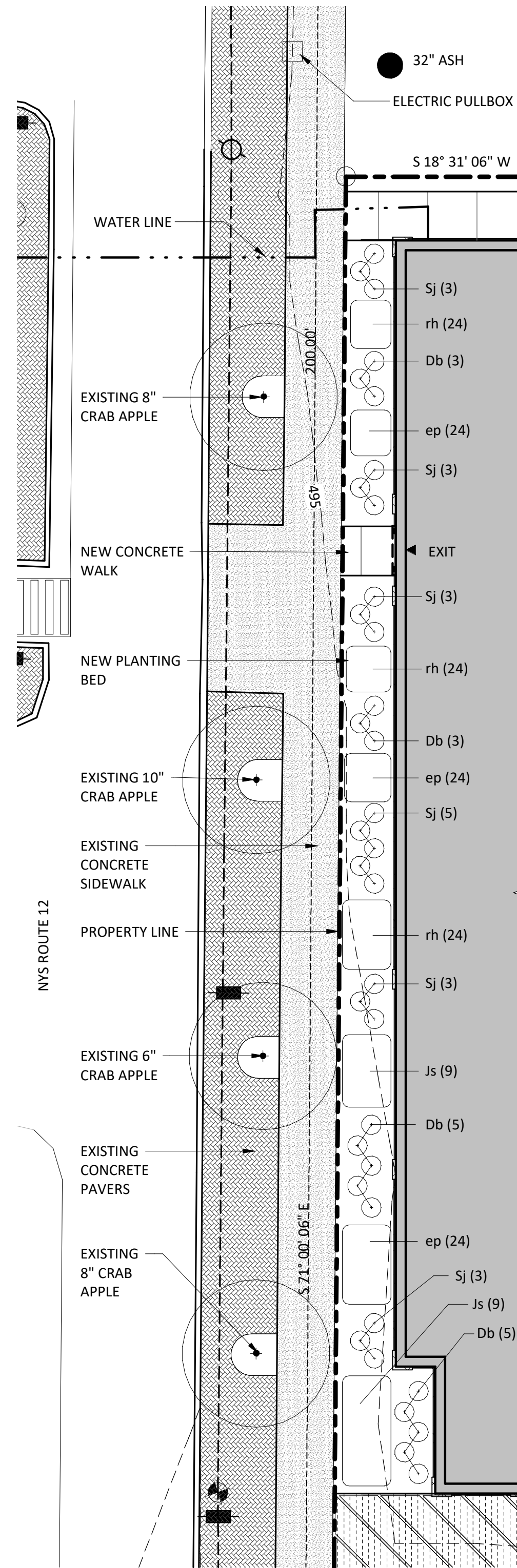
CITIZEN ADVOCATES WATERTOWN URGENT CARE CLINIC
PROPOSED SITE PLAN
 JEFFERSON COUNTY, NEW YORK
 CITY OF WATERTOWN

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 443 Electronics Parkway
 Liverpool, NY
 13088
Barton & Loguidice, D.P.C.

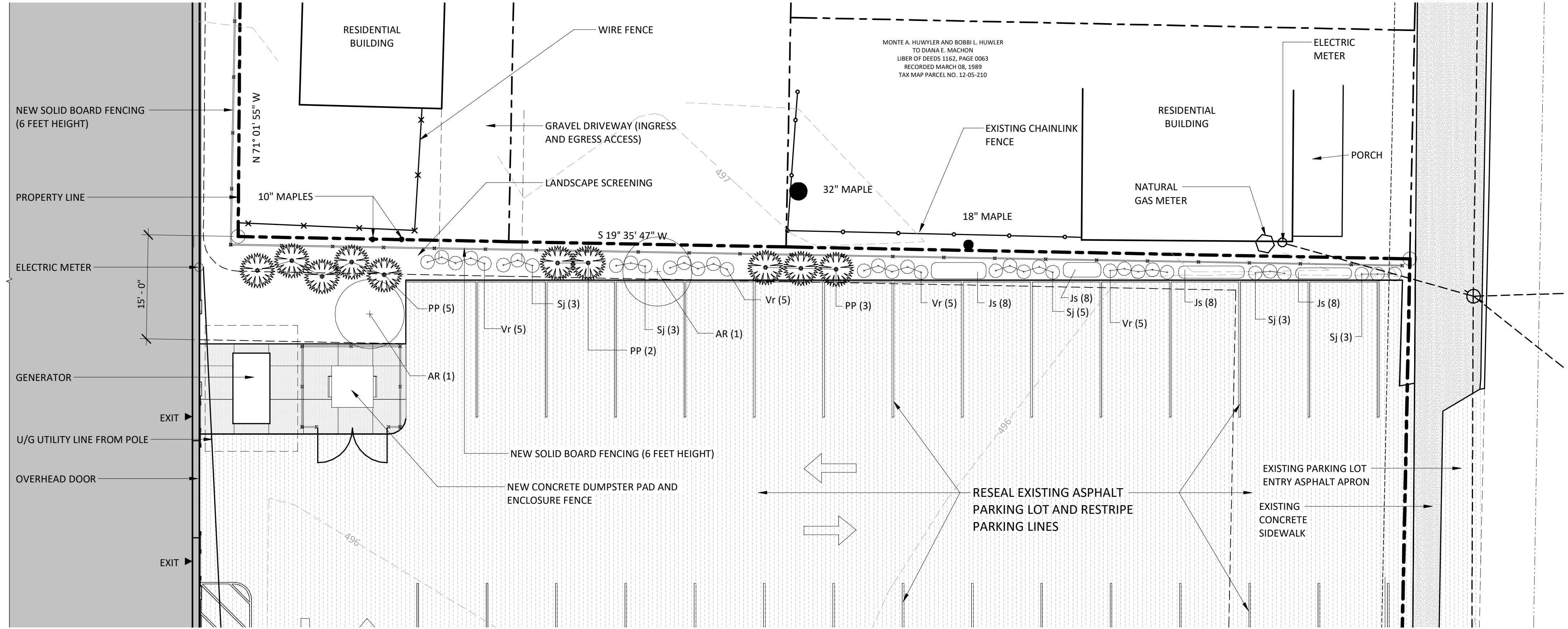


Date: FEBRUARY 2022
 Scale: AS SHOWN
 Sheet Number: **G102**
 Project Number: 2247.003.001

PROPOSED SITE PLAN
 SCALE: 1/16" = 1'-0"



1 FRONTYARD PLANTING PLAN
 SCALE: 1" = 10'-0"



2 SIDERYARD PLANTING PLAN
 SCALE: 1" = 10'-0"

PLANTING SCHEDULE

SYMBOL	QTY.	LATIN NAME	COMMON NAME	SIZE	REMARKS	BLOOM TIME/COLOR
EVERGREEN TREE						
PP	10	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	6 - 8 FT.	B & B	EVERGREEN/BLUE/GREEN
DECIDUOUS TREE						
AT	2	ACER TATARIAN	TATARIAN MAPLE	10-12 FT.	B & B	GREEN/RED FALL COLOR
EVERGREEN SHRUB						
Vr	20	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	3 GALLON	CONTAINER, FULL	YELLOWISH-WHITE FLOWERS
SHRUB/PERENNIAL						
Db	16	DAPHNE BURKWOODI	CAROLE MACKIE DAPHNE	3 GALLON	CONTAINER, FULL	PINK FLOWERS
ep	72	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GALLON	12" O.C.	PURPLE FLOWERS
Js	50	JUNIPERUS SQUAMATA	'BLUE STAR' JUNIPER	3 GALLON	CONTAINER, FULL	EVERGREEN/BLUE/GREEN
rh	72	RUDBECKIA HIRTA	BLACK-EYED SUSAN	1 GALLON	12" O.C.	YELLOW FLOWERS
Sj	37	SPIREA JAPONICA	JAPANESE SPIREA	3 GALLON	CONTAINER, FULL	PINK FLOWERS

SITE PLAN IMPROVEMENTS NARRATIVE LIST DESCRIPTION

- REMOVAL OF EXISTING CANOPY AND CONCRETE PAVERS (REDUCTION OF 1,300 SF OF IMPERVIOUS SURFACE) AT FRONT OF BUILDING AND REPLACEMENT WITH NEW LANDSCAPING (SEE LANDSCAPE PLANS)
- RESEAL/RESTRIPE EXISTING ASPHALT PARKING LOT AND HANDICAP SPACES (EXISTING ASPHALT PAVEMENT GRADING AND DRAINAGE TO REMAIN UNCHANGED)
- REMOVAL OF ASPHALT PAVEMENT AT ENTRANCES/EXITS AND REPLACEMENT WITH NEW CONCRETE PAVEMENT
- NEW EMERGENCY GENERATOR AND RELOCATION OF CONCRETE DUMPSTER PAD WITH A NEW SOLID BOARD FENCING ENCLOSURE AND GATE (15'-0" MINIMUM FROM PROPERTY LINE WITH EVERGREEN SCREENING)
- REPLACEMENT OF 3 EXISTING PARKING LOT LIGHT POLE FIXTURES WITH FULL CUT OFF LED FIXTURES
- 6' HIGH SOLID BOARD FENCE ALONG SIDE PROPERTY LINE WITH ADJACENT RESIDENTIAL PROPERTIES & LANDSCAPE BUFFER PLANTINGS (SEE LANDSCAPE PLANS)

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ZONING ANALYSIS: (FORMER GREAT AMERICAN GROCERY STORE)

SITE INFORMATION - 650 STATE STREET WATERTOWN, NY 13601

SITE AREA (PARCEL A) 1.370 ACRES +/- (59,696 SF)
ZONING DISTRICT C - COMMERCIAL DISTRICT

EXISTING USE RETAIL STORE (PERMITTED)
PROPOSED USE MEDICAL OFFICE (PERMITTED)

EXISTING BUILDING FOOTPRINT 22,795 SF

BUILDING HEIGHT 1 STORY (20'-6")

BUILDING SETBACKS (REQUIRED)

FRONT YARD 20'-0"
REAR YARD 25'-0"
SIDE YARD 5'-0"

BUILDING SETBACKS (ACTUAL EXISTING)

FRONT YARD 0'-0" (TO EXISTING CANOPY) 4'-9" TO BLDG.
REAR YARD 17'-11"
SIDE YARD 2'-0" (EAST), 6'-2" (WEST)

LOT COVERAGE (PERMITTED) 40% (NEIGHBORHOOD BUSINESS)
LOT COVERAGE (EXISTING) 38.2%

PARKING QUANTITIES

ON-SITE (EXISTING) 86 SPACES (EXISTING)
ADJACENT FUNERAL HOME (LOT EASEMENT) 71 SPACES (EXISTING)

TOTAL EXISTING PARKING 157 SPACES (EXISTING)

ON-SITE (PROPOSED) 84 SPACES (PROPOSED)
ADJACENT FUNERAL HOME (LOT EASEMENT) 71 SPACES (EXISTING)

TOTAL PROPOSED PARKING 153 SPACES (PROPOSED) - REDUCTION OF 4 SPACES FROM EXISTING

REQUIRED FOR BOTH LOTS BASED ON ZONING 166 SPACES

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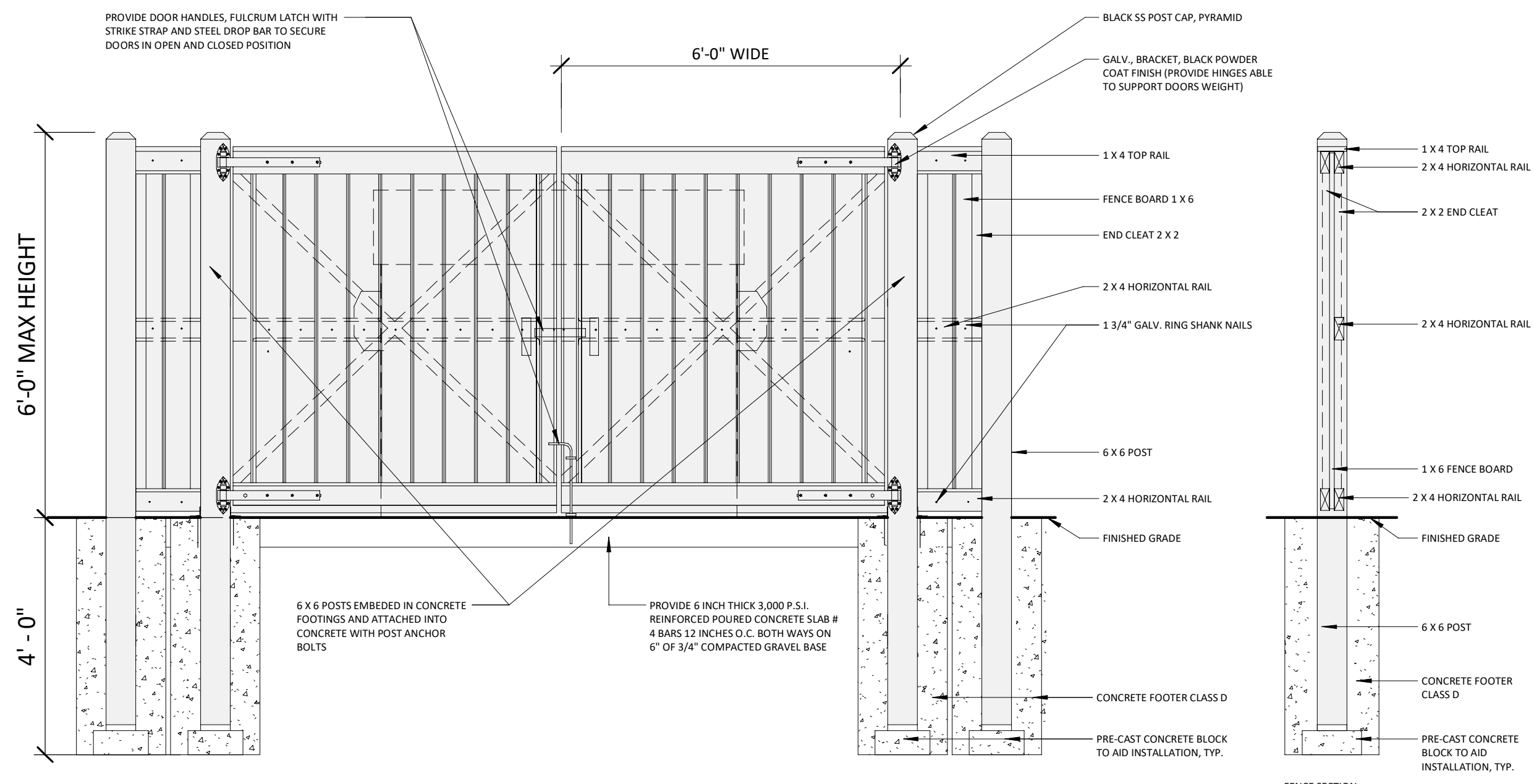
REVISIONS

CITIZEN ADVOCATES WATERTOWN URGENT CARE CLINIC
LANDSCAPE PLANS, ZONING ANALYSIS & SITE INFORMATION
 CITY OF WATERTOWN
 JEFFERSON COUNTY, NEW YORK

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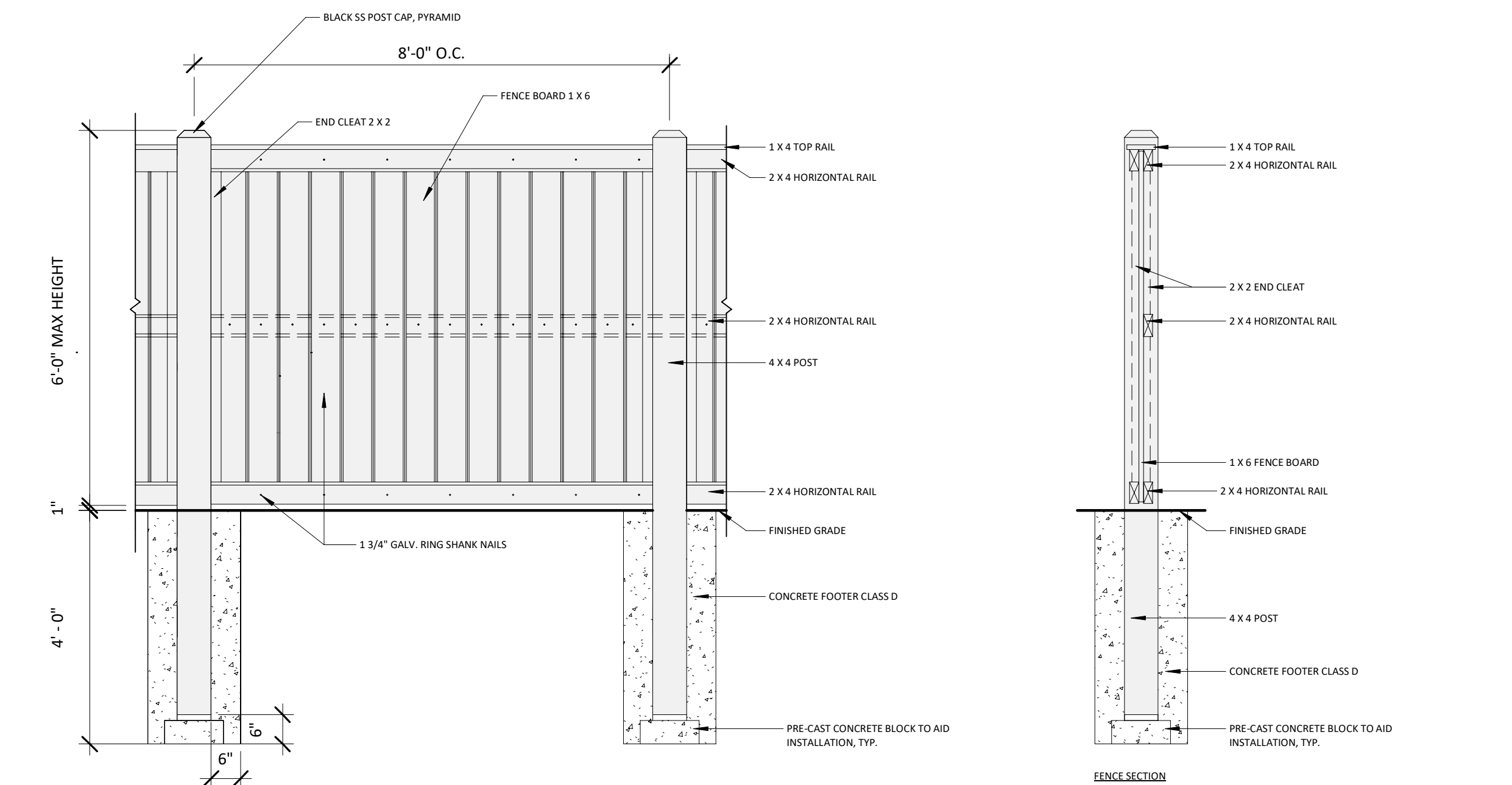


Date: FEBRUARY 2022
 Scale: AS SHOWN
 Sheet Number: **G103**
 Project Number: 2247.003.001



- NOTES:
1. ALL MATERIAL TO BE MADE OF NORTHERN WHITE CEDAR, UNLESS OTHERWISE NOTED. LUMBER DIMENSIONS ARE NOMINAL.
 2. BOARDS: SMOOTH SAWN SHIP LAP MOLDED TO THE DIMENSIONS SHOWN.
 3. RAILS: SMOOTH SAWN TO SIZE SHOWN
 4. POSTS: SMOOTH SAWN ALL 4 SIDES.
 5. GATE UPRIGHTS/STILES: SMOOTH SAWN ALL 4 SIDES, HALF LAPPED JOINS.
 6. STAIN/PAINTE SELECTION BY OWNER.
 7. FINISH SIDE OF FENCE SHALL BE TO PROJECTED OUTWARDS TOWARDS ADJOINING LOTS

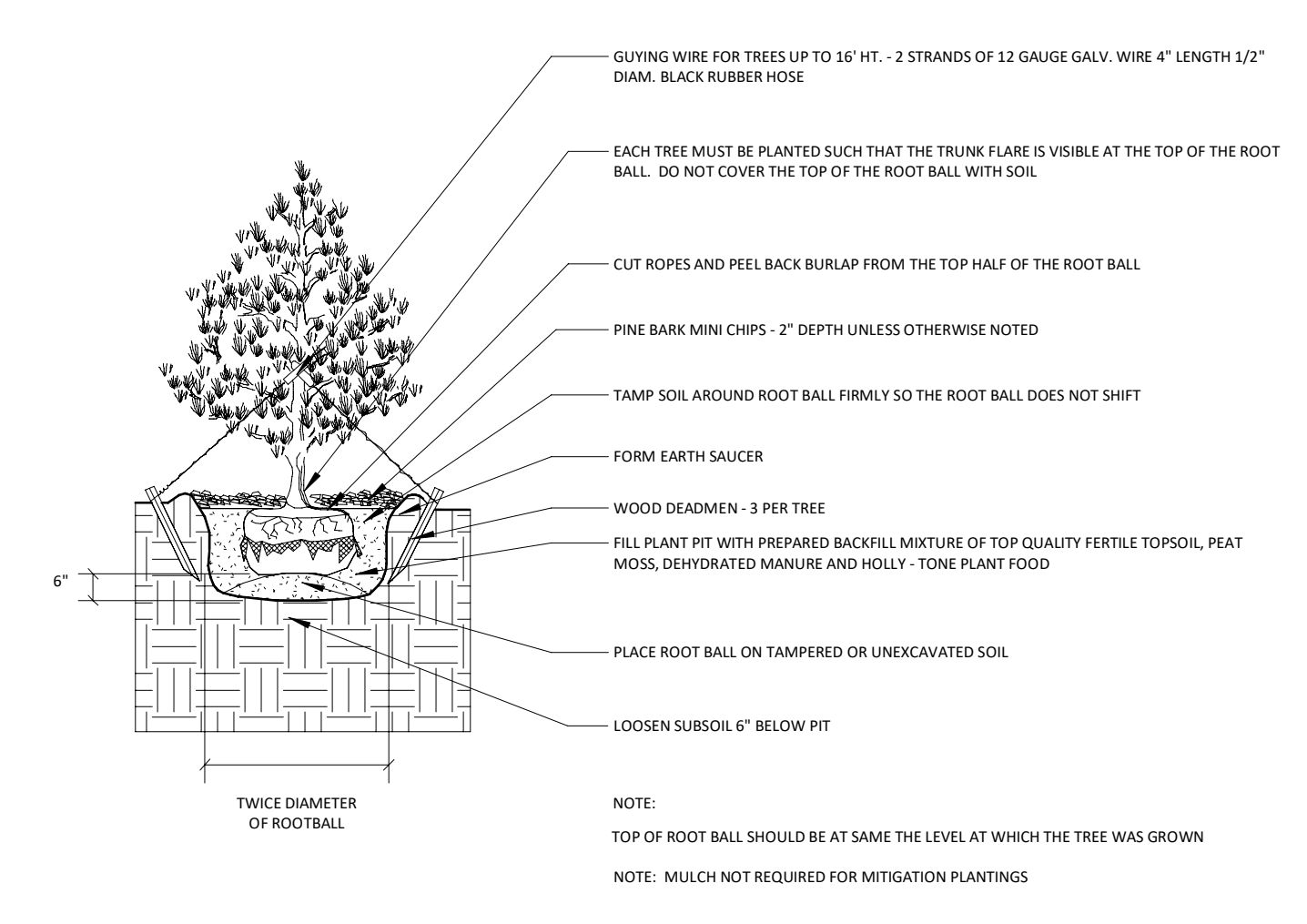
DUMPSTER ENLCOSURE DETAIL
 SCALE: NOT TO SCALE



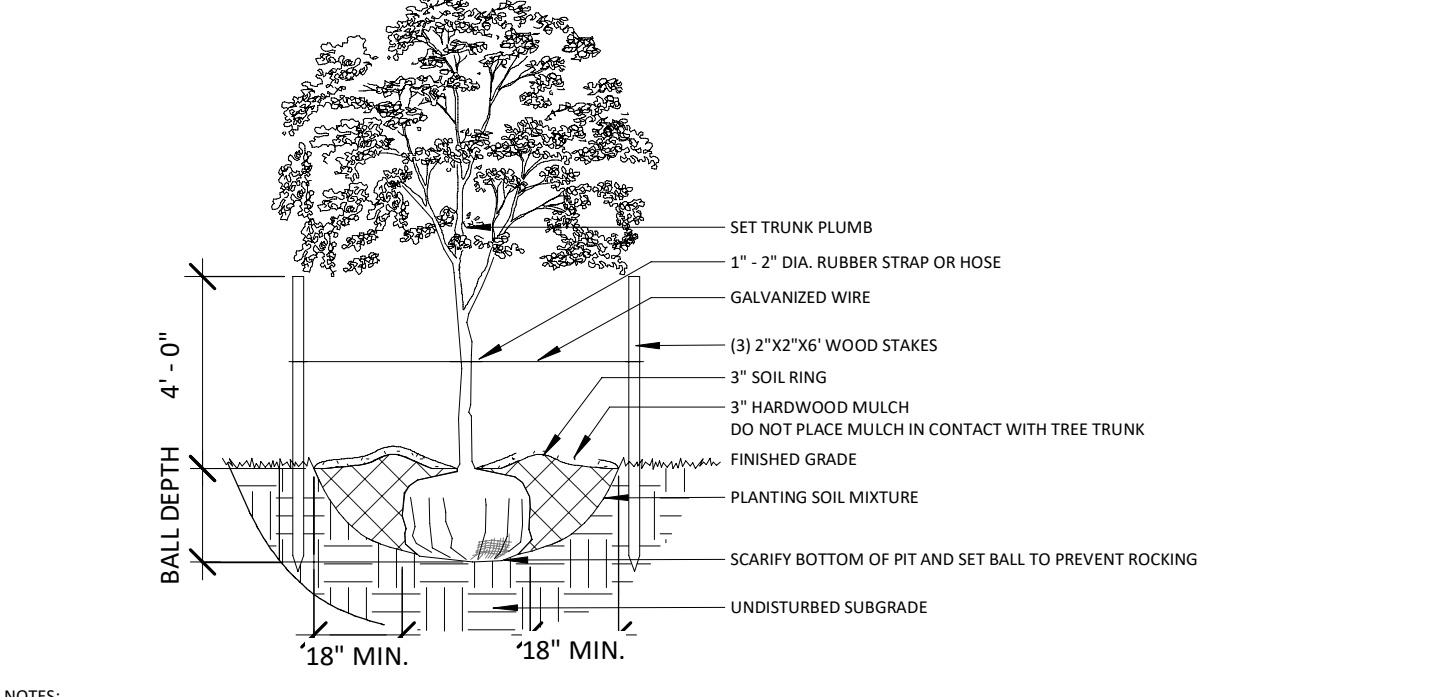
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 4. POSTS: SMOOTH SAWN ALL 4 SIDES.
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WOOD SCREEN FENCE
 SCALE: 1/2" = 1'-0"

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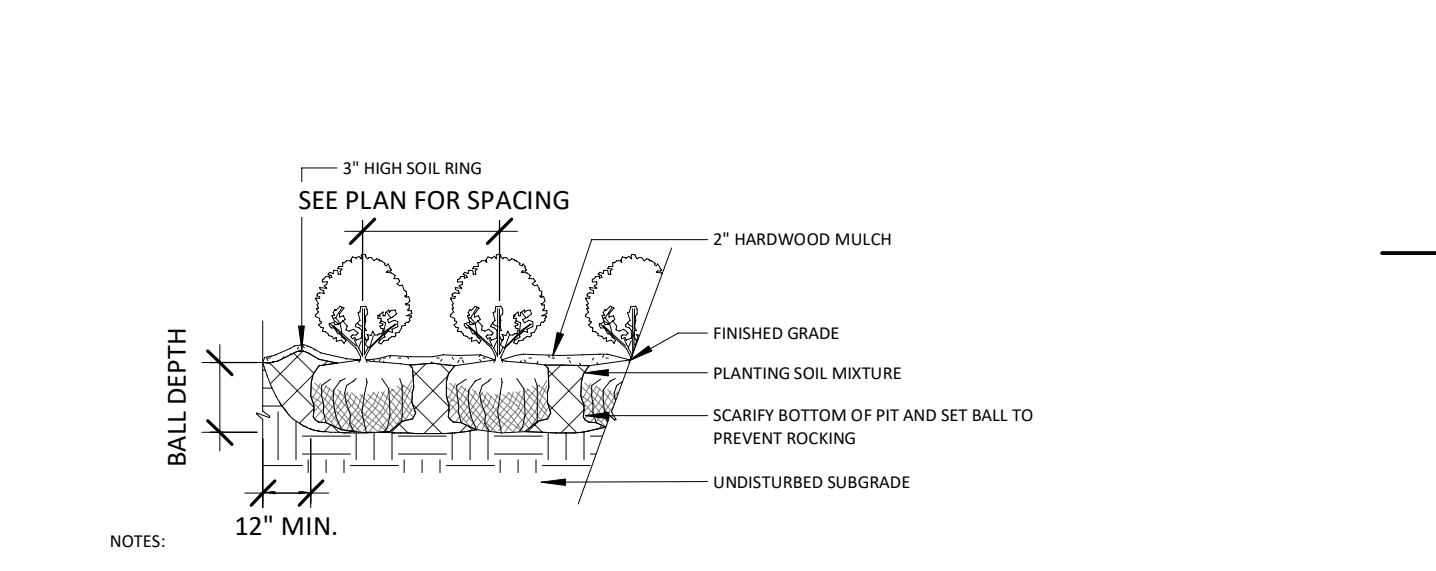


EVERGREEN TREE PLANTING
 SCALE: NOT TO SCALE



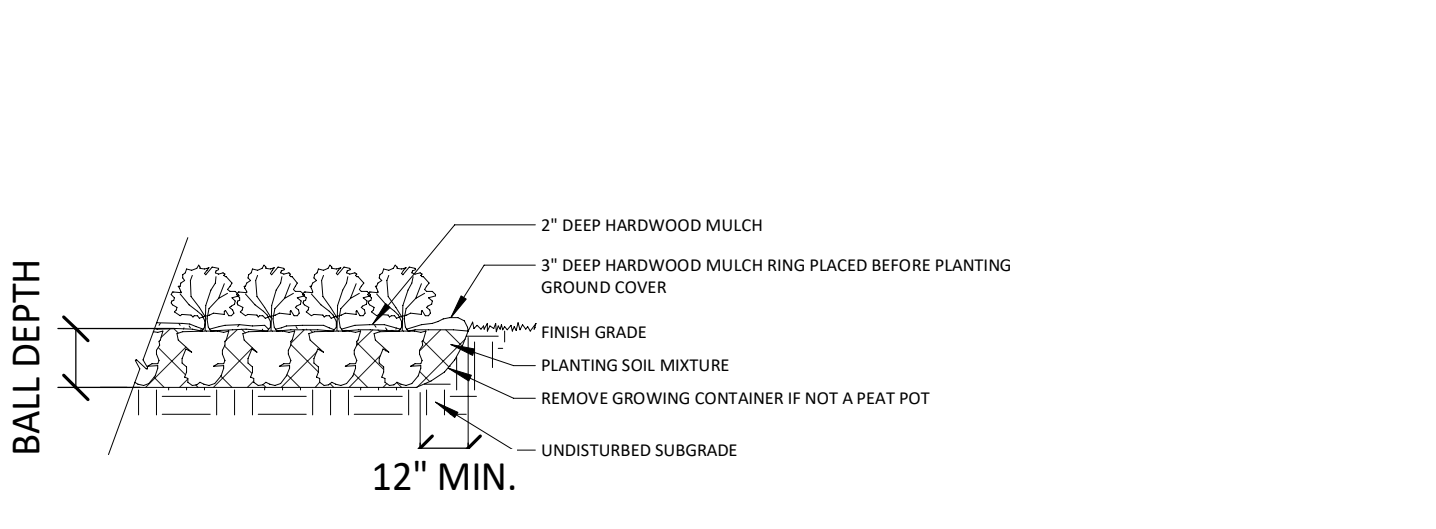
- NOTES:
1. REMOVE BURLAP, ROPE, OR WIRE BASKET FROM TOP 1/3 OF BALL MINIMUM, CUT REMAINING PORTIONS OF ROPE OR WIRE BASKET ONE PLANT IS IN THE FINAL POSITION IN PIT.
 2. TOP OF ROOT BALL SHALL BE SET FLUSH WITH SURROUNDING FINISHED GRADE. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER TOP OF ROOT BALL WITH SOIL.
 3. MARK THE NORTH SIDE OF THE TREE IN NURSERY AND ROTATE TREE TO FACE NORTH AT THE SITE WHERE POSSIBLE.

DECIDUOUS TREE PLANTING
 SCALE: 1/4" = 1'-0"

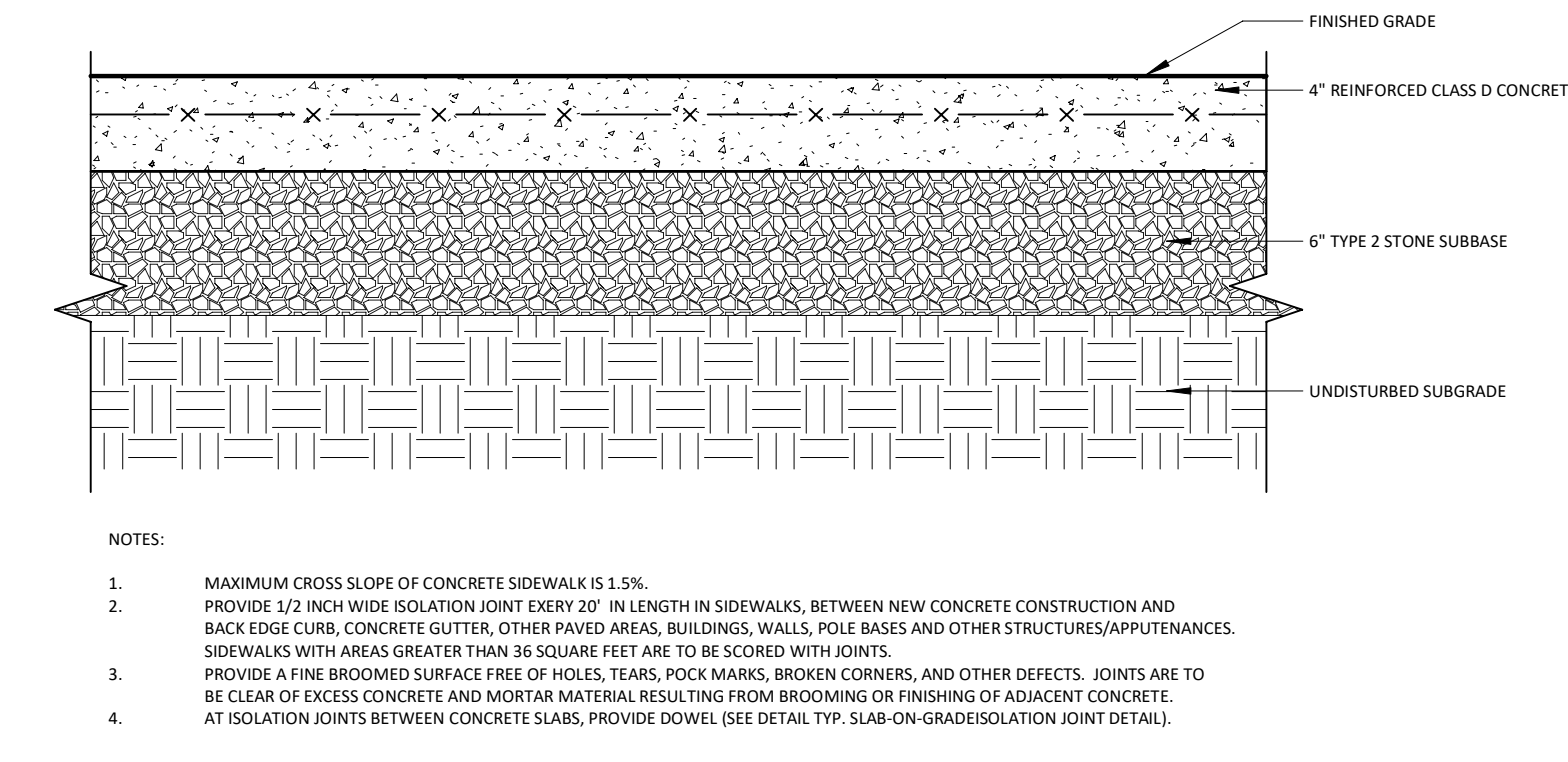


- NOTES:
1. REMOVE BURLAP, ROPE, OR WIRE BASKET FROM TOP 1/3 OF BALL MINIMUM, CUT REMAINING PORTIONS OF ROPE OR WIRE BASKET ONCE PLANT IS IN THE FINAL POSITION IN PIT OR REMOVE FROM GROWING CONTAINER.

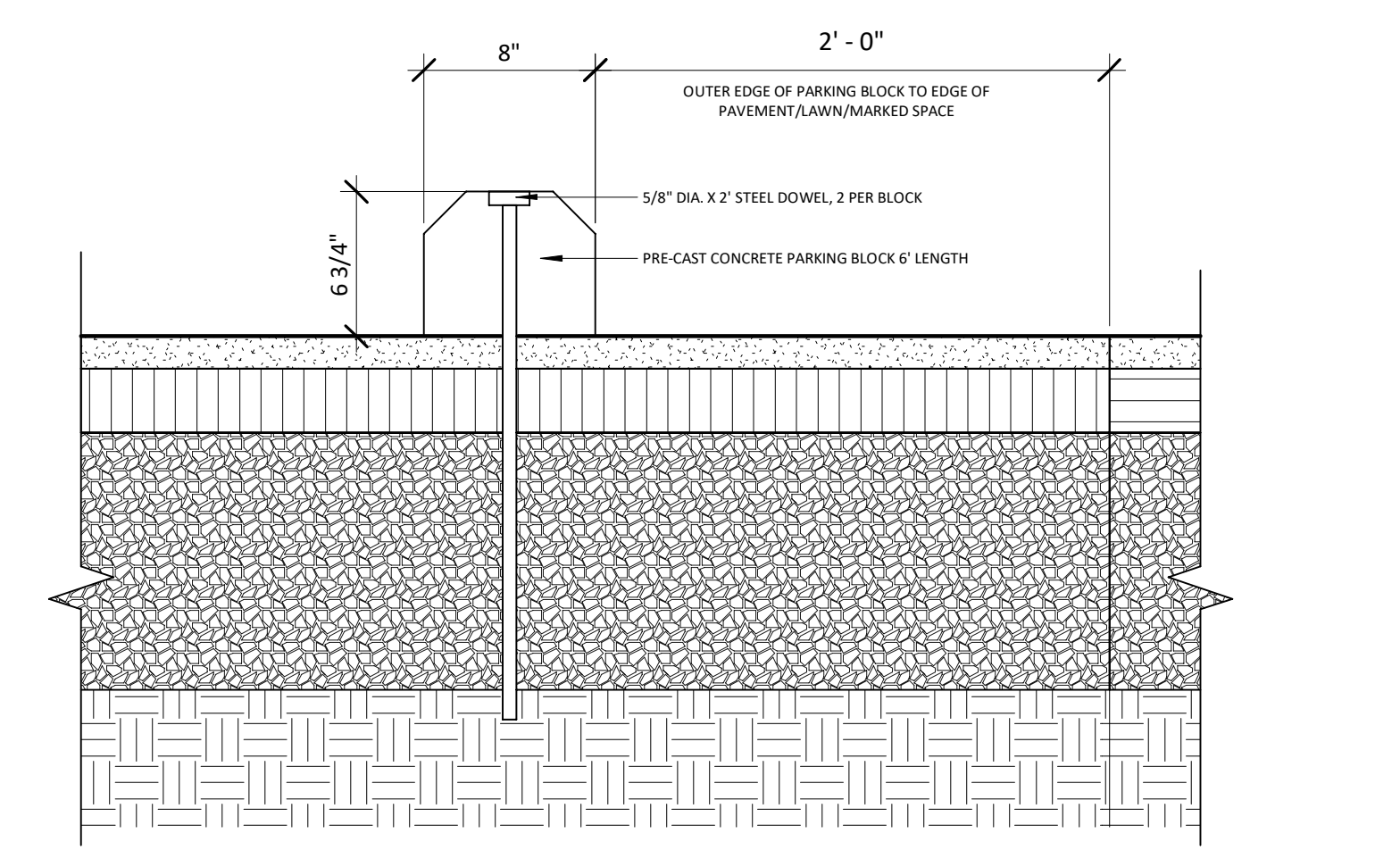
SHRUB PLANTING
 SCALE: 1/4" = 1'-0"



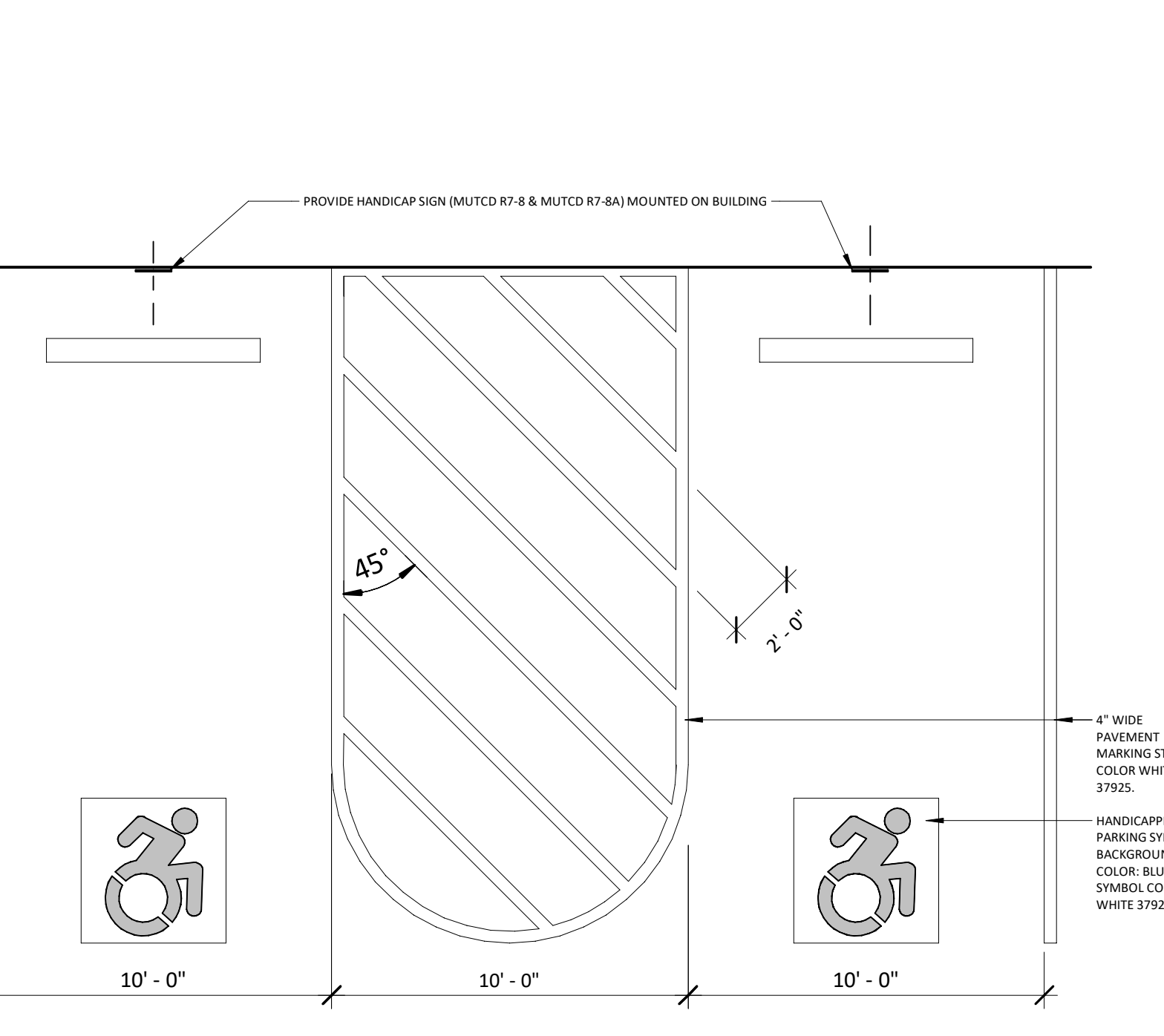
PERENNIAL PLANTING
 SCALE: 1/4" = 1'-0"



CONCRETE PAVEMENT
 SCALE: NOT TO SCALE



PARKING BLOCK STOP DETAIL
 SCALE: NOT TO SCALE



ADA PARKING LAYOUT
 SCALE: 1/4" = 1'-0"

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REVISIONS

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 CITY OF WATERTOWN
SITE DETAILS & NOTES

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