



# CITY OF WATERTOWN, NEW YORK

## CITY PLANNING BOARD

ROOM 305, WATERTOWN CITY HALL  
245 WASHINGTON STREET  
WATERTOWN, NEW YORK 13601-3380  
(315) 785-7741

MEETING: August 4, 2022

**PRESENT:**

Larry Coburn, Planning Board Chair  
Michelle Capone  
T.J. Babcock  
Neil Katzman  
Michael Pierce

**ALSO:**

Jennifer Voss, Senior Planner  
Geoffrey Urda, Planner  
Meredith Griffin, Engineer  
Gertrude Karris, Secretary

**ABSENT:** Linda Fields

Planning Board Chair, Larry Coburn, called the August 4, 2022, Planning Board meeting to order at 3:00 p.m. Mr. Coburn then asked for a motion regarding the Minutes from the July 12, 2022 Planning Board Meeting.

Ms. Capone made a motion to approve the minutes as written. Mr. Babcock seconded the motion, and all voted in favor (5-0.)

### **WAIVER OF SITE PLAN APPROVAL – 111 BREEN AVENUE PARCEL NUMBER 8-01-24.100**

The Planning Board then considered a request for a Waiver of Site Plan Approval, submitted by Thomas H. Ross of Storino Geomatics, on behalf of Puccia Olive Oil Company, LLC for the construction of a 900 square foot (SF) detached accessory structure at 111 Breen Avenue, Parcel Number 8-01-24.100.

Mr. Coburn then yielded to Mr. Urda, who wished to make a statement for the record. Mr. Urda said that after he wrote the Staff review memorandum, Staff subsequently became aware of other alterations to the site that the property owner had already completed. He said that these alterations will probably require retroactive Site Plan Approval, but those issues have nothing to do with the Waiver of Site Plan Approval on the August 4, 2022 agenda, and the Planning Board should only consider what is in that memorandum when voting on the Waiver request.

Thomas Storino, PLS, of Storino Geomatics was present to represent the request. Mr. Storino began by saying that the proposed greenhouse would only be 900 SF (25' x 36') and the owner does not propose to sell any produce but to use all the produce grown there exclusively for the restaurant on the site.

Chairperson Coburn, while looking at an arial photo of the property, asked if he was seeing two driveway access curb cuts on the Arsenal Street frontage. Mr. Urda noted that the applicant is not proposing any access points from Arsenal Street and that access to the site would remain exclusively from Breen Avenue. Mr. Storino affirmed. Mr. Katzman noted that he was aware that a curb cut from Arsenal Street had been present for many years but had not been used for ingress/egress.

Chairperson Coburn asked if the City Fire Department would be limited in their ability to access the northwestern section of the lot in the event of a fire. The Board members discussed access to the property and if the greenhouse would reduce access to the rear sections of the property. Mr. Storino discussed the change in grade and said that it would be difficult for a vehicle to access the back of the property from the Arsenal Street frontage. Mr. Katzman stated that he knew, absolutely, that the Arsenal Street curb cut is not used for ingress to the rear of the restaurant. There was general agreement that the access from Breen Avenue was superior to the Arsenal Street access and should continue to provide the necessary access.

Mr. Pierce asked if the limited use of the produce, for the restaurant only, was a restriction that should continue in perpetuity. Mr. Urda stated that selling produce would be allowed in the current Zoning district, but the action would represent a new use and the property owner would need to obtain a Zoning Compliance Certificate if he wished to establish that use.

Mr. Babcock made a motion to waive the requirements of Site Plan Approval for the request submitted by Thomas H. Ross of Storino Geomatics on behalf of Puccia Olive Oil Company LLC for the construction of a 900 SF detached accessory structure at 111 Breen Avenue, Parcel Number 8-01-24.100 Mr. Pierce seconded the motion, and all voted in favor (5-0.)

### **SITE PLAN APPROVAL 945 ARSENAL STREET – PARCEL NUMBER 9-11-138.000**

The Planning Board then considered the request submitted by Stephanie Albright, P.E. of APD Engineering on behalf of Lobdell Enterprises LLC for the construction of an addition of 256 SF cooler addition, a 34 SF pre-pay window and a second drive-thru lane at 945 Arsenal Street, Parcel Number 9-11-138.000.

Ms. Albright attended to represent the request. She began by thanking the Board for their time and reviewed the proposed changes. Ms. Albright said that Lobdell Enterprises LLC would like to add a 256 SF walk-in cooler room in the back of the building and add a pre-payment window for the drive-thru.

Ms. Albright then said that the biggest change would be to reconfigure the drive-thru path, pushing the driveway to the south and adding a second lane to allow more vehicles in line, without spilling onto Arsenal Street. Ms. Albright said this change will mitigate the potential danger of customers sitting on Arsenal Street while waiting for drive-thru service.

Per Staff's memorandum, the existing drive-thru allows for approximately twenty cars to stack before backing up onto Arsenal Street, which happens during peak hours. Ms. Albright said that the addition of the second drive thru and order point will increase the stacking distance and alleviate the

impact on traffic and circulation and that the new configuration will allow for approximately 35 cars before impacting Arsenal Street.

Ms. Albright noted that a stormwater retention pond will be added at the south end, to offset the amount of additional impervious area.

Ms. Albright then discussed the summary items in Staff's memorandum, beginning with the first summary item, which required the applicant to restripe and lengthen the parking spaces located throughout the site to the industry standard length of 18 to 20 feet

Staff's memorandum noted that two parking spaces would be lost due to changes in the parking lot; a restaurant of this size requires a minimum of 14 parking spaces. The report further stated that the parking spaces depicted on the site plan are shown at an average of 16 feet in length while typical parking space is between 18 and 20 feet in length, so the smaller size could cause conflicts with backing movements and traffic circulation in the parking area. The one-way, oversized main drive aisle at 27.8 ft provides extra space that could be utilized for longer parking stalls. Staff recommends the applicant restripe and lengthen the parking spaces located throughout the site to the industry standard of eighteen to twenty feet. Ms. Albright presented a revised site plan showing that the parking stalls had been lengthened, addressing staff's comments.

Ms. Albright then discussed the second summary item in Staff's memorandum, which required the applicant to consider widening the second drive-thru drive aisle to maximize the space for tractor trailer turning movements.

Staff's memorandum noted that the proposed truck turning movement plan shows the turn movements for a tractor trailer at the very edges of the asphalt, leaving no space for error and that widening the drive aisle at the rear of the parcel would ensure enough space for large trucks. Ms. Albright noted that this issue had been addressed on the revised site plan and pointed out the widened drive aisle allowing for more space for tractor trailer movements.

Ms. Albright summarized the ways the proposed site plan has been updated to comply with Staff recommendations:

- The parking spaces have been reconfigured to be 18 ft. long, and the driveway has been widened to maximize space for tractor trailer turning movements.
- Tree species have been updated to include some larger trees and more variety.
- The functionality of the existing grease trap was confirmed with the company that currently services it.
- The applicant has updated the lighting plan to eliminate the light spillage on the southeastern side of the property.

Additionally, Ms. Albright will confirm with the City Fire Department, if additional fire hydrants would be required and that the location of current fire hydrants is appropriate.

Chairperson Coburn thanked Ms. Albright for addressing their concerns and asked the Board if there were any additional questions. Hearing none, Mr. Babcock moved to recommend that City Council approve the revised site plan submitted on August 4, 2022, by Stephanie Albright, P.E. of APD Engineering on behalf of Lobdell Enterprises, LLC, for the construction of a 256 SF cooler

addition, a 34 SF pre-pay window and a second drive-thru lane at 945 Arsenal Street, Parcel Number 9-11-138.000, contingent upon the following:

1. The applicant shall consult the Fire department to confirm that the location of the hydrants are adequate with the addition of the second drive thru or if an additional hydrant would be needed.
2. The applicant must obtain the following permits, minimally, prior to demolition and construction: Demolition Permit, Building Permit and a Zoning Compliance Certificate.

- 1.

Neil Katzman seconded the motion and all voted in favor (5-0.)

Mr. Katzman moved to adjourn the meeting at 3:16 p.m. Mr. Babcock seconded the motion and all voted in favor.