



MEMORANDUM

CITY OF WATERTOWN, NEW YORK – PLANNING OFFICE
245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601
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TO: Planning Board Members

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

SUBJECT: Tabled Zone Change – 1222 Washington St, Parcels 14-13-201 and 14-13-232

DATE: December 23, 2011

Request: To change the approved zoning classification of a 0.19 acre portion of 1222 Washington Street, parcel 14-13-201 and 14-13-232, from *Residence A* to *Neighborhood Business*

Applicant: Brian J. Burri, Bergman Associates

Owner: Atlantic Refining and Marketing Corp. (Sunoco)

SEQRA: Unlisted

County review: Not required

Comments: This is a revision to a previous application that the Planning Board initially considered at its September 6, 2011 meeting, and further considered at its December 6, 2011 meeting.

The owner operates a gas station at the location in question, and wishes to rearrange the site layout to accommodate a larger store and additional parking. The front portion of the lot near Washington Street is *Neighborhood Business District*, while the rear of lot is *Residence A*.

Since the December 6th meeting, the applicant has revised their proposal as discussed during that meeting. The proposed change area has been further reduced, and is now bounded on the west by the extended easterly property line of 118 Elm Street. This means that the Neighborhood Business District would be extended 45 to 50 feet to the west of its current limit.

Gas stations in NBD's require a Special Use Permit. None is on file for this station, and it operates as a Continuation under § 310-38. If the zone change is successful, the applicant will also require a Special Use Permit in order to use the newly created NBD area as part of the gas station. The proposed construction will also be subject to Site Plan Review.

cc: City Council Members
Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II

Brian J. Burri, Bergmann Associates
Tom Boje, Sunoco