



# MEMORANDUM

## City of Watertown Planning Office

245 Washington Street, Room 304

Watertown, New York 13601

315-785-7730

Fax: 315-782-9014

**TO:** Norman J. Wayte II, Chairman, Planning Board

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

**SUBJECT:** Special Use Permit Approval – 804 State Street, Parcel Number 12-06-322

**DATE:** July 19, 2012

**Request:** Special Use Permit request to operate an automobile detailing business in a Neighborhood Business District at 804 State Street, parcel 12-06-322

**Applicant:** Stan Layo

**Proposed Use:** Auto Detailing (Car Wash)

**Property Owner:** Mark Bonner

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### Submitted:

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8 ½” x 11” Copy of Parcel Map: Yes

A Sketch of the Site to Scale: No

Completed Part I of an  
Environmental Assessment Form: Yes

SEQRA: Unlisted Action

County Planning Board Review Required: No

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**Comments:** A Special Use Permit allowing for auto sales, detailing, and repair was previously approved by City Council on September 19, 2011. That approval carried three conditions: repair of the fence along the rear property line, installation of a landscaped buffer along the north and west property lines, and paving of the north and west parking areas.

Prior to any of those conditions being met, the previous applicants vacated the premises, and provided the Code Enforcement Bureau with a letter informing them that the special use had ceased. Thus, the previous SUP has expired.

No apparent effort has been made to improve the conditions of the site in the intervening time. The fence has fallen into further disrepair, and full sections are now missing.

Staff still recommends that the fence along the rear yard be repaired, and landscaping be installed in conformance with the Landscaping and Buffer Zone Guidelines. Likewise, installing landscaping between the parking areas and sidewalk is still recommended.

Repaving the parking areas may no longer be urgent. The parking load induced by the detailing business is much lower than the previous combination of detailing, sales, and repair. At a site visit on Thursday, July 19, 2012 at roughly 11:00 am, only three cars were present in the lot.

A copy of the staff report for the 2011 SUP is attached for your review.

Summary:

1. The applicant shall repair the fence along the rear yard property line, and install landscaping alongside in conformance with the Landscaping and Buffer Zone Guidelines.
2. The applicant shall install a minimum 5 foot wide landscaped buffer between the sidewalk and the parking lot along the north and west edges.
3. The applicant shall pave the northern and western parking areas.

cc: Planning Board Members  
City Council Members  
Robert J. Slye, City Attorney  
Justin Wood, Civil Engineer II  
Stan Layo, 123 Pleasant St. N.  
Mark Bonner, 261 Franklin St.