



MEMORANDUM

CITY OF WATERTOWN, NEW YORK – PLANNING OFFICE
245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601
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TO: Norman J. Wayte II, Chairman, Planning Board

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

SUBJECT: Zone Change Request – 1222 Washington Street, Parcel 14-13-201

DATE: August 31, 2011

Request: To change the approved zoning classification of a portion of 1222 Washington Street, parcel 14-13-201, 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: The applicant operates a gas station at the location in question, and wishes to rearrange the site layout to accommodate a larger store and additional parking. Currently, the lot has split zoning designations. The front portion near Washington Street is *Neighborhood Business*, while the rear of lot is *Residence A*. This request will eliminate the split zoning issue, allowing the applicant to proceed with a (concurrent) Special Use Permit application to allow the operation of the gas station in the newly created Neighborhood Business District.

Although the applicant only requires an additional ~30 feet of depth from Washington Street for the NBD, Staff has suggested that they apply to change the entire property, in keeping with the current standard practice of zoning by parcel—in order to reduce the confusion that often arises due to split zoning. A parcel with two zoning designations creates conflicts in the application of the zoning ordinance, and often makes a portion of the lot unusable. Potential negative impacts associated with the future development of the rear section of the lot may be mitigated through the Site Plan Review and/or Special Use Permit processes.

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

Brian J. Burri, Bergmann Assoc., 28 East Main
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Tom Boje, Sunoco, 1840 Lyell Ave, Rochester NY
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