



MEMORANDUM

CITY OF WATERTOWN, NEW YORK – PLANNING OFFICE
245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601
PHONE: 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 – 1222 Washington Street, Parcel 14-13-201

DATE: August 31, 2011

Request: Special Use Permit to allow operation of a gas station

Applicant: Brian J. Burri, Bergman Associates

Proposed Use: Gas Station and Convenience Store

Property Owner: Atlantic Refining and Marketing Corporation (Sunoco)

Submitted:

8 ½" x 11" Copy of Parcel Map: Yes A Sketch of the Site to Scale: Yes

Completed Part I of an Environmental Assessment Form: Yes SEQRA: Unlisted Action

County Planning Board Review Required: No

Comments: Despite the fact that a Special Use Permit is required for the operation of gas stations in Neighborhood Business Districts, the station at 1222 Washington Street has been operating with no SUP on file for several decades. It is likely that the list of allowed uses for NBDs was changed after the construction of this station—and thus it was allowed to remain as a Continuation per § 310-38.

Because the applicant plans to expand the operation into the rear of the lot, currently zoned *Residence A*, and in doing so must rezone the rear of the lot to NBD, a new Special Use Permit is required. This new Special Use Permit would allow the gas station to operate on the entire lot, rather than just the front section.

The validity of this Special Use Permit is predicated on the success of the concurrent Zone Change Request. That is to say, the City cannot allow a gas station to operate in the rear section of the lot, even by Special Permit, unless it is first rezoned to NBD.

Because the parcel in question extends deep into the interior of block, it may be prudent to limit future development beyond the geographical limits of the currently proposed plan. Any development beyond

the rear face of the proposed building would essentially be situated in a residential back yard. The following condition is recommended to mitigate this potential negative impact on the neighborhood:

1. This Special Use Permit shall apply only to the portions of the property lying within 180 feet of the front property line along Washington Street.

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 St., Rochester 14614
Tom Boje, Sunoco, 1840 Lyell Ave, Rochester 14606