



# MEMORANDUM

## CITY OF WATERTOWN – PLANNING OFFICE

245 Washington Street, Suite 304, Watertown, New York 13601

Phone: 315-785-7730 – Fax: 315-782-9014

**TO:** Planning Board Members

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

**SUBJECT:** Special Use Permit Approval – 729 Morrison Street

**DATE:** October 31, 2012

**Request:** Special Use Permit request to store commercial vehicles in a Neighborhood Business District at 729 Morrison Street, parcel 1-03-305

**Applicant:** James Desormeau

**Proposed Use:** Commercial vehicle storage (gravel lot)

**Property Owner:** James Desormeau

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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 scale

Completed Part I of an  
Environmental Assessment Form: Yes

SEQRA: Unlisted Action

County Planning Board Review Required: Yes

(Nov. 27<sup>th</sup> Meeting)

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**Comments:** The applicant wishes to store commercial vehicles used for his paving company at 729 Morrison Street. The applicant’s residence is two parcels to the north, where he currently has a Special Use Permit to store his vehicles. 729 Morrison is vacant expect for a garage at the northeast corner. The applicant has stated that they will use a gravel bed to store the vehicles, thus no site plan review is required at this time.

The sidewalks on site are in poor condition. It appears that repairs were attempted using an asphalt overlay, which is not an approved material according City standards.

**Summary:**

1. If the vehicle storage area is paved with an impervious material totaling more than 400 square feet, the applicant shall seek Site Plan Approval.

cc: City Council Members  
Robert J. Slye, City Attorney

Justin Wood, Civil Engineer II  
James Desormeau, 739 Morrison St