



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: Planning Board Members

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

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

DATE: November 30, 2011

Request: To change the approved zoning classification of a 0.26 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 considered at its September 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*. This request would expand the NBD portion of the lot westward by approximately 80 feet, allowing for the construction of a proposed 3,540 square foot convenience store with storefront parking.

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.

cc: City Council Members
Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
Brian J. Burri, Bergmann Associates
Tom Boje, Sunoco