



# CITY OF WATERTOWN, NEW YORK

CITY PLANNING BOARD  
ROOM 302, WATERTOWN CITY HALL  
245 WASHINGTON STREET  
WATERTOWN, NEW YORK 13601-3380  
(315) 785-7730

MEETING: July 1, 2014

PRESENT:

Sara Freda, Chair  
Michele Capone  
Larry Coburn  
Lin Fields  
Neil Katzman

ALSO:

Kenneth A. Mix, Planning and Community  
Development Coordinator  
Michael Lumbis, Planner  
Andrew Nichols, Planner  
Justin Wood, Civil Engineer II

ABSENT:

William Davis  
Lori Gervera

The July 1, 2014 Planning Board Meeting was called to order at 3:02 PM by Planning Board Chair Sara Freda. Mrs. Freda then called for a reading of the Minutes from the June 3, 2014 Planning Board Meeting. Mrs. Fields made a motion to waive the reading of the Minutes and accept them as written. The motion was seconded by Mr. Katzman, and all voted in favor.

## **SPECIAL USE PERMIT – CAR WASH**

### **816 BRADLEY ST – PARCEL 1-09-201, 1-09-202, 1-09-203.100**

The Planning Board then considered a request submitted by Anthony Doldo to operate a car wash in a Neighborhood Business District at 816 Bradley Street, parcel 1-09-201, 1-09-202, and 1-09-203.100.

Mr. Doldo approached the board to explain his proposal. He said that he was initially considering a four bay car wash, but given the setback limitations, he would go with just three. The building would also include two dog washing stations, which are basically just tubs with soap dispensers, each with a separate entrance to prevent dogs from fighting.

Mr. Coburn asked if the setback issue was a major concern.

Mr. Mix said that staff had already discussed the issue with the applicant, and there were several possible solutions that could be discussed at the time of site plan review.

Mrs. Freda asked if there were other dog washes in the area, and what the hours of operation would be.

Mr. Doldo said that the only others he is aware of are in Petco. He also explained that he is not sure of the hours of operation yet. It would be left open 24 hours, unless there is a risk of vandalism. Cameras would be installed.

Mr. Katzman said that most car washes are open 24 hours.

Mrs. Capone arrived at 3:07 pm.

Mrs. Fields asked what would happen to the existing house on the corner.

Mr. Doldo said that it would be demolished.

There was some general discussion regarding the surrounding land uses.

Mr. Katzman moved to recommend that the City Council approve the request submitted by Anthony Doldo to operate a car wash in a Neighborhood Business District at 816 Bradley Street, parcel 1-09-201, 1-09-202, and 1-09-203.100.

Mrs. Fields seconded. All voted in favor.

**ZONE CHANGE – RES C TO LBD**  
**127 WINSLOW ST – PARCEL 11-05-208**

The Board then considered a request submitted by Gerald Schneeberger to change the approved zoning classification of 127 Winslow Street, parcel 11-05-208, from Residence C to Limited Business District.

Mr. Schneeberger approached the board to explain his request. He said that the property in question has been either a physician's or dentist's office for over 23 years. The current zoning only allows a physician or dentist to locate here, but he has had interest from both an insurance agent and an acupuncturist. He said that the proposed acupuncture office would be less intense than his current use—there would be only one employee and far fewer customers cycling through, whereas he currently has 30-40 patients per day and nine employees.

Mr. Katzman said he is not opposed to the specific use of this property for acupuncture, but he wonders where the line would be drawn. Should the next house east, or the houses across the street, also be allowed to convert to offices? He said he would rather change it to Health Services District.

Mrs. Freda said that she is typically an advocate of not letting business encroach into residential areas, but she realizes that this neighborhood needs help.

Mr. Mix noted that the ordinance was written to allow small general practitioners to locate in houses. If you were writing a new ordinance today, you would probably not include any type of health services in the residential district regulations.

Mrs. Capone said that the additional uses allowed in Limited Business compared to Residence C are not very intensive. You would not see things like restaurants or gas stations. There are already quite a few businesses located in the immediate area.

Mr. Mix said that this property is somewhat unique, having already been used as an office for decades.

Mr. Katzman asked if there was some way to allow acupuncture specifically, without changing the zoning to allow the full list of uses.

Mrs. Freda said that the only way to do that would be to change the text of the ordinance. The Zoning Board of Appeals can also grant a use variance.

Mr. Mix noted that changing the zoning district to anything other than Limited Business could be considered spot zoning. There is no Health Services District nearby to connect to.

Mr. Coburn noted that if other owners down the street want to change their zoning, they would still need to come to the Planning Board. There would be no cascading effect unless the Board and Council allow it.

Mr. Schneeberger said that without the zone change, his only option would be to convert the entire building into apartments. It already has two units on the upper floors.

Mrs. Capone moved to recommend that City Council approve the request submitted by Gerald Schneeberger to change the approved zoning classification of 127 Winslow Street, parcel 11-05-208, from Residence C to Limited Business District.

Mrs. Fields seconded.

Mrs. Fields, Mrs. Capone, and Mr. Coburn voted in favor.

Mr. Katzman and Mrs. Freda voted against.

The motion was defeated with 3 yea, 2 nay, and 2 absent.

Mr. Katzman moved to adjourn the meeting.

Mr. Coburn seconded, all voted in favor. The meeting adjourned at 3:32 pm.