



CITY OF WATERTOWN, NEW YORK
Special Use Permit Application

I. Applicant Information

Name: Scott Berni

Mailing Address: 451 W 4th St S Fulton NY 13069
Phone: 315-778-7355

II. Property Information

Address: 816 Coffeen St Watertown NY 13601

Tax Parcel #: 8-21-306

Property Owner (if not applicant): Jennifer Parrish

If applicant is not owner, does applicant have a signed purchase agreement [] Yes [x] No

Zoning District: neighborhood Business

Attachments Required:

- 8 1/2" x 11" parcel map with tax parcel involved in request outlined with a thick black line
A sketch of the site drawn to an engineering scale (e.g. 1"=20', 1"= 30').
Completed Part I of an Environmental Assessment Form (SEQR)

III. Request Information

Proposed Use: used car Dealership

Explain Proposal:

would like to be able to sell used cars.
Not looking to have more than 3 cars on the
lot at a time.



Use additional 8 1/2" x 11" sheets as needed.

I certify that the information provided above is true to the best of my knowledge.

Signature: Scott Berni

Date: 8/20/13

SPECIAL USE PERMITS

What It Is - A "Special Use Permit" is a special authorization by City Council vote of a particular land use subject to requirements imposed by the Zoning Ordinance. The purpose of the permit is to assure that the proposed use is in harmony with the Zoning Ordinance and regulations and will not adversely affect the neighborhood.

What The Process Is - The procedure for special use permits follows Section 27-b of the General City Law, the City Zoning Ordinance, 6 NYCRR Part 617 (SEQRA Regulations) and General Municipal Law Section 239. Special use permits are Subject to approval by the City Council after a recommendation by the City Planning Board.

What To Submit - One (1) "Special Use Permit Application" form; completely filled in. Be sure all requirements listed under *II. Property Information* on that form are provided. A non-refundable \$100.00 check, made payable to the City of Watertown, New York is also required.

Where To Submit - Special use permit applications, in complete form, shall be submitted to the City Engineer, 245 Washington Street, Watertown, NY 13601, at least two (2) weeks prior to the next scheduled Planning Board Meeting in order to be on that meeting's agenda.

Public Hearing Required - The City Council will conduct a public hearing within sixty-two days from the day an application is received.

Posting Notice on Property - The applicant shall post a sign provided by the Planning Department on the parcel to be affected by the proposal for a period of at least 2 weeks before the public hearing. The applicant shall submit an affidavit to the City Council stating that this requirement has been met.

Decision Deadline - The City Council will decide upon the application within sixty-two days after the hearing. The time may be extended by mutual consent. The decision of the City Council shall be filed in the office of the City Clerk within five days after such decision is rendered, and a copy thereof will be mailed to the applicant.

SEQRA - The City Council will comply with the provisions of the State Environmental Quality Review Act under Article 8 of the Environmental Conservation Law and the regulations contained therein.

County Planning Board Review - Those applications that involve General Municipal Law Section 239, will be referred to the County Planning Board for review. A recommendation from that board is required before the City Council can take action.

Conditions - The City Council may impose such reasonable conditions and restrictions as are directly related to and incidental to the proposed Special Use Permit. Such conditions must be met in connection with the issuance of any permits by the City Engineer, Code Enforcement Bureau or any other officer of the City.

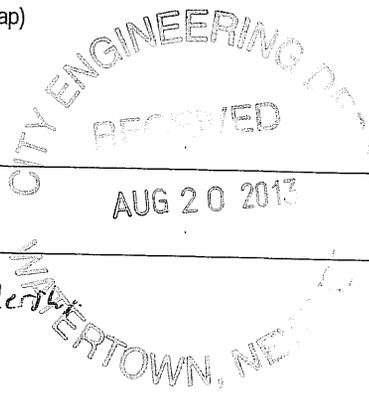
Expiration - A Special Use Permit shall expire one year from the date it was granted by the City Council if the involved property has not been used for the approved use. A special use permit shall also expire immediately upon the cessation of the approved use on the involved property.

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART 1 - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR <i>Scott Berni</i>	2. PROJECT NAME
3. PROJECT LOCATION: Municipality <i>City of Watertown</i> County <i>Jefferson</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>816 Coffeen St Watertown NY</i> <i>between Vanduzee St and Fair St</i>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>Would like to open a used car dealership</i>	
7. AMOUNT OF LAND AFFECTED: <i>20' x 30' of parking lot</i> Initially _____ acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If no, describe briefly <i>I need a special use permit</i>	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: <i>neighborhood business</i>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
12. AS A RESULT OF PROPOSED ACTION, WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <i>Scott Berni</i> Date: _____ Signature: <i>[Signature]</i>	



If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If NO, a negative declaration may be superseded by another involved agency.

Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

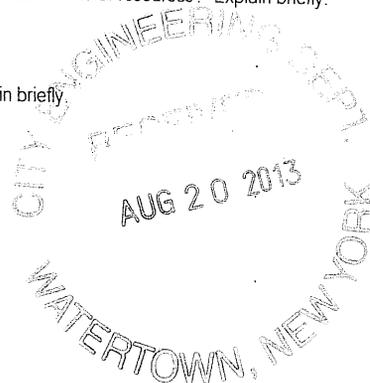
C3. Vegetation or fauna, fish shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:



D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEA?

Yes No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

Yes No If yes, explain briefly

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

AFFIDAVIT OF POSTING NOTICE ON PROPERTY

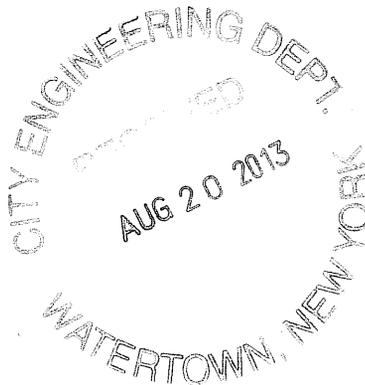
I, Scott Bern, the undersigned, do hereby certify that the sign provided by the Zoning Enforcement Officer giving notice of my special use permit request was posted on _____
_____ for a continuous period of at least 2 weeks immediately before the public hearing scheduled for _____.

Applicant Signature

Date

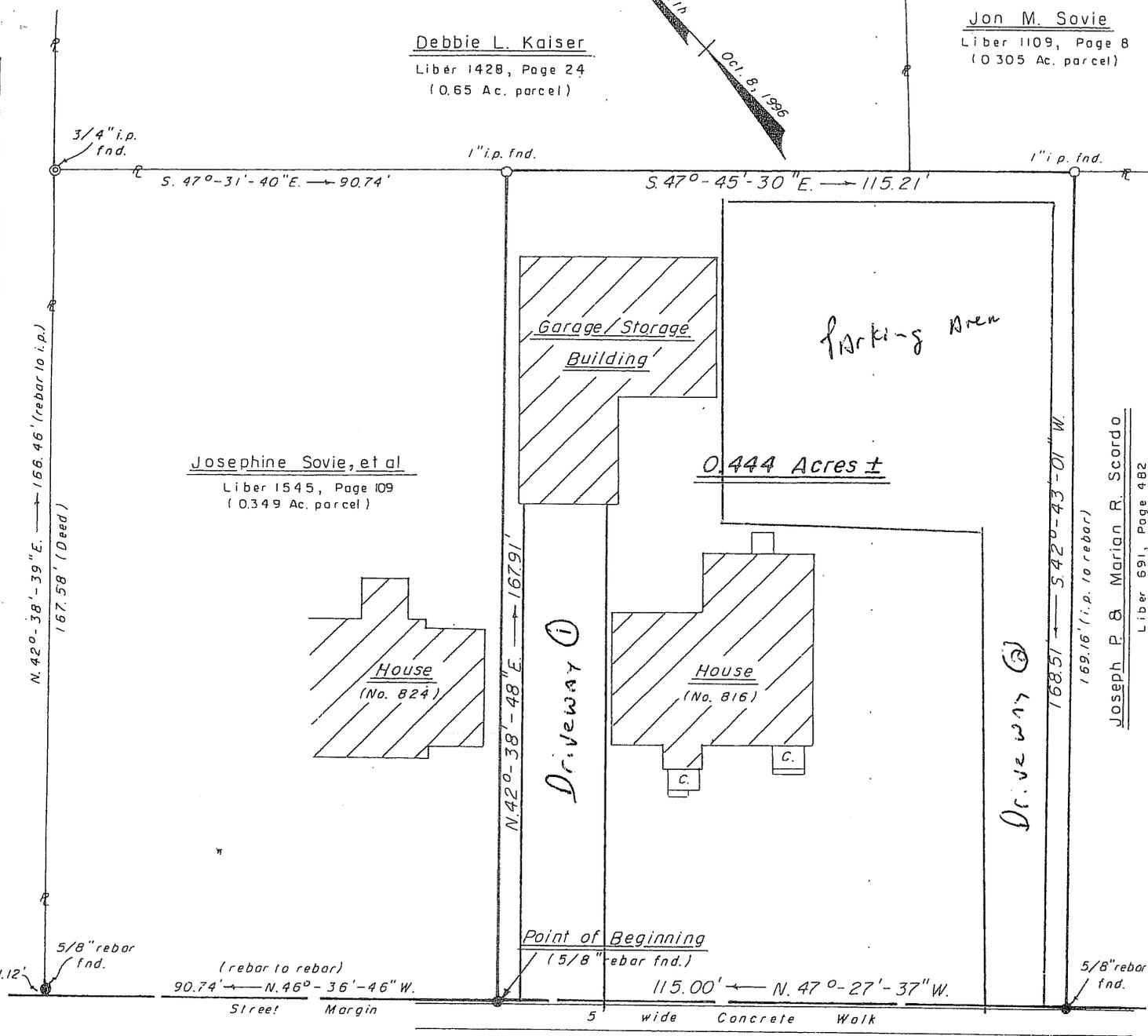
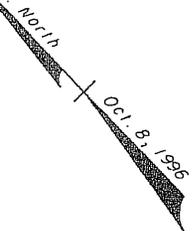
Witness

Date



Debbie L. Kaiser
Liber 1428, Page 24
(0.65 Ac. parcel)

Jon M. Sovie
Liber 1109, Page 8
(0.305 Ac. parcel)



Coffeen Street

Deed ref. -

Joseph J. & Rose Pangallo to Joseph J. & Rose Pangallo Trust, deed date - July 20, 1989, date rec'd. - Aug. 2, 1989, Liber 1184, Page 127.

NOTES -

R denotes property line.
i.p. denotes iron pipe.
--- denotes line not drawn to scale.
ABSTRACT REF. - NONE PROVIDED.

Drive way ① has space for 2 cars
Drive way ② has space for 11 cars

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
Copies from the original of this survey map not marked with an original of the land surveyor's inked seal or his embossed seal shall not be considered to be a valid true copy.

Joseph P. & Marian R. Scordo
Liber 691, Page 482