



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 – 816 Coffeen St

DATE: August 27, 2013

Request: Special Use Permit request to operate an auto sales lot in a Neighborhood Business District at 816 Coffeen St, parcel 8-21-306

Applicant: Scott Gerni

Proposed Use: Sales lot for up to three used vehicles

Property Owner: Jennifer Parrish

Submitted:

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: No

Comments: The applicant proposes to sell used vehicles at the subject location. Not more than three vehicles would be present for sale on the lot at any given time.

This property was recently changed from Residence B to Neighborhood Business District for the purpose of establishing a real estate office. At the time of the change, the surrounding property owners were supportive.

Other auto-oriented businesses are not abundant in the vicinity. There is a large car wash at 1020 Coffeen St, roughly 0.3 miles to the northwest, also located in NBD. An auto body shop is located at 595 Coffeen St, 0.3 miles to the southeast, split between NBD and Heavy Industrial.

Summary:

1. Not more than 3 vehicles shall be offered for sale at once.

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

Justin Wood, Civil Engineer II
Scott Gerni, 451 W. 4th St, Fulton 13065