



MEMORANDUM

City of Watertown Planning Office

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Watertown, New York 13601

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TO: Norman J. Wayte II, Chairman, Planning Board

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

SUBJECT: Zone Change Request – 234-238 High Street

DATE: December 28, 2011

Request: To change the approved zoning classification of 234-238 High Street, Parcel Number 6-07-218 from Light Industrial District to Residence “C” District.

Applicant: Stacey Mack.

Property Owner: Stacey Mack.

SEQRA: Unlisted Action.

County Planning Board review required: No

Comments: The proposed zone change is being requested by the property owner as outlined in the attached application documents. The structure on the site is listed in City Assessment records as a two family home and was originally a legal non-conforming use in the Light Industrial District. At some point in time it was illegally converted into a three unit dwelling which is not allowed since a legal non-conforming use cannot be expanded. After the City became aware of this issue the owner was cited by Codes and was required to either discontinue the use or seek a variance to allow the third unit. Since the property is adjacent to a Residence “C” District, our office suggested that a zone change would be a better alternative to seeking the variance. The applicant has therefore made the application in order to rectify the situation and come into compliance.

Part I of the Short Environmental Assessment Form has been completed and submitted as part of the application. The Land Use Plan calls for Medium Density Residential in this area. A copy of both the Land Use Plan and the Zoning Map are attached for your reference.

cc: Planning Board Members
City Council Members
Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
Stacey Mack