



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 – VL-10 Washington Street, Parcel 14-26-102.100

DATE: December 12, 2013

Request: To change the approved zoning classification of VL-10 Washington Street, parcel 14-26-102.100 from a mix of Commercial, Neighborhood Business, and Residence C to fully Commercial

Applicant: Rick Gefell, Purcell Construction

Owner: KDM Alliance LLC

SEQRA: Unlisted

County review: December 31st meeting

Comments: The applicant, a representative of Purcell Construction Corp., is requesting to resolve the split zoning condition of the subject address. The property in question is a roughly 2.3 acre lot on the west side of Washington Street at the city boundary. The applicant also owns about 18 contiguous acres in the Town of Watertown.

Current zoning allows for Commercial use along the front of the parcel, within 100 feet of the street line, plus a small area of Neighborhood Business District following a defunct property line behind that. The majority of the property is zoned Residence C.

The portion in the Town is zoned “Business,” which is similar to the City’s Commercial District.

Surrounding land uses include medical offices, transitional living residences, and a large multi-family residential complex.

The front (eastern) 200 feet of the parcel is designated for commercial use on the adopted Land Use Plan. The rear (western) 160 feet is designated for low density residential.

cc: City Council Members
Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
Rick Gefell, 566 Coffeen St