



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-R Bradley St and 1108 Lewis St

DATE: December 12, 2013

Request: To change the approved zoning classification of VL-R Bradley Street and 1108 Lewis Street, parcels 1-27-103 and 1-27-104, from Residence A to Light Industrial

Applicant: Rick Gefell, Purcell Construction

Owner: The Pyramid Co of Watertown

SEQRA: Unlisted

County review: December 31st meeting

Comments: The applicant, a representative of Purcell Construction Corp., is requesting to change the zoning of two parcels along the northwest boundary of the City from Residence A to Light Industry in order to allow development of an industrial park. The majority of the park will be located in the Town of Pamela, with access from Outer Bradley Street (NY 12) in the Town. Utilities will also likely be provided through the Town. A rail siding is proposed on the City side.

The Town of Pamela portion is zoned “Light Industrial.”

There are two small parcels to the east (1-27-103.001 and 1-27-102) that are currently zoned Residence A but used for propane sales, a non-conforming use. The Planning Board may recommend that these two parcels be included in the zone change.

The proposed change area is designated for industrial use in the adopted Land Use Plan.

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