



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-1 Eastern Boulevard, Parcel 5-26-109.005

DATE: January 31, 2012

Request: To change the approved zoning classification of VL-1 Eastern Boulevard, parcel 5-26-109.005, from Residence C to Light Industry

Applicant: David Wise, Stebbins Engineering

Owner: Stebbins Eng/Manf Co

SEQRA: Unlisted

County review: Required – will be forwarded for the February 28th meeting

Comments: In conjunction with the applicant's concurrent requests for Site Plan Waivers, it became apparent that a portion of their property was not zoned appropriately. The parcel in question, 5-26-109.005, is a roughly 100' by 500' strip of land on the northern end of the Stebbins site. The lot is mostly vacant woodland, except for a small area of parking/storage along the southern boundary.

If order to build the cold storage shed proposed in their Site Plan, the zoning must be changed to Light Industry, since the use of the shed is solely an accessory to the main industrial operation on the neighboring parcels.

This property 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
David Wise, 363 Eastern Blvd, Watertown 13601