



MEMORANDUM

CITY OF WATERTOWN PLANNING OFFICE

245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601

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TO: Planning Board Members

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

SUBJECT: Request for Subdivision Approval – VL-5 Gotham St

DATE: March 13, 2014

Request: Two-lot subdivision approval for VL-5 Gotham Street, parcel 12-26-101

Applicant: Thompson Park Conservancy

Proposed Use: N/A

Property Owner: Thompson Park Conservancy Inc

Comments: This proposal is being submitted for Planning Board review under Chapter A322 (Subdivision Regulations) of the City Code. The Planning Board has the option of not requiring a preliminary plat submission. Since this is a minor subdivision, Staff is processing this application as a final plat. A public hearing is required and notice has been published for it to be held at 4:35 p.m. during the Planning Board meeting. After the public hearing and completion of Part II of the Environmental Assessment Form, the Planning Board will be free to make a decision on the proposal.

The applicant is the non-profit group which operates the NYS Zoo at Thompson Park. The group also owns a 20 acre tract of land adjacent to the park. They wish to sell this land to a neighboring property owner, but the golf course located to the north encroaches on the property. This subdivision would allow the new property line to be shifted southward to eliminate the encroachment.

“Parcel B” on the plat does not have street frontage. Combining the lot with the adjacent Watertown Golf Club property would connect it to the Thompson Park internal drives.

Summary:

1. After subdivision, “Parcel B” shall be combined with the Watertown Golf Club property (PN 12-26-104).

cc: Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
John Wright, 1 Thompson Park
Adam Storino, 179 Conger Ave