



MEMORANDUM

City of Watertown Planning Office

245 Washington Street, Room 304

Watertown, New York 13601

315-785-7730

Fax: 315-782-9014

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

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

SUBJECT: Zone Change Request – 214 Moulton Street

DATE: April 20, 2011

Request: To change the approved zoning classification of 214 Moulton Street, Parcel Number 3-01-120.001 from Light Industrial District to Residence “C” District.

Applicant: Dale Blanding and Mary Pat Blanding of Blanding Mechanical, Inc.

Property Owner: Blanding Mechanical, Inc.

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 has been used as a base of operation for a contracting business until recently. This is a legal use in “Light Industrial” districts according to city code, § 310-10. The applicant wishes to convert the building to residential use by creating an initial single apartment on the second floor, with additional apartments in the future as funding allows. The business that owns the building, Blanding Mechanical Inc., is now defunct and no longer operates at this location.

The parcels to the east and north are zoned “Residence C,” the parcels to the west are “Light Industrial.” The southern property boundary is the Black River. The nearest “Commercial” district is roughly 500 feet northwest of the parcel. Based on these conditions, Staff recommended that the applicant request “Residence C.”

More than 3 residential units in the building would require a Special Use Permit in the “Residence C” zoning district. Use of the neighboring property at 208 Moulton Street will be required in order to meet parking requirements, and thus it should be combined with 214 Moulton Street. This combination would result in a parcel split between two zoning districts, if only 214 Moulton Street is changed at this time.

The Land Use Plan calls for “Riverfront Development” on this parcel. This land use category includes a “mix of residential, commercial, park, and recreational uses.” Copies of the Land Use Plan map and land use category descriptions are attached—as well as a copy of the current zoning map. Part I of the Short Environmental Assessment Form has been completed and submitted as part of the application.

cc: Planning Board Members
City Council Members
Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
Dale and Mary Pat Blanding, PO Box 380, Lacona, NY 13003



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TO: City of Watertown Property Owners

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

SUBJECT: Zone Change Application – 214 Moulton Street

DATE: April 20, 2010

This is to notify you of a pending application before the City of Watertown Planning Board for a Zone Change from Light Industrial District to Residence "C" District. The parcel proposed to be changed is Parcel Number 3-01-120.001 located at 214 Moulton Street. You have been sent this notice because you own property that is within 100 feet of the property for which the request has been made.

The City Planning Board will be reviewing the request, identified as Item #2 on the enclosed Agenda, at its meeting to be held on May 3, 2011 at 4:00 p.m.

A complete copy of the application can be reviewed in the City Clerk's Office or City Engineer's Office during regular business hours, Monday through Friday, 9:00 a.m. – 5:00 p.m. or on the City's website: www.watertown-ny.gov. If you have any questions, please feel free to contact me at 785-7730.