



MEMORANDUM

CITY OF WATERTOWN, NEW YORK – PLANNING OFFICE
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TO: Planning Board Members

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

SUBJECT: LWRP Zone Changes Phase 5 – Factory Street

DATE: May 24, 2012

After discussion of existing land uses on Factory Street, Bee Bee Island, and the south side of Water Street at the May 1, 2012 meeting, staff is proposing the zone changes shown on the attached map. There was concern about property owners being willing or able to provide access to the river under the Waterfront District. There was also concern about making uses non-conforming.

This proposal avoids some of the problems discussed. Rather than change most of the area to Waterfront District, we have used a combination of Downtown, Commercial, and Residence C Districts that allow housing, which is the prime reason for making the LWRP changes.

For the most part, industrial parcels will be moved to a Commercial designation in order to avoid non-conforming uses, though some uses will become non-conforming as to setbacks. A portion of the north side of Factory Street is set for Downtown District, which will mirror the existing zoning on the south side of the street. The Knowlton property, the interior parcels on Bee Bee Island, and commercial/industrial areas on Water Street will not be changed as they contain active industrial uses.

The whitewater rafting operation on Black River Parkway, the vacant dilapidated property at the intersection of Pearl and Water streets and an under water parcel next to Sewall's Island will be changed to Waterfront District.

This proposal includes 48 parcels with 30 owners.

cc: City Council Members
Robert Slye, City Attorney
Justin Wood, Civil Engineer II