



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 – 473 Eastern Boulevard, Parcel 5-26-103.004

DATE: July 19, 2012

Request: To change the approved zoning classification of a portion of 473 Eastern Boulevard, parcel 5-26-103.004, from Residence B to Light Industry

Applicant: David Wise, Stebbins Engineering

Owner: Stebbins Eng/Manf Co

SEQRA: Unlisted

County review: Required – July 31, 2012 meeting

Comments: The applicant recently purchased the former Watertown Racquet Club property on Eastern Boulevard. The developed portion of this property is in a Light Industrial District, but the vegetated area at the rear of the lot is zoned Residence B. The applicant has made this request so that the racquet club can be connected to their primary property to the south via a gravel driveway (which has already been constructed).

The neighboring property is part of Planned Development District #12, a multi-family housing development. The closest residential building is approximately 50 feet from the boundary of the proposed Light Industrial zone, and over 200 feet from the existing building.

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