



# 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 – 253 Clinton Street

DATE: August 25, 2014

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**Request:** To change the zoning classification of 253 Clinton Street, parcel 10-08-115, from Residence A to Residence C

**Applicant:** Lee Alcott

**Owner:** Kenneth R Granger

**SEQRA:** Unlisted

**County review:** Not required

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**Comments:** The applicant is requesting this zone change to improve the marketability of the property. No specific use has been proposed at this time.

The subject parcel is currently zoned Residence A and is occupied by a single-family residence. It was changed from Residence B to Residence A in 1999, along with most of the rest of the 200 block of Clinton Street. Prior to that change, the properties were a mix of Residence B and C.

Surrounding land uses are primarily residential, but include several multi-unit properties, despite the Residence A designation. For the most part, these existed prior the 1999 zone change, and have remained in place as legal non-conforming uses under § 310-38.

The city's Land Use Plan designates this area for "medium density residential" use.

While this request would be an extension of an existing Residence C district to the south, the subject property would be the only Residence C frontage on the 200 block of Clinton Street.

cc: City Council Members  
Robert J. Slye, City Attorney  
Justin Wood, Civil Engineer II  
Lee Alcott, 300 South State St, Syracuse NY 13202