



# 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 – VL-1 North Indiana Avenue, Parcel Number 6-16-107.000

DATE: October 30, 2013

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**Request:** To change the approved zoning classification of VL-1 North Indiana Avenue, Parcel Number 6-16-107.000, from *Light Industrial* to *Residence B*.

**Applicant:** Janel M. Donnelly

**Owner:** Hamilton Central, LLC

**SEQRA:** Unlisted

**County review:** Not required

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**Comments:** The applicant, Janel Donnelly, is the owner of the property located adjacent to the subject parcel. Mrs. Donnelly was recently preparing to begin the construction of an addition on the north side of her home at 235 North Indiana Avenue. While trying to obtain a building permit, she discovered that the land upon which she wanted to construct the addition was actually part of the old railroad property and currently owned by Hamilton Central LLC. It was also discovered that the subject property was zoned Light Industrial, meaning that a residential use would not be allowed on the property. She was denied a building permit because of those two issues.

This zone change request is the first step in resolving the issues. While the zone change request is being considered, Mrs. Donnelly is also in the process of purchasing all or a portion of the parcel. If only a portion of the property is being purchased, a subdivision request will be submitted at a later date for Planning Board consideration.

This property is designated for medium density residential use in the adopted Land Use Plan.

cc: City Council Members  
Robert J. Slye, City Attorney  
Justin Wood, Civil Engineer II  
Janel M. Donnelly  
Bradford White, Hamilton Central LLC