



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 – 576 through 594 Main Street West

DATE: January 30, 2012

Request: To change the approved zoning classification of 576, 582, and 594 Main Street West; parcels 1-01-201, 1-01-202, and 1-01-203; from Light Industry to Neighborhood Business District.

Applicant: Hillary S. “Bumper” Wagoner

Owner: Back Bay Enterprises LLC, Bruce Clemons (582), and Jason Gilmore (594)

SEQRA: Unlisted

County review: Required – will be forwarded for the February 28th meeting

Comments: The applicant has recently purchased 576 Main Street W. (the former California Fruit Market building), and wishes to develop the site into multi-family residential. Residential use is not allowed under the current zoning of Light Industry. The applicant proposes to remodel the 27,000 square foot building into approximately 30 residential units.

In order to avoid the illegal practice of spot zoning, the new zoning classification should be contiguous to an existing district of similar use. The nearest district allowing multi-family is the Neighborhood Business District along the north side of Main Street West, running from Morrison Street to New York Avenue. Thus, the applicant has included 582 and 594 Main Street West, which are under different ownership, in their request.

Despite their industrial zoning, most of the parcels surrounding the change area are currently used for residential or retail activities. The adopted Land Use Plan recommends industrial use for the area of the zone change request.

The applicant has indicated that he wishes to subdivide parcel 1-01-201 (576 Main), and has requested that only the front 318’ of the lot be changed to NBD, with the rear section remaining Light Industry. A proposed legal description has been provided for the change area. Sufficient space has been left between the existing building and the proposed division line so that the 25’ rear yard setback for NBD can be met.

The applicant has submitted a concurrent application for a Special Use Permit to allow multi-family residential in an NBD.

cc: City Council Members
Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
Hillary S. Wagoner, 26 Brightwood Rd, Glenmont, NY 12077
Jason Gilmore, 24200 Perch Lake Rd, Watertown, NY 13601
Bruce Clemons, 11126 State Rte 26, Carthage, NY 13619