



MEMORANDUM

CITY OF WATERTOWN, NEW YORK
OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT
245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601
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TO: Planning Board Members

FROM: Michael A. Lumbis, Planning and Community Development Director

SUBJECT: Zone Change – VL Bellew Avenue South

DATE: June 2, 2016

Request: To change the approved zoning classification of the east section of VL Bellew Avenue South, Parcel Number 9-11-133.110, from Neighborhood Business to Commercial

Applicant: Bryan J. Donegan of I-Site Realty, LLC

Owner: I-Site Realty, LLC

SEQRA: Unlisted

County review: Yes

Comments: The applicant is requesting a zone change in order to create uniform zoning on a parcel that is presently split-zoned. The western half of the parcel is already zoned Commercial. The eastern half of the parcel, fronting on Bellew Avenue South, is currently zoned Neighborhood Business. The parcel in question is bounded on the north by two Commercial-zoned parcels that both front on Arsenal Street. It is across the street from two parcels that are both zoned Residence B. To the south on Bellew Avenue S, there are Neighborhood Business districts on both sides of the street.

The applicant does not specify in his cover letter a specific future use that he seeks to establish. The City's Zone Change Application Instructions specifically require the applicant to prepare a detailed cover letter describing what the applicant seeks to accomplish, including the proposed future use of the property.

The eastern (front) half of the parcel currently consists of asphalt pavement. This existing pavement extends all the way to the front property line across the entire width of the parcel. If the applicant wishes to establish a commercial use on the property in the future, such a use would require a minimum 15-foot landscaped buffer, which the applicant would be expected to include in any potential future site plan submission. The western (rear) half is currently undeveloped and consists of a cluster of several trees and other vegetation.

SEQR: The applicant indicates in his response to Questions 10 and 11 that the proposed action will connect to an existing public/private water supply and to existing wastewater utilities. At this time, the only action proposed is a zone change. There is no construction, nor are there any physical alterations, proposed in this application. Therefore, there is nothing to connect to water infrastructure. The applicant should change the answers for Questions 10 and 11 to “no.”

The applicant did not sign or date the submitted Short EAF. The applicant must sign and date the revised Short EAF after making the above changes.

Land Use Plan: The City’s adopted Land Use Plan designates the northern half of the parcel as Commercial and the southern half as Low Density Residential. Therefore, the proposed zone change for the front portion of the parcel would be partially consistent with the Land Use Plan. It is Staff’s opinion that the area planned for Commercial use was likely measured south from Arsenal Street when the Plan was prepared in 1987, and parcel boundaries were different from what they are today.

Please refer to the attached map, prepared by City Staff, for clarification on the overlap of the Land Use Plan with present day parcel boundaries and zoning.

cc: City Council Members
Brian Drake, Civil Engineer II
Michael J. Bourcy, Senior Planner, Jefferson County Planning Department
Bryan J. Donegan, I-Site Realty, LLC, P.O. Box 669, Alexandria Bay, NY 13607