



# MEMORANDUM

CITY OF WATERTOWN, NEW YORK  
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
245 WASHINGTON STREET, ROOM 305, WATERTOWN, NY 13601  
PHONE: 315-785-7741 – FAX: 315-782-9014

TO: Planning Commission Members

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

PRIMARY REVIEWER: Geoffrey Urda, Planner

SUBJECT: Zoning Designation Request - 414 Lincoln Street

DATE: February 29, 2024

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**Request:** To designate the zoning classification of an approximately 0.198-acre western section of **414 Lincoln Street**, Parcel Number 4-04-221.100 as Residential

**Applicant:** City of Watertown

**Owner(s):** Frederick A. McWayne

**SEQRA:** Unlisted

**County review:** No

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**Comments:** On February 21, 2023, the City Council adopted a new Zoning Ordinance for the City of Watertown. This new ordinance created entirely new zoning districts and a new zoning map, with every parcel in the City on the date of adoption receiving a zoning designation in one of the eight newly created districts.

In the case of 414 Lincoln Street, the parcel, as described by its current metes and bounds, only came into existence on April 1, 2023, leaving a significant portion of the parcel un-zoned. Planning Staff recommends zoning the western section of the parcel Residential to create uniform zoning.

This existing condition arises from the timing of formal parcel creation. The un-zoned western section of parcel was formerly a paper street; specifically, the uncompleted northern terminus of Hancock Street. The property owner, Frederick A. McWayne, acquired the lands that formerly composed the paper street in February 2022 and subsequently assembled it in with the rest of his property in April 2022 to form a single parcel. However, new parcels do not formally enter existence until the filing of that year's final assessment roll, thus the April 1, 2023 creation date.

Given this timeline, 414 Lincoln Street (at that time still assigned Parcel Number 4-04-221.000) did not yet contain any portion of the unimproved Hancock Street per the City's formal parcel map on February 21, 2023. Thus, only the parcel as it then existed received a zoning designation. The paper street did not.

When the City then filed its 2023 final assessment roll, the newly assembled parcel formally entered existence on April 1, 2023 essentially as a split-zoned parcel between Residential and un-zoned. This Zoning Designation Request would uniformly zone the parcel Residential.

**Zoning and Comprehensive Plan:** The City's adopted Comprehensive Plan recommends the future land use for this area as Residential Low Density. It is part of a large, approximately 275-acre Residential Low Density Future Land Use Character Area that encompasses much of the central part of the City's north side. The surrounding parcels are all zoned Residential.

Section §20(25) of New York State General City Law, which empowers Cities to enact zoning laws, requires such regulations to be "in accord with a well-considered plan." Per the quoted Code, the Planning Commission must consider whether that request is consistent with the Comprehensive Plan when it makes its recommendation to the City Council.

**SEQR:** Staff has completed a State Environmental Quality Review (SEQR) Short Environmental Assessment Form (EAF) as part of the application for the zone change. The City Council, as the lead agency, will complete Part 2 of the EAF.

**Action:** As amending the Zoning Map is a legislative act, the City Council retains sole authority to adopt amendments. The Planning Commission's role is to make a recommendation to the City Council before the Council acts on the recommended zoning designation.

cc: City Council Members

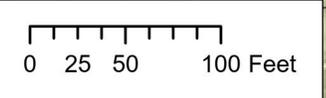
Meredith Griffin, Civil Engineer II

Frederick A. McWayne, 414 Lincoln Street, Watertown, NY 13601

Shawn McWayne, 24571 Crane Lane, Watertown, NY 13601

**Legend**

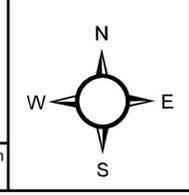
-  Planned Development District
-  City Center Overlay
-  Waterfront Overlay
-  Downtown
-  Residential
-  Neighborhood Mixed Use
-  Urban Mixed Use
-  Commercial
-  Planned Campus
-  Industrial
-  Parks & Open Space
-  REQUESTED ZONE CHANGE



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**Not Zoned to Residential**  
**Part of 414 Lincoln St**  
 (4-04-221.100)

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<b>ZONE CHANGE MAP</b>	
Requested By: G. Urda	
Author: mowen	
Date: 2/27/2024	
Scale : 1 in= 100 ft	