



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: Special Use Permit Approval – 414 Stone Street Multi-family

DATE: May 22, 2012

Request: Special Use Permit allow a multi-family dwelling in a Residence C District located at 414-416 Stone Street, parcel 10-03-205

Applicant: Deanna Hirschey and Michael Hohs

Proposed Use: Multi-family residential

Property Owner: Duane Alarie

Submitted:

8 ½” x 11” Copy of Parcel Map: Yes A Sketch of the Site to Scale: Yes

Completed Part I of an Environmental Assessment Form: Yes SEQRA: Unlisted Action

County Review Required: Yes – May 29th meeting

Comments: The applicant wishes to convert an existing 2-unit residence into a 4-unit residence. Anything over 3 units is considered “multifamily” and is subject to a Special Use Permit when located in a Residence C District.

The parcel in question is approximately 7,700 square feet. In Res C, a lot area of 2,500 square feet is needed for each unit. In order to construct 4 units at this location, the applicant will have to acquire an area variance from the Zoning Board of Appeals. The applicant has submitted a variance request, and the ZBA had its first meeting on the matter on May 16th.

If approved, this SUP must be made conditional on the granting of a variance by the ZBA.

Based on the site sketch, parking area appears to be adequate. Vehicle circulation might be improved by lining all 5 parking spaces along the east or west property line, rather than having them distributed around the perimeter as depicted.

Summary:

1. The applicant shall obtain an area variance from the Zoning Board of Appeals, allowing less than 2,500 square feet of lot area per household in a Residence C District, as required by §310-13 of the Zoning Ordinance.

cc: City Council Members
Robert Slye, City Attorney
Justin Wood, Civil Engineer II
Deanna Hirschey, 420 Stone Street
Duane Alarie, 412 Stone Street