



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: June 26, 2012

Request: Tabled Special Use Permit to allow a 4-unit dwelling in a Residence C District located at 414-416 Stone Street, parcel 10-03-205

Applicant: Deanna Hirschev 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

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.

At the June 6th meeting, the Board voted to table the application. In the intervening weeks, the applicant has provided a survey of the property showing it to be 7,673 square feet—large enough to allow 3 units by right. The applicant has provided copies of the survey, but has not submitted any other new information. The applicant has indicated verbally that they still wish to construct 4 units at this location if possible.

The Zoning Board of Appeals has not made a decision on the applicant’s concurrent variance request.

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