



# MEMORANDUM

## City of Watertown Planning Office

245 Washington Street, Room 304

Watertown, New York 13601

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**TO:** Planning Board Members

**FROM:** Kenneth A. Mix, Planning and Community Development Coordinator

**SUBJECT:** Special Use Permit Approval – 203 Clinton Street, Parcel Number 10-08-122

**DATE:** August 29, 2012

**Request:** Special Use Permit request for a remote accessory parking lot at 203 Clinton Street, parcel 10-08-122, to serve the existing office building at 316 Sherman Street, parcel 10-08-124

**Applicant:** Brian Jones, Aubertine & Currier

**Proposed Use:** Parking lot

**Property Owner:** RCAN, LLC

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### Submitted:

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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 Planning Board Review Required: No

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**Comments:** Normally a parking lot is not a permitted use in the Limited Business District. However, because this lot will be used in conjunction with the nearby medical office building at 316 Sherman Street, the City Council has the ability to approve the lot as a remote accessory parking lot to the office building on the nearby (but not adjacent) principal parcel, as specified in § 310-51.

This Special Use Permit cannot be approved unless the zoning is changed from Residence A to Limited Business District. Off street parking for a commercial use is not allowed in a residential district.

Summary:

1. The applicant shall obtain a change of zoning from Residence A to Limited Business for this Special Use Permit to be valid.

cc: Planning Board Members  
City Council Members  
Robert J. Slye, City Attorney  
Justin Wood, Civil Engineer II  
Brian Jones, Aubertine & Currier, 522 Bradley Street