



MEMORANDUM

CITY OF WATERTOWN, NEW YORK
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601
PHONE: 315-785-7740 – FAX: 315-785-7829

TO: Planning Board Members

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

SUBJECT: Special Use Permit Approval – 338 Academy St.

DATE: June 28, 2016

Request: Special Use Permit to allow a four unit multi-family dwelling.

Applicant: Aaron Netto, Gianaco LLC

Proposed Use: 4 Unit Apartment Complex

Property Owner: Gianaco, LLC

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 Planning Board Review Required: No

Comments: The applicant proposes to convert a single family dwelling to a four unit multi-family dwelling. The property is currently zoned Residence C. Three unit multi-family dwellings are permitted within this property under current zoning; however a fourth unit would require special approval by City Council as listed in Section 310-6(H) of the Zoning Ordinance.

The property was previously a four unit multi-family dwelling, but it was converted to a single family dwelling in 2006 by a previous owner. The previous owner lived at the property but also utilized a portion of it as an in-home daycare facility. Included with the application is a copy of the original building permit to convert the four unit multi-family dwelling to a single family residence. The applicant now wishes to return to the property’s previous use as a four unit multi-family dwelling. This requires the applicant to apply for a special use permit.

Properties south, east, and west of the subject parcel are zoned as Residence C. Although the properties to the north of the subject parcel are zoned as Limited Business, the surrounding uses are all 1-3 unit residential. The City’s land use plan envisions the surrounding area to be used as High Density Residential.

In Residence C districts, the lot size per household that is required is 2,500 square feet. For the proposed four-unit dwelling, the minimum lot size is therefore 10,000 square feet. The existing lot is 12,090 square feet so the minimum lot size is met.

Parking for multi-family uses is required by the Zoning Ordinance in the amount of one space for each dwelling unit plus 10% of the total meaning that five spaces are required. The applicant has submitted a sketch showing six spaces at the rear of the building.

Special Use permits require City Council approval after recommendation from the Planning Board and a Public Hearing. The procedure is outlined in Section 310.67 of the Zoning Ordinance.

cc: City Council Members
Brian Drake, Civil Engineer II
Aaron Netto, Gianaco LLC, 23997 Gotham Street Road, Watertown, NY 13601