



**INTEROFFICE MEMO
PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT**

DATE: September 4, 2026

TO: James Corriveau, ZBA Chairperson

FROM: Geoffrey Urda, Senior Planner

SUBJECT: 126 Winslow Street
Parcel Number 11-06-126.000
Zoning – Residential
Petition for a Use Variance to allow a sixth dwelling unit in a Residential Adaptive Reuse, Pre-Existing Building in a Residential District
File #628

This petition, presented by Netmat Capital, LLC is for a Use Variance to allow six dwelling units in the primary structure at 126 Winslow Street, which is zoned Residential.

Under ordinary circumstances, Residential Districts only allows one-unit and two-unit dwellings on a single parcel. The City currently recognizes this structure as a four-unit dwelling, which the Use Table in Section 310-18 allows in a Residential District as a “Dwelling, Multi-Unit, Pre-Existing.” Therefore, the current use is fully conforming.

The Use Table also allows a use in Residential Districts identified as “Residential Adaptive Reuse, Pre-Existing,” which allows additional units, but only under specific circumstances.

The Zoning Ordinance defines Residential Adaptive Reuse, Pre-Existing as follows:

“The conversion of a large building in existence on or before the adoption of this chapter from its original or most recent use to a dwelling with more than two units.”

Section 310-65 (B) of the Zoning Ordinance contains the following supplemental regulations governing Residential Adaptive Reuse, Pre-Existing buildings (**emphasis mine**):

- A. A minimum of 4,000 square feet of gross floor area is required.*
- B. The average unit size must be no less than 800 square feet with a maximum of **five dwelling units**.*
- C. Appearance and identification. The exterior of the building shall retain a residential appearance with house numbers maintained on the front of the building and visible from the street or road.*

D. Nuisances and garbage. The adaptive reused building shall be operated in a way that will prevent disturbances to neighboring properties not typical of a residential neighborhood, including, but not limited to: loud music and noises, excessive traffic, junk/debris accumulation in the yards, garbage removal, trespassing, or excess vehicles, boats or recreational vehicles parked in the streets in front of the rental.

The existing building on the site contains 7,286 SF of gross floor area, 2,497 of which is non-contributing. The applicant has informed Planning and Code Enforcement Staff that there are currently six finished dwelling units inside the building. The applicant has further stated that he has only filled four of those units in a good faith effort to comply with the Zoning Ordinance.

This property had six different owners between June 2008 and when Netmat Capital, LLC acquired it in October 2024, including the City of Watertown. However, the City's last known inventory prior to the applicant informing Staff of the existence of six dwelling units, was of the structure containing only four-units.

The applicant could establish a fifth unit by right under the Residential Adaptive Reuse, Pre-Existing use as defined. However, a sixth unit could be legal only with the relief of a Use Variance granted by the Zoning Board of Appeals.

If the ZBA grants this Use Variance, the applicant would still need to meet supplemental regulations C and D under Section 310-65 (B), as quoted in italics above. The applicant must also meet all Commercial Building Code requirements that apply to a six-unit dwelling.

This Variance Request constitutes an unlisted action and requires the ZBA to complete Part 2 of the SEQR Short EAF.

cc: Netmat Capital, LLC
Dana Aikins, City Code Enforcement Supervisor
Tiffany Ponce, Court Reporter
ZBA Members
File



City of Watertown
USE VARIANCE APPLICATION FORM

City of Watertown, Planning and Community Development Dept.
245 Washington Street, Room 305, Watertown, NY 13601
Phone: 315-785-7741 Email: planning@watertown-ny.gov

Application #:

Received:

Please Note: Applying for a Use Variance does not guarantee that the Zoning Board of Appeals (ZBA) will grant the request. The burden of proof is on the applicant for meeting the hardship tests and the ZBA will weigh each application on its own merits.

PROPERTY INFORMATION:

PROPERTY ADDRESS: 126 Winslow St, Watertown NY 13601

TAX PARCEL NUMBER: 11-06-126.000 ZONING DISTRICT: R - Residential COM1

APPLICANT INFORMATION:

APPLICANT NAME: Netmat Capital LLC

APPLICANT MAILING ADDRESS: [REDACTED]

PHONE NUMBER: [REDACTED] E-MAIL: [REDACTED]

PROPERTY OWNER INFORMATION (if different from applicant):

PROPERTY OWNER NAME: _____

PROPERTY OWNER MAILING ADDRESS (if different from subject parcel): _____

PHONE NUMBER: _____ E-MAIL: _____

CHECKLIST (please include all of the following in addition to this application form):

- | | |
|---|---|
| ☒ Cover Letter (see Appendix A) | ☒ Metes and bounds description (property deed) |
| ☒ Record of denial | ☒ Tax Map with subject parcel highlighted |
| ☒ \$200 application fee | ☒ State Environmental Quality Review (SEQR) form (if necessary) |
| ☒ Site Sketch/Drawing | |

Applicant Signature: Noah Taylor

Date: 8/26/26

Property Owner Signature (if different) [Signature]

Date: 8-26-26

NETMAT CAPITAL LLC

August 26, 2026

Michael A. Lumbis, Planning and Community Development Director
City of Watertown Zoning Board of Appeals
245 Washington Street, Room 305, Watertown, New York 13601

RE: Use Variance Application — 126 Winslow Street, Watertown, NY 13601
Tax Parcel 11-06-126.000 | Applicant and Owner: Netmat Capital LLC
Record of Denial: Zoning Compliance Certificate No. 2026-058, issued August 25, 2026

Dear Director Lumbis and Members of the Zoning Board of Appeals:

Netmat Capital LLC applies for a use variance to permit continued use of the existing building at 126 Winslow Street as a six-unit residential dwelling. The applicant asks for one thing: permission to lease the two existing units it has voluntarily taken out of service. **No physical change to the property is proposed** — no construction, no demolition, no expansion of footprint or height, no new curb cut, no additional paving, no change to parking, and no change to water, sewer or utility connections. The six units already exist. The building is a two-story residential structure of approximately 4,789 square feet on a 66' × 251' lot (16,566 SF, 0.38 acres), with an existing paved drive, an existing paved parking area of approximately eight spaces, and an approximately 164-foot rear yard. All of it stays exactly as it is.

Netmat Capital LLC purchased the property on October 9, 2024. It was then operating as a six-unit dwelling, all six units were rented, and the acquisition was underwritten and financed on that basis. During 2026 the applicant learned the property is not recognized as a legal six-unit. Rather than keep renting units whose status was in question, the applicant voluntarily removed two units from the market and has held them vacant since, then applied to the City for a Zoning Compliance Certificate. On August 25, 2026 the Planning Department determined the use to be Nonconforming — Certificate No. 2026-058, submitted here as the record of denial.

(i) The applicant cannot realize a reasonable return, and the lack of return is substantial.

The evidence is the applicant's own accounting records. Netmat Capital LLC tracks each property as a separate class in its QuickBooks general ledger, so these are actual figures for 126 Winslow Street alone — not an allocation or a projection.

126 Winslow Street	Calendar 2025	Jan 1 – Aug 26, 2026
Units in service	6	4
Rental income		
Total operating and carrying costs		
Net operating result		

Netmat Capital LLC, Profit and Loss by Class, class "126 Winslow," accrual basis.

The property lost in 2025 with all six units in service, and has lost in the first not-quite-eight months of 2026 restricted to four — a pace exceeding a annual loss. There has been no year of positive return under this ownership, and the four-unit restriction has turned a marginal property into an unsustainable one.

The cause is structural, not managerial. The cost of carrying this building does not fall when units go dark. Mortgage debt service on Watertown Savings Bank loan [REDACTED] is [REDACTED] per month, or [REDACTED] a year, at [REDACTED] against a principal balance of [REDACTED] as of December 31, 2025. A seller-financed note taken at the 2024 closing added [REDACTED] in 2025. Property insurance ran [REDACTED]; utilities, water and sewer [REDACTED]; trash removal, lawn care and snow removal [REDACTED]. Those fixed costs total roughly [REDACTED] a year before a single dollar of repairs, maintenance, management, vacancy or reserves — and every one of them is incurred on the whole building regardless of how many units are occupied.

Against approximately [REDACTED] of fixed annual cost, the four units the City recognizes produced [REDACTED] of rent in the first 238 days of 2026 — an annualized rate near [REDACTED]. The arithmetic does not close, and it cannot be closed by raising rents; these are market rents for this neighborhood and the two idle units are ordinary apartments. Restoring them adds roughly [REDACTED] of gross annual rent, which is the difference between a building that can fund its own upkeep and one that cannot. **No permitted use of this parcel produces a reasonable return.** The building is what it is — a six-unit structure of approximately 4,789 square feet carrying the debt service described above. At four units it loses tens of thousands of dollars a year, as the books show. Reduced to a one- or two-family dwelling it would lose far more, since the same debt service, taxes and insurance would be carried by one or two rents instead of four.

(ii) The hardship is unique to this property and does not apply to a substantial portion of the district.

The hardship arises from a physical condition specific to this parcel: an existing building constructed and long operated with six dwelling units, on a lot that already accommodates it. The surrounding neighborhood is predominantly one- and two-family homes, which carry no comparable burden — the owner of a single-family house on this street is not asked to absorb the fixed cost of a six-unit structure while collecting the rent of four.

Two features distinguish this parcel. First, the six units are physical and pre-existing; they are not a use the applicant elected and can simply reverse. Reducing the building to a conforming configuration would mean gutting and reconstructing the interior of a sound, occupied structure at substantial cost — deepening the hardship rather than curing it. Second, the lot carries the use without strain: 16,566 square feet with approximately eight on-site paved parking spaces, more than one space per unit, and an approximately 164-foot rear yard. The hardship here is regulatory, not a question of the land's capacity.

(iii) The variance will not alter the essential character of the neighborhood.

Granting this variance changes nothing a neighbor can see. There is no exterior alteration, no addition, no new structure, no change to height, footprint, setbacks or appearance, and no new curb cut. The eight existing off-street spaces continue to serve six units, so there is no new demand for on-street parking. As reflected in the applicant's Short Environmental Assessment Form, the action disturbs zero acres, generates no substantial increase in traffic, and makes no change to existing public water, wastewater or stormwater connections. The neighborhood has experienced this building as a six-unit residence for many years; returning two vacant apartments to occupancy restores that long-standing condition rather than departing from it.

If anything, the variance protects neighborhood character. Permanently vacant units are a liability to a residential street, and a property operating at a persistent loss cannot fund the upkeep that keeps a building and its grounds in good order. A fully occupied, financially stable building is the better neighbor.

(iv) The hardship has not been self-created.

The six-unit configuration pre-dates the applicant's ownership entirely. Netmat Capital LLC purchased the property on October 9, 2024 already built as six units, already operated and rented as six units, and financed on that basis through both the Watertown Savings Bank mortgage and a seller-financed note taken at closing. The applicant did not construct, convert, subdivide or expand anything; it bought a building in the condition in which it stood.

The applicant's conduct since also bears on this test. On learning the use was not recognized, the applicant did not continue renting and wait to be found out. It removed two units from the market, absorbed the lost income, and came to the City on its own initiative. A hardship embedded in a building before an owner acquired it, which the owner has acted promptly and in good faith to resolve, is not of the owner's own making.

Minimum relief. Consistent with General City Law § 81-b(3)(c), the applicant requests only authorization to occupy the six dwelling units that already exist within the building. No additional units are sought, now or in the future, and no physical expansion is sought. The applicant is prepared to accept reasonable conditions the Board deems appropriate.

Submitted with this letter: the signed Use Variance Application form; Zoning Compliance Certificate No. 2026-058 (record of denial); site sketch; metes and bounds description; tax map with the subject parcel highlighted; Short Environmental Assessment Form, Part 1; and the \$200 application fee.

We appreciate the Board's consideration and the assistance already provided by Planning Department staff. We are glad to supply any additional financial detail or records the Board would find helpful, and a representative of Netmat Capital LLC will attend the meeting to answer questions.

Respectfully submitted,

Noah Taylor

Member, Netmat Capital LLC

NETMAT CAPITAL LLC

HARDSHIP TEST

Use Variance Application — 126 Winslow Street, Watertown, NY 13601

Tax Parcel 11-06-126.000 | Applicant and Owner: Netmat Capital LLC

(i) The applicant cannot realize a reasonable return, and the lack of return is substantial.

The evidence is the applicant's own accounting records. Netmat Capital LLC tracks each property as a separate class in its QuickBooks general ledger, so these are actual figures for 126 Winslow Street alone — not an allocation or a projection.

126 Winslow Street	Calendar 2025	Jan 1 – Aug 26, 2026
Units in service	6	4
Rental income		
Total operating and carrying costs		
Net operating result		

Netmat Capital LLC, Profit and Loss by Class, class "126 Winslow," accrual basis.

The property lost [REDACTED] in 2025 with all six units in service, and has lost [REDACTED] in the first not-quite-eight months of 2026 restricted to four — a pace exceeding a [REDACTED] annual loss. There has been no year of positive return under this ownership, and the four-unit restriction has turned a marginal property into an unsustainable one.

The cause is structural, not managerial. The cost of carrying this building does not fall when units go dark. Mortgage debt service on Watertown Savings Bank loan [REDACTED] is [REDACTED] per month, or [REDACTED] a year, at [REDACTED] against a principal balance of [REDACTED] as of December 31, 2025. A seller-financed note taken at the 2024 closing added [REDACTED] in 2025. Property insurance ran [REDACTED]; utilities, water and sewer [REDACTED]; trash removal, lawn care and snow removal [REDACTED]. Those fixed costs total roughly [REDACTED] a year before a single dollar of repairs, maintenance, management, vacancy or reserves — and every one of them is incurred on the whole building regardless of how many units are occupied.

Against approximately [REDACTED] of fixed annual cost, the four units the City recognizes produced [REDACTED] of rent in the first 238 days of 2026 — an annualized rate near [REDACTED]. The arithmetic does not close, and it cannot be closed by raising rents; these are market rents for this neighborhood and the two idle units are ordinary apartments. Restoring them adds roughly [REDACTED] of gross annual rent, which is the difference between a building that can fund its own upkeep and one that cannot. **No permitted use of this parcel produces a reasonable return.** The building is what it is — a six-unit structure of approximately 4,789 square feet carrying the debt service described above. At four units it loses tens of thousands of dollars a year, as the books show. Reduced to a one- or two-family dwelling it would lose far more, since the same debt service, taxes and insurance would be carried by one or two rents instead of four.

(ii) The hardship is unique to this property and does not apply to a substantial portion of the district.

The hardship arises from a physical condition specific to this parcel: an existing building constructed and long operated with six dwelling units, on a lot that already accommodates it. The surrounding neighborhood is predominantly one- and two-family homes, which carry no comparable burden — the owner of a single-family house on this street is not asked to absorb the fixed cost of a six-unit structure while collecting the rent of four.

Two features distinguish this parcel. First, the six units are physical and pre-existing; they are not a use the applicant elected and can simply reverse. Reducing the building to a conforming configuration would mean gutting and reconstructing the interior of a sound, occupied structure at substantial cost — deepening the hardship rather than curing it. Second, the lot carries the use without strain: 16,566 square feet with approximately eight on-site paved parking spaces, more than one space per unit, and an approximately 164-foot rear yard. The hardship here is regulatory, not a question of the land's capacity.

(iii) The variance will not alter the essential character of the neighborhood.

Granting this variance changes nothing a neighbor can see. There is no exterior alteration, no addition, no new structure, no change to height, footprint, setbacks or appearance, and no new curb cut. The eight existing off-street spaces continue to serve six units, so there is no new demand for on-street parking. As reflected in the applicant's Short Environmental Assessment Form, the action disturbs zero acres, generates no substantial increase in traffic, and makes no change to existing public water, wastewater or stormwater connections. The neighborhood has experienced this building as a six-unit residence for many years; returning two vacant apartments to occupancy restores that long-standing condition rather than departing from it.

If anything, the variance protects neighborhood character. Permanently vacant units are a liability to a residential street, and a property operating at a persistent loss cannot fund the upkeep that keeps a building and its grounds in good order. A fully occupied, financially stable building is the better neighbor.

(iv) The hardship has not been self-created.

The six-unit configuration pre-dates the applicant's ownership entirely. Netmat Capital LLC purchased the property on October 9, 2024 already built as six units, already operated and rented as six units, and financed on that basis through both the Watertown Savings Bank mortgage and a seller-financed note taken at closing. The applicant did not construct, convert, subdivide or expand anything; it bought a building in the condition in which it stood.

The applicant's conduct since also bears on this test. On learning the use was not recognized, the applicant did not continue renting and wait to be found out. It removed two units from the market, absorbed the lost income, and came to the City on its own initiative. A hardship embedded in a building before an owner acquired it, which the owner has acted promptly and in good faith to resolve, is not of the owner's own making.

PLN-ZC-CERT2026-00033 - 126 Winslow St - Six-Unit Multiple Dwelling

Menu Help

File Date: 07/15/2026

Application Status: Submitted

Application Type: Zoning Compliance Certificate

Application Detail: Detail

Description of Work: Request for a Zoning Compliance Certificate confirming use of the existing residential building at 126 Winslow St (parcel 11-06-126.000) as a six (6) unit multiple dwelling. The property was purchased and has been operated in good faith as a six-unit building; all six units exist within the current building footprint and no physical expansion is proposed. We understand City records currently reflect four (4) units. We respectfully request a written determination on this application so that, if denied, the owner may seek appropriate relief before the Zoning Board of Appeals.

Application Name: 125 Winslow St - Six-Unit Multiple Dwelling

Address: 126 Winslow St, Watertown, NY 13601

Owner Name: Netmat Capital LLC

Owner Address: 120 Washington St Ste 400, Watertown, NY 13601

Parcel No: 11-06-126.000

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Netmat Capital LLC	Netmat Capital LLC	Applicant	Business, 18257 hickor...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
------------------------------	---------	----------------	--------------	------	---------------	--------------------

Job Value: \$0.00

Total Fee Assessed: \$0.00

Total Fee Invoiced: \$0.00

Balance: \$0.00

Custom Fields: PROPOSED USE INFORMATION

Proposed Use Proposal
[Other](#)

Describe Proposed Use Fully:
[Continued residential occupancy of the existing two-story building as a six \(6\) unit multiple dwelling. No construction, expansion, or exterior alteration is proposed; all six dwelling units exist within the current building envelope. City records currently reflect four \(4\) units; the owner purchased and has operated the property in good faith as six units. The building is leased to THRIVE Wellness and Recovery, Inc. as supportive housing for persons with disabilities. Existing on-site asphalt parking \(approx. 8 spaces\) serves the building. A written determination is respectfully requested.](#)

PROJECT INFORMATION

Parcel Frontage
[66](#)
Building Dimensions -Width SQ FT
[44](#)
Number of Stories
[2](#)
Setbacks - Left
[18](#)
Number of Parking Spaces - Proposed
[8](#)
Building Floor Area - Existing
[4789](#)

Parcel Area
[16566](#)
Building Dimensions - Total SQ FT
[4789](#)
Setbacks - Front
[18](#)
Setbacks - Right
[3](#)
Parking Type
[Asphalt](#)
Building Floor Area - Proposed
[4789](#)

Building Dimensions - Length SQ FT
[70](#)
Building Height
[28](#)
Setbacks - Rear
[164](#)
Number of Parking Spaces - Existing
[8](#)
SQ. FT of New Impervious Surface
[0](#)

KEY DATES

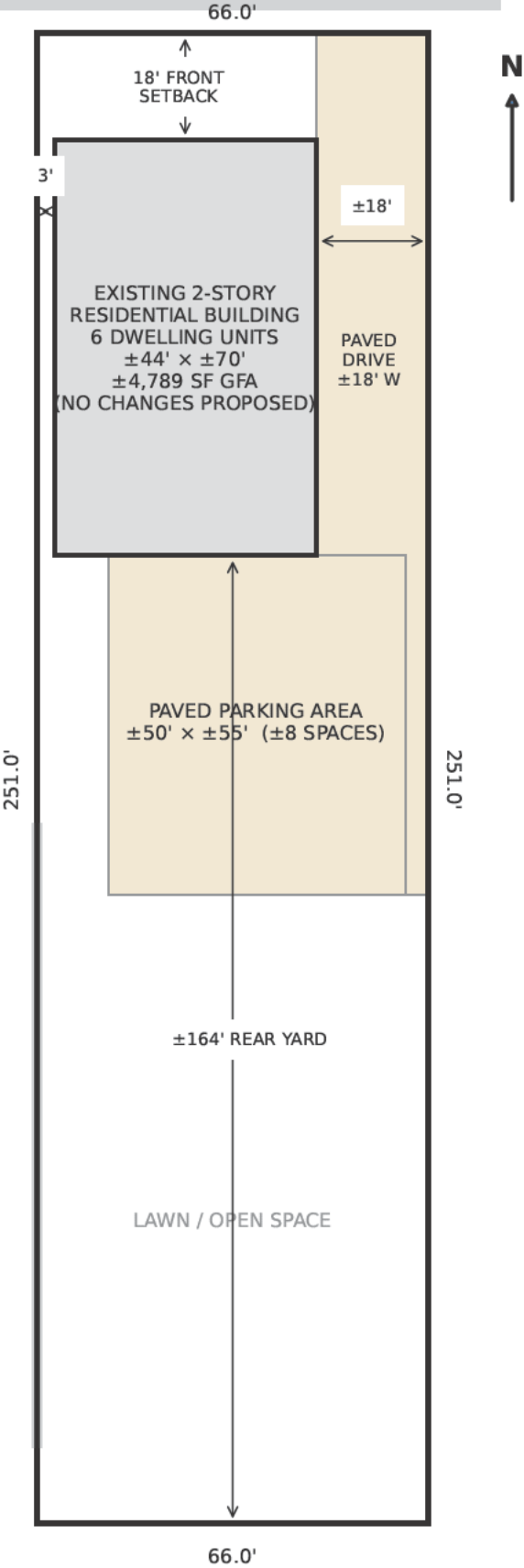
Approved Date
—
Extension Date

Appeal Period End Date
—

Expiration Date
—

Workflow Status:	Task	Assigned To	Status	Status Date	Action By		
	Application Intake						
	Staff Review						
	Supervisor Review						
	Final Notification						
	Case Closed						
Conditions of Approval:	Group	Type	Condition Name	Short Comments	Status	Status Date	Severity
Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	Show all						
Application Comments:	View ID	Comment		Date			
Initiated by Product:	ACA						
Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments		
Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments		
Required Inspections:							

WINSLOW STREET



SITE SKETCH — 126 WINSLOW STREET, WATERTOWN, NY 13601

Tax Parcel 11-06-126.000 | Owner: Netmat Capital LLC | Zoning District: Residential (R)
Lot: 66' x 251' (16,566 SF / 0.38 AC) | Prepared July 2026 in support of Zoning Compliance Certificate / Use Variance applications
Dimensions approximate, per City of Watertown GIS, aerial imagery, and assessment records. NOT A SURVEY.



City of Watertown Zoning Compliance Certificate

City of Watertown, Planning and Community Development Dept.
245 Washington Street, Room 305, Watertown, NY 13601
Phone: 315-785-7740 Email: planning@watertown-ny.gov

Accela Application #:

Received:

For Planning and Community Development Department Use Only:

PROPERTY ADDRESS: 126 Winslow Street

TAX PARCEL NUMBER: 11-06-126.000

ZONING DISTRICT: Residential

PROPOSED USE: Residential Adaptive Reuse, Pre-Existing (six units)

In accordance with the Zoning Ordinance of the City of Watertown, New York, the proposed use is:

☐ CONFORMING ☒ NONCONFORMING

Please Note: If this review determines the proposal to be nonconforming, the applicant has the right to seek a Variance from the Zoning Board of Appeals (ZBA) granting relief from the Zoning Ordinance. The ZBA is an independent board and all Variance applications carry a burden of proof on the part of the applicant. Submitting an application does not guarantee that the ZBA will grant a Variance.

This certificate alone does not constitute permission to undertake construction, nor does it take the place of any and all other potential required permits. The proposed action would require, minimally, approval for each of the following:

- | | | |
|--|---|---|
| ☐ None | ☒ Building Permit | ☐ Demolition Permit |
| ☒ Use Variance | ☐ Area Variance | ☐ Special Use Permit |
| ☐ Site Plan Review | ☐ Waiver of Site Plan Approval | ☐ Other |

Notes:

The applicant proposes to convert the existing four-unit dwelling (which would classify as a legal nonconforming "dwelling, multi-unit") to a "Residential Adaptive Reuse, Pre-Existing" use with six units. The prerequisite for establishing a Residential, Adaptive Reuse, Pre-Existing applies in this situation, as the building is over 4,000 SF. However, the Supplemental Regulations for this use in Section 310-65 (B) of the Zoning Ordinance allow a maximum of five units. Therefore, six units could only be legal with the relief of a Use Variance granted by the Zoning Board of Appeals.

Application / Permit #: 2026-058

Reviewed by: Geoffrey Urda, Senior Planner

Signature: [Signature]

Approved/Decided by: [Signature]

Date: 8/25/2026





JEFFERSON COUNTY - STATE OF NEW YORK
GIZELLE J. MEEKS, JEFFERSON COUNTY CLERK
175 ARSENAL STREET
WATERTOWN, NEW YORK 13601

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH



INSTRUMENT #: 2024-00002190

Receipt#: 2024004765

Clerk: LV

Rec Date: 02/09/2024 12:37:10 PM

Doc Grp: DEE

Descrip: DEED

Num Pgs: 4

Rec'd Frm: BROTHERTON LAW FIRM

Party1: D ARGENIO GEORGENA

Party2: NETTO AARON A

Town: WATERTOWN-CITY OF
11-06-126.000

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
Notice of Transfer of Sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 200.00

Transfer Tax
Transfer Tax - State 0.00

Sub Total: 0.00

Total: 200.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****

Transfer Tax #: 2290

Transfer Tax

Consideration: 0.00

Total: 0.00

WARNING***

***Information may change during the verification process and may not be reflected on this page

Gizelle J. Meeks

Gizelle J. Meeks
Jefferson County Clerk

Record and Return To:

BROTHERTON LAW FIRM
OFFICE MAILBOX

QUIT CLAIM DEED

This Indenture, made the 9th day of February, 2024.

BETWEEN GEORGENA D'ARGENIO, 923 Ives St, Watertown, NY 13601 grantor,
and AARON A. NETTO, 23997 Gotham St, Watertown, NY 13601 grantee.

WITNESSETH, that the grantor, in consideration of One Dollar (\$1.00) and all good and valuable consideration, paid by the grantees, hereby grants and releases unto the grantees, the heirs or successors and assigns of the grantees forever,

Tax Map Parcel Identification No.: 11-06-126.000

THAT TRACT OR PARCEL OF LAND, situate in the City of Watertown, County of Jefferson, State of New York and being further described as follows: SEE ATTACHED SCHEDULE A

ALSO TOGETHER WITH AND SUBJECT TO any other easements, exceptions, rights, privileges obligations, covenants, and conditions of record.

BEING the same premises conveyed by James E. Mills, City Comptroller of the City of Watertown to Georgena D'Argenio by Quit Claim Deed dated July 24, 2023, and recorded in the Jefferson County Clerk's Office on July 24, 2023 at Instrument #2023-10887

TOGETHER with the appurtenances and all the estate and rights of the grantor in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the grantees, the heirs or successors and assigns of the grantees forever. AND the grantor covenants as follows:

This deed is subject to the trust provisions of Section 13 of the Lien Law. The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

IN WITNESS WHEREOF, the grantor has executed this deed the day and year first above written.

Record and : Brotherton Law Firm
Return to: 200 Washington St, Suite 401
Watertown, New York 13601

In Presence of:

Georgena D'Argenio L.S.

STATE OF NEW YORK)

) ss.:

COUNTY OF JEFFERSON)

On the 9 day of Feb, 2024, before me, the undersigned, personally appeared **Georgena D'Argenio**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Rhonda M. Hubbard
Notary Public

RHONDA M. HUBBARD
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01HU4945019
Appointed in Jefferson County
Commission Expires January 27, 2027

Schedule A

all THAT TRACT OR PARCEL OF LAND, situate in the City of Watertown, County of Jefferson and State of New York, being known and designated as lot No. 4 Winslow Street on a map and survey of lands owned by N. Winslow, made by William Howland, Surveyor, and recorded in Jefferson County Clerk's Office on the 6th day of August, 1869, in Book No. 180 of Deeds, pages 562 and 563, reference being had thereto for a more particular description thereof.

NOTE: A "Map of lands owned by Norris Winslow, Esq., City of Watertown, New York", surveyed and drawn by William Howland June, 1869, was recorded in Jefferson County Clerk's Office August 6, 1869, in Liber 180, at pages 562 and 563 of Deeds.

ALSO ALL THAT OTHER TRACT OR PARCEL OF LAND, situate in the City of Watertown, County of Jefferson and State of New York, bounded and described as follows:

Beginning at the southwest corner of Lot No. 4 on the southerly side of Winslow Street, as shown upon a map of lands owned by Norris Winslow, filed in Jefferson County Clerk's Office August 6, 1869;
thence southerly about 86 feet to the northwest corner of Lot No. 5 Munson Street, as shown on said map; thence easterly along the northerly line of said Lot No. 5 Munson Street a distance of about 66 feet to the northeast corner of said lot; thence northerly to the southeast corner of said Lot No. 4 Winslow Street; thence westerly to the place of beginning, be the same more or less.

Being the same premises conveyed by Dorothy L. Butts to Burton Silver by deed dated December 6, 1976 and recorded in the Jefferson County Clerk's Office December 7, 1976 in Liber 878 of Deeds at Page 262.

FURTHER INTENDING TO DESCRIBE 126 Winslow Street, Watertown, NY 13601, known as Tax Parcel #11-06-126.

Short Environmental Assessment Form

Part 1 - Project Information

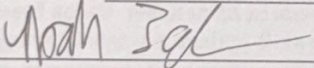
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information																		
Name of Action or Project: 126 Winslow 6 Unit																		
Project Location (describe, and attach a location map): 126 Winslow St, Watertown NY 13601																		
Brief Description of Proposed Action: Netmat Capital LLC bought 126 Winslow when it was operating as a 6 unit and recently learned it is not zoned as a legal 6 unit. The company stopped renting two of the units and is asking for a variance to return to renting all 6 units.																		
Name of Applicant or Sponsor: Netmat Capital LLC		E-Mail:																
Address:																		
City/PO:		State:	Zip Code:															
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="padding: 2px;">NO</th> <th style="padding: 2px;">YES</th> </tr> <tr> <td style="text-align: center; padding: 2px;">☒</td> <td style="text-align: center; padding: 2px;">☐</td> </tr> </table>	NO	YES	☒	☐											
NO	YES																	
☒	☐																	
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="padding: 2px;">NO</th> <th style="padding: 2px;">YES</th> </tr> <tr> <td style="text-align: center; padding: 2px;">☒</td> <td style="text-align: center; padding: 2px;">☐</td> </tr> </table>	NO	YES	☒	☐											
NO	YES																	
☒	☐																	
3. a. Total acreage of the site of the proposed action?		0.38 acres																
b. Total acreage to be physically disturbed?		0 acres																
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0 acres																
4. Check all land uses that occur on, are adjoining or near the proposed action:																		
<table style="width: 100%;"> <tr> <td>☒ Urban</td> <td>☐ Rural (non-agriculture)</td> <td>☐ Industrial</td> <td>☒ Commercial</td> <td>☒ Residential (suburban)</td> </tr> <tr> <td>☐ Forest</td> <td>☐ Agriculture</td> <td>☐ Aquatic</td> <td colspan="2">☐ Other(Specify):</td> </tr> <tr> <td colspan="5">☐ Parkland</td> </tr> </table>				☒ Urban	☐ Rural (non-agriculture)	☐ Industrial	☒ Commercial	☒ Residential (suburban)	☐ Forest	☐ Agriculture	☐ Aquatic	☐ Other(Specify):		☐ Parkland				
☒ Urban	☐ Rural (non-agriculture)	☐ Industrial	☒ Commercial	☒ Residential (suburban)														
☐ Forest	☐ Agriculture	☐ Aquatic	☐ Other(Specify):															
☐ Parkland																		

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☒	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☒
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? No change.	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: No change. _____	NO	YES	
	☐	☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ No change. _____	NO	YES	
	☒	☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ No change. _____	NO	YES	
	☒	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☒	☐
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☒	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Noah Taylor</u> Date: <u>8/26/26</u>		
Signature: <u></u> Title: <u>8/26/26</u>		