

CITY OF WATERTOWN, NEW YORK

245 Washington Street, Watertown, NY 13601
Office: (315) 785-7740 - Fax: (315) 785-7829

Special Use Permit Application

APPLICANT INFORMATION

Name: *Gianaco LLC*

Mailing Address: *23997 Gotham St. Rd
Watertown N.Y. 13601*

Phone Number: *315-408-4158*

Email: *aaron.netto@gmail.com*

PROPERTY INFORMATION

Property Address: *338 Academy St.*

Tax Parcel Number(s): *11-04-128-000*

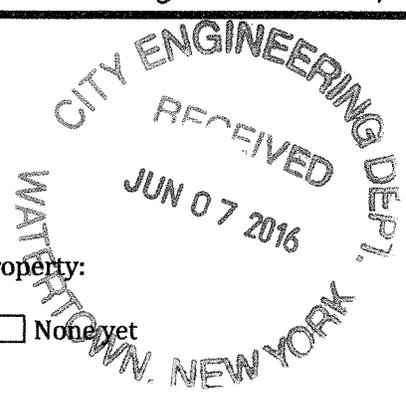
Property Owner (if not applicant):

If applicant is not owner or owner's representative, indicate interest in the property:

Signed Purchase Agreement (attach)

Signed Lease (attach)

None yet



Zoning District: *Residential C*

Land Use:

Required Attachments:

- 8.5x11 parcel map with property outlined with heavy black ink
- Sketch of the site drawn to an engineering scale (e.g. 1"=20')
- Completed Part I of the Environmental Assessment Form (SEQR)

REQUEST DETAILS

Proposed Use:

Explain proposal (use additional 8.5x11 sheets if necessary):

House was a 4-unit was converted to single family for daycare facility. House was still used as 4-unit w/ separate kitchens and baths for each. Want it converted back to be used as 4-unit.

I certify that the information provided in this application is true to the best of my knowledge.

Signature:

Date:

6/6/16

December 1, 2015

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: <i>Special use permit - 4th Unit</i> | | | |
| Project Location (describe, and attach a location map): <i>338 Academy St</i> | | | |
| Brief Description of Proposed Action: <i>Change unit for 1 family back to 4th-unit.</i> | | | |
| Name of Applicant or Sponsor: <i>Aaron Netts</i> | | Telephone: <i>315-408-4158</i> | |
| | | E-Mail: <i>aaronnetts@grail.com</i> | |
| Address: <i>23997 Gotham Street Rd</i> | | | |
| City/PO: <i>Watertown</i> | | State: <i>NY</i> | Zip Code: <i>13601</i> |
| 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. | | | NO <input checked="" type="checkbox"/> |
| | | | YES <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: | | | NO <input checked="" type="checkbox"/> |
| | | | YES <input type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action? | | <i>0.3</i> acres ← | |
| b. Total acreage to be physically disturbed? | | <i>0</i> acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | <i>0.3</i> acres | |
| 4. Check all land uses that occur on, adjoining and near the proposed action. | | | |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ | | | |
| <input type="checkbox"/> Parkland | | | |

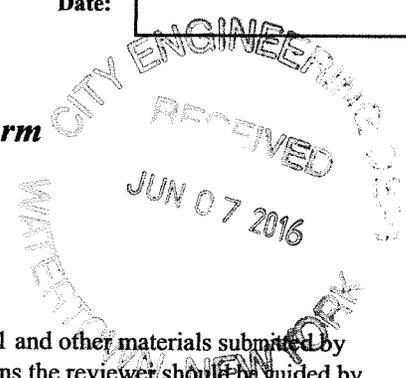
| | | |
|---|--|--|
| <p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Giangaio LLC</u> Date: <u>6/6/16</u></p> <p>Signature: <u><i>[Handwritten Signature]</i></u></p> | | |

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment



Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

| | No, or small impact may occur | Moderate to large impact may occur |
|--|-------------------------------|------------------------------------|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Will the proposed action impair the character or quality of the existing community? | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities? | <input type="checkbox"/> | <input type="checkbox"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action create a hazard to environmental resources or human health? | <input type="checkbox"/> | <input type="checkbox"/> |

PRINT FORM

Project:

Date:

**Short Environmental Assessment Form
Part 3 Determination of Significance**

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

| | |
|---|--|
| <input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. | |
| <input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. | |
| _____ Name of Lead Agency | _____ Date |
| _____ Print or Type Name of Responsible Officer in Lead Agency | _____ Title of Responsible Officer |
| _____ Signature of Responsible Officer in Lead Agency | _____ Signature of Preparer (if different from Responsible Officer) |

PRINT FORM



MEMORANDUM
CITY OF WATERTOWN, NEW YORK – PLANNING OFFICE
245 WASHINGTON STREET, SUITE 304, WATERTOWN, NY 13601
PHONE: (315) 785-7730 – FAX: (315) 782-9014

TO: City of Watertown Property Owners
FROM: Andrew Nichols, Planner
SUBJECT: Special Use Permit – 816 Bradley St
DATE: June 20, 2014

This is to notify you of a pending application before the City of Watertown Planning Board for a Special Use Permit to operate a car wash in a Neighborhood Business District at 816 Bradley Street, parcels 1-09-201, 1-09-202, and 1-09-203.100. The car wash will be located at the northeast corner of Bradley and Burdick streets.

You have been sent this notice because you own property that is within 100 feet of the subject property.

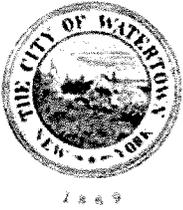
The City Planning Board will be reviewing the request at its meeting to be held on **Tuesday, July 1, 2014 at 3:00 p.m.** in the City Council Chamber of City Hall located at 245 Washington Street, Watertown, NY 13601.

A complete copy of the application can be reviewed in the City Engineer's Office on the third floor of City Hall during regular business hours.

The application and meeting agenda will also be posted online at:

<http://www.watertown-ny.gov/index.asp?NID=480>

If you have any questions, please feel free to contact the Planning Office by e-mail at anichols@watertown-ny.gov, or by phone at 785-7730.



Property Description Report For: 338 Academy St, Municipality of City of Watertown



Total Acreage/Size: 65 x 186
Land Assessment: 2016 - \$12,700
 2015 - \$12,700
Full Market Value: 2016 - \$60,217
 2015 - \$62,955
Equalization Rate: 2016 - N/A
 2015 - N/A
Deed Book: 2015
Grid East: 998644

Status: Active
Roll Section: Taxable
Swis: 221800
Tax Map ID #: 11-04-128.000
Account #: 01001340
Property Class: 210 - 1 Family Res
Site: RES 1
In Ag. District: No
Site Property Class: 210 - 1 Family Res
Zoning Code: RC - Residential C
Neighborhood Code: 00506
School District: Watertown
Total Assessment: 2016 - \$55,400
 2015 - \$55,400

Property Desc: 65x186 1104128
Deed Page: 11650
Grid North: 1447489

Area

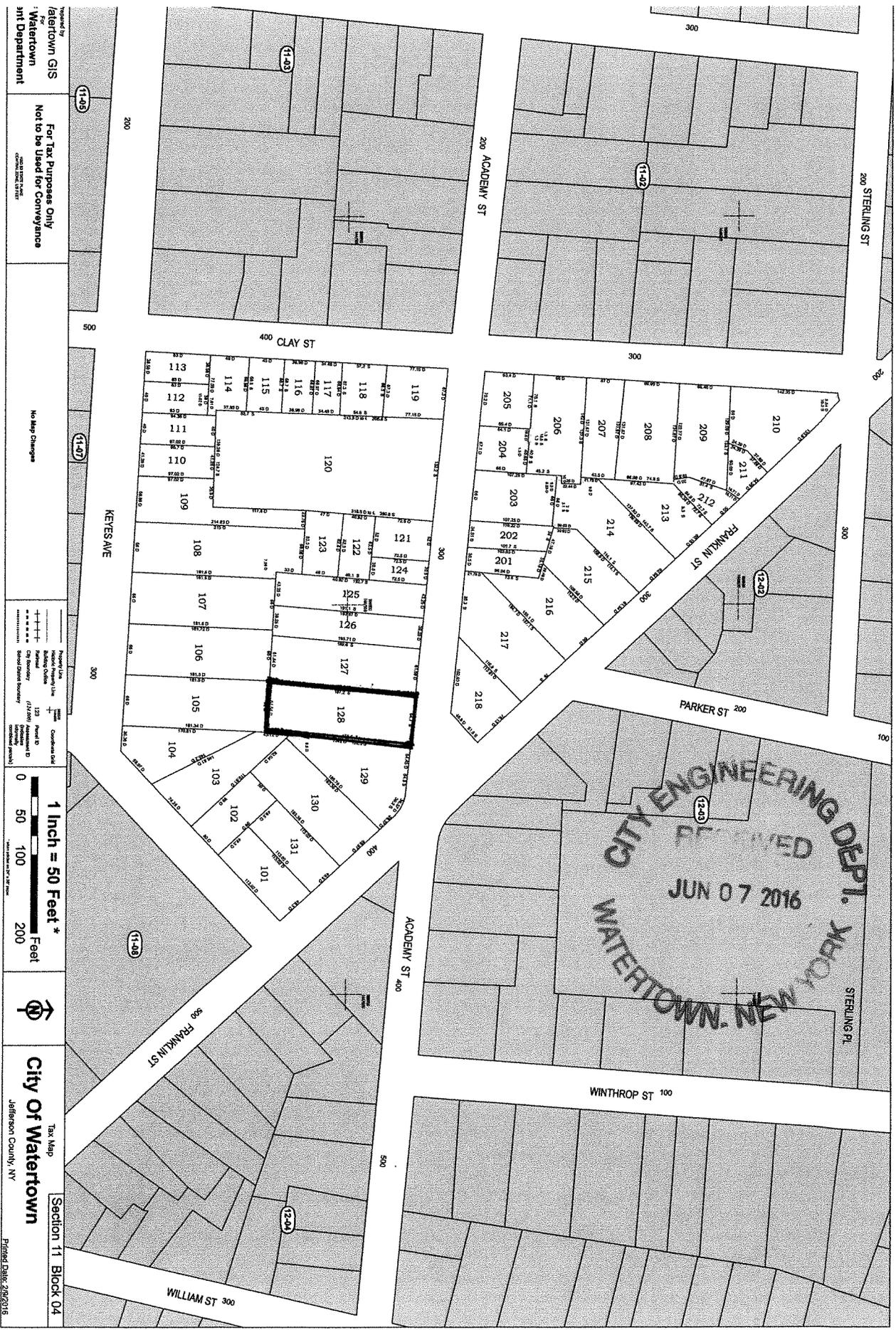
Living Area: 3,386 sq. ft.
Second Story Area: 1,684 sq. ft.
Additional Story Area: 0 sq. ft.
Finished Basement: 0 sq. ft.
Finished Rec Room: 0 sq. ft.
First Story Area: 1,702 sq. ft.
Half Story Area: 0 sq. ft.
3/4 Story Area: 0 sq. ft.
Number of Stories: 2
Finished Area Over Garage: 0 sq. ft.

Structure

Building Style: Old style
Bedrooms: 5
Fireplaces: 0
Porch Type: Porch-coverd
Basement Garage Cap: 0
Overall Condition: Fair
Year Built: 1900
Bathrooms (Full - Half): 2 - 0
Kitchens: 1
Basement Type: Full
Porch Area: 24.00
Attached Garage Cap: 0.00 sq. ft.
Overall Grade: Economy

Owners

Gianaco LLC



Prepared by
 WATERTOWN GIS
 Not to be Used for Conveyance
 City Department

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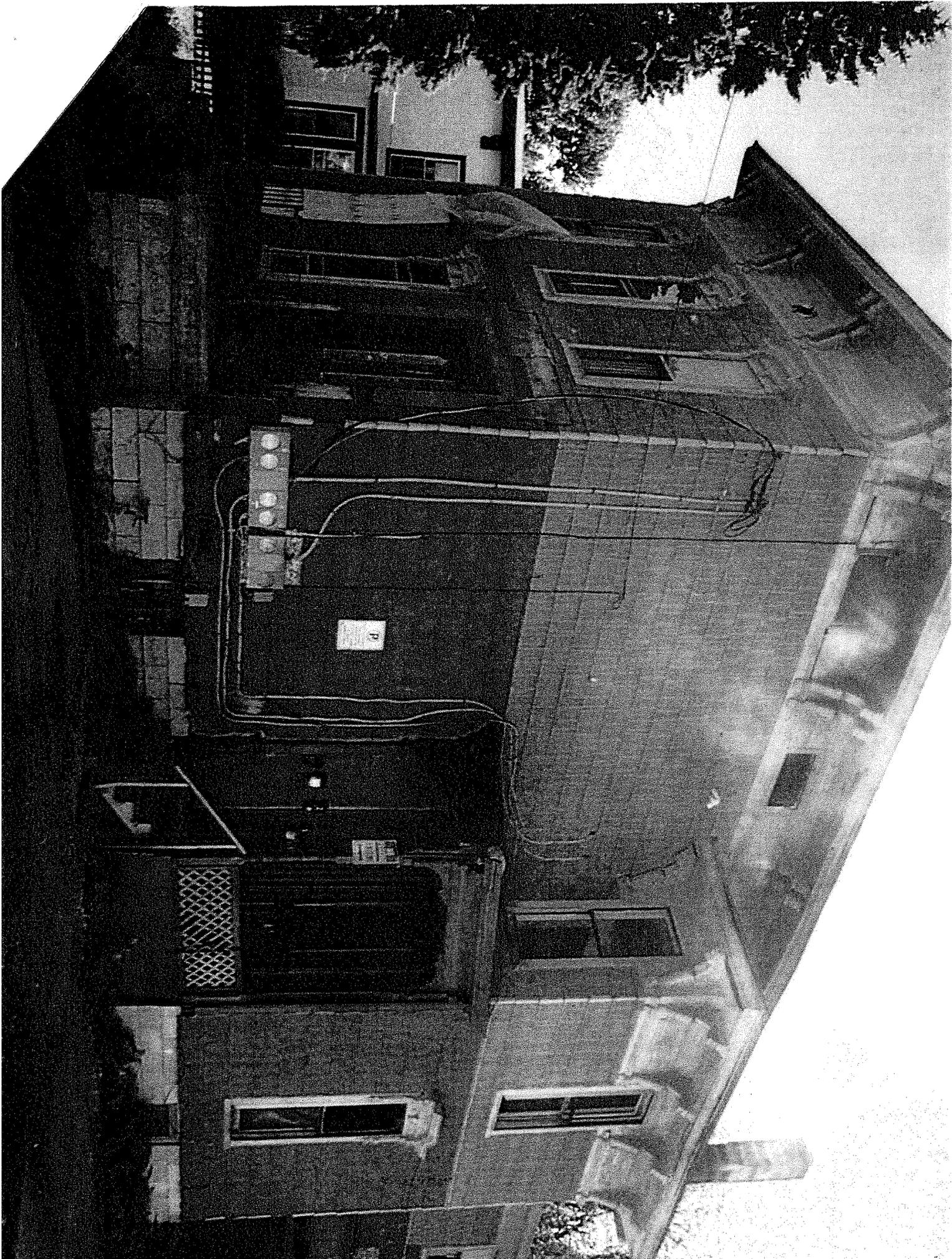
Map Symbols
 Property Line
 Easement
 Right of Way
 Other
 123 Assessment ID
 123 Parcel ID
 123 Lot Number
 123 Block Number
 123 Section Number

1 inch = 50 Feet *
 0 50 100 200 Feet



City of Watertown
 Tax Map
 Jefferson County, NY

Section 11 Block 04
 Printed Date: 2/29/2016



1426

CITY OF WATERTOWN APPLICATION FOR BUILDING PERMIT

To the BUREAU OF CODE ENFORCEMENT

Watertown, New York

Premises Address 338 Academy Street (official number will be assigned to all new buildings)
 Owner Jennifer/John Wagar Address 906 Franklin St Watertown
 Contractor Owners acting on previous permit for Rockbottom
 Liability Insurance Co. _____ Policy No. _____ Expr. _____
 Compensation Insurance Co. _____ Policy No. _____ Expr. _____

Type of Permit: New Building Addition Alteration Demolition Conversion Swimming Pool

This information not necessary for alterations to 1 and 2 family dwellings when there is no change in size of buildings nor on demolition permits.

Zoning District _____ Parcel No. 11-04-128 Lot Size 65 X 186 Bldg Size _____
 Stories _____ Height _____ Total (sq. ft.) _____

(Distances) From Lot Lines: Front _____ Rear _____ Left Side _____ Right Side _____

From Nearest Buildings: Front _____ Rear _____ Left Side _____ Right Side _____

Type of Construction: Fire Resistive 1A Heavy Timber 3 Foundation _____
 1B Ordinary 4A Wall Framing _____
 Non-combustible 2A 4B Roof Framing _____
 2B Wood Frame 5A Roofing _____
 5B Siding _____

Flood Plan: Yes No 100 Yrs. Heating _____

COMMENTS: FIRE/DMG PREVIOUSLY REPAIRED
New Owners refurbishing
interior to accommodate their
family members as a
single family residence -
openings uncovered - already
existing - cosmetic improvements in progress
all work to comply with NYS Bldg Code

Chimney A B BW C
PLOT DIAGRAM:

 A circular stamp from the Engineering Dept. of Watertown, New York, dated JUN 07 2016.

This permit is issued subject to all easements and rights of way and the City assumes no responsibilities for mistakes or errors concerning ownership of the premises made by the applicant of this permit.

This permit DOES NOT cover PLUMBING, HEATING, ELECTRICAL, SIDEWALK, SIGNS, CURBS, or SEWER WORK. Section 53 of the City Charter and Sections 22-2 and 22-10 of the Municipal Code require that sidewalks be built along any property along any street. A sidewalk along the property described in this application now exists, or will be rebuilt by (date) _____

or will be built by (date) _____ Demolition permits EXPIRE 2 MONTHS from date of approval. Construction permits EXPIRE 6 MONTHS from date of approval.

Building must not be used or occupied until final inspection is completed and a CERTIFICATE OF OCCUPANCY and/or CERTIFICATE OF COMPLIANCE is issued.

ESTIMATED COST OF WORK: \$ 5000

PERMIT FEE (According to current official schedule) \$ 0, pd previously Treasurer's Receipt No. _____

(I) (WE) certify that all statements made in this application are true and correct. (I) (WE) also have read all statements, conditions, and restrictions contained in this application and agree to comply with the same, and have affixed or caused to be affixed (MY) (OUR) signature hereto under penalty of perjury.

OWNER X Jennifer Wagar BY _____ DATE 5/15/06

DO NOT WRITE IN SPACE BELOW

PERMIT (GRANTED) (REFUSED) BY Charlynn Meunier DATE 5/15/06

CERTIFICATE OF OCCUPANCY ISSUED BY _____ DATE _____
 BUREAU OF CODE ENFORCEMENT R 051 - 702



CERTIFICATE OF COMPLIANCE

City of Watertown, New York

CERTIFICATE NO.: CC-089-002 DATE OF ISSUE: July 18, 2008

PREMISES ADDRESS: 338 Academy Street, Watertown, New York

THIS IS TO CERTIFY that the building or portion of the building as shown below meets the MINIMUM STANDARD REQUIREMENTS in conformity with the ZONING, BUILDING CODE, HOUSING CODE and other related regulations for the use or uses as indicated. It shall be UNLAWFUL TO USE OR ALLOW TO BE USED any part or portion of said building for other than use or uses as specified herein.

THIS CERTIFICATE MUST BE KEPT ON FILE on the premises at all times. Application must be made to the Code Enforcement Inspector for ANY CHANGES desired and a new or revised certificate will be issued provided such changes are within the limits of existing laws and regulations.

OCCUPANCY GROUP: R CONSTRUCTION CLASSIFICATION: Vb

ZONING USE DISTRICT: Residence C

NUMBER of STORIES: Two

SECTION of REFERENCE: Entire

ALLOWED USE: Single Family Home

NUMBER of PERSONS WHO MAY OCCUPY: N/A

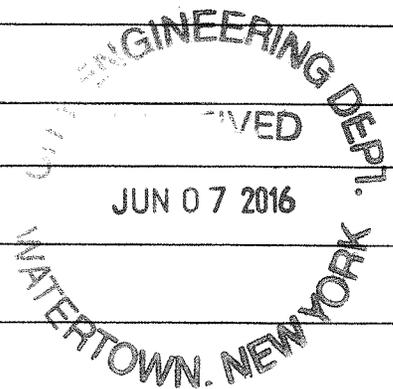
FINAL/PROVISIONAL: Final

ISSUED TO: Jennifer and John Wagar

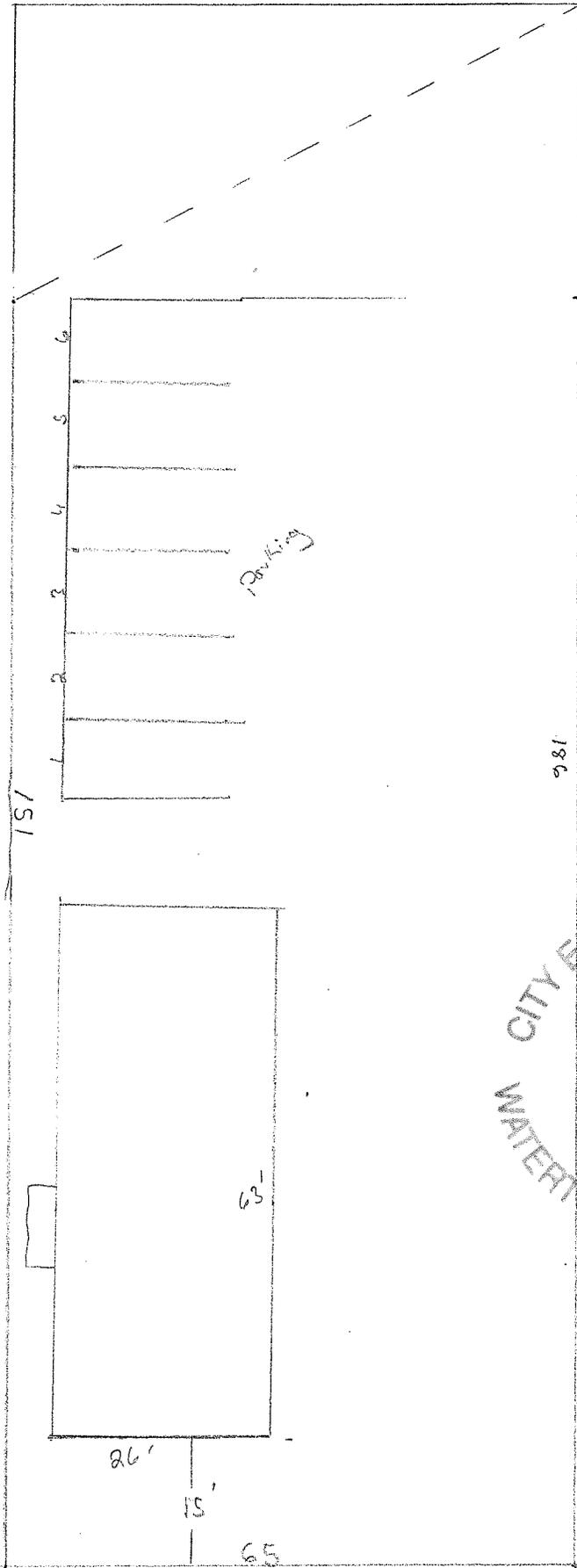
PERMIT NUMBER: B-056-202

SIGNATURE: *Carolyn F. R. Meunier*

INSPECTOR: Carolyn F. R. Meunier
Code Enforcement Officer
CITY OF WATERTOWN
BUREAU OF CODE ENFORCEMENT



35 x 186 = 12,090 SF



CITY ENGINEERING DEPT
 RECEIVED
 JUN 07 2016
 WATERTOWN, NEW YORK

338 Academy St.