



**INTEROFFICE MEMO
PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT**

DATE: July 2, 2026

TO: James Corriveau, ZBA Chairperson

FROM: Geoffrey Urda, Senior Planner

SUBJECT: 111 Breen Avenue
Parcel Number 8-01-214.100
Zoning – Commercial
Petition for an Area Variance to reduce the minimum parking setback along a street
Right-of-Way (ROW)
File #620

This petition, presented by Puccia Olive Oil Company LLC., is to vary the requirements of Section 310-21 (I)(5)(E) of the Zoning Ordinance to reduce the minimum parking setback. The applicant is concurrently seeking Site Plan Approval from the Planning Commission for a parking lot expansion that would create shared parking with the neighboring parcel at 710 Arsenal Street (Marcy Spa).

The Commercial District carries a minimum 20-foot front-yard parking and loading setback. The site plan that the applicant submitted depicts a 7.5-foot parking setback on 111 Breen Avenue from the property line that fronts on the Arsenal Street Right-of-Way (ROW). This would represent a 62.5 percent variance.

On the adjacent parcel at 710 Arsenal Street, the existing Marcy Spa parking lot has no setback from the ROW and the proposed site plan reduces this existing nonconformity. Therefore, an Area Variance is not necessary for the section of the site plan on 710 Arsenal Street. However, the proposed spaces on 111 Breen will create a new nonconformity and could be legal only with the relief of an Area Variance granted by the Zoning Board of Appeals (ZBA).

Per 6 CRR-NY 617.5(C)(16), the granting of individual setback or lot line variance is a Type II action pursuant to SEQRA and requires no further environmental review.

Finally, as the proposed action occurs within 500 feet of New York State owned land, it will require county review pursuant to Section 239-m of New York State General Municipal Law. Staff referred this application to the Jefferson County Planning Board for consideration at its meeting on June 30, 2026. County Planning Staff subsequently informed City Staff in correspondence dated June 18, 2026, that further review was unnecessary since the City had previously referred a related Variance request related to the subject development for County review. A copy of the correspondence from Jefferson County appears at the end of this report.

cc: ZBA Members
File



1 June 2026

Mr. Michael A. Lumbis
Planning and Community Development Director
City of Watertown
245 Washington Street, Room 305
Watertown, NY 13601

RE: Pete's Trattoria Parking Lot Expansion Area Variance Request – Parking and Loading Setback
Tax Map P.N. 8-01-214.100
111 Breen Avenue

Sto Geo File: 2017-015.04

Mr. Lumbis –

On behalf of our client, Puccia Olive Oil Company LLC (POC – Geoff Puccia), Storino Geomatics, PLLC is submitting for approval of an Area Variance of City of Watertown Tax Map P.N. 8-01-214.100 (111 Breen Avenue). We understand that approval by the Zoning Board of Appeals will be required for an area variance for a Parking and Loading Setback (Section 310-21 (l)(5)(E)) of the portion of the property that abuts Arsenal Street for a proposed parking lot improvements project.

Project Description – As seen in the attached Site Development Plans, the project includes improvements to property to increase the parking capacity for the existing “Pete’s Trattoria” restaurant. Currently the business relies on an easement on an adjoining parcel (across Breen Ave.) to fulfill its parking lot needs, and this parking lot expansion allows the restaurant to own their parking lot. Additionally, the adjoining business to the east of the proposed expansion, will utilize a portion of this expansion to facilitate parking for their business (shared parking agreement).

The project has entered the Site Plan Approval process with the City of Watertown Planning Commission. The project has also successfully received variances from the landscape buffer requirements.

Variance Request - One area variance – Parking and Loading Setback (Section 310-21 (l)(5)(E)) to support the project. As seen on the Site Development plans, the proposed setback from the NYS DOT ROW of NYS Route 3/Arsenal Street Ranges from 10.2’ to 7.4’ as you go from west to east along the frontage.

We are of the opinion that there will be no detriment to the health, safety and welfare of the neighborhood or community if an area variance for these buffer requirements is granted. The following summarizes our understanding and opinion of applicable hardship tests for the action:

1. The variance will not produce or create an undesirable change in the character of the neighborhood or a detriment to nearby properties.
2. The benefit sought by the applicant (parking lot expansion) cannot be achieved by any other feasible alternative methods, other than an area variance.

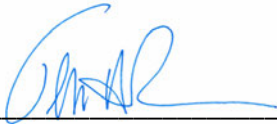
3. The requested area variance is not substantial.
4. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
5. The difficulty/action is self-created.

Attached please find the following for the Zoning Board of Appeals review (Note that these deliverables have been submitted electronically, through the City of Watertown's Portal, and will not be submitted as hard copies):

- Area Variance Application Form;
- Letter of Authorization;
- Conceptual Site Plan with variance requests clearly noted;
- Short Environmental Assessment Form;
- Project Parcel Deed;
- Existing Conditions Survey Plat, and
- Annotated Tax Map.

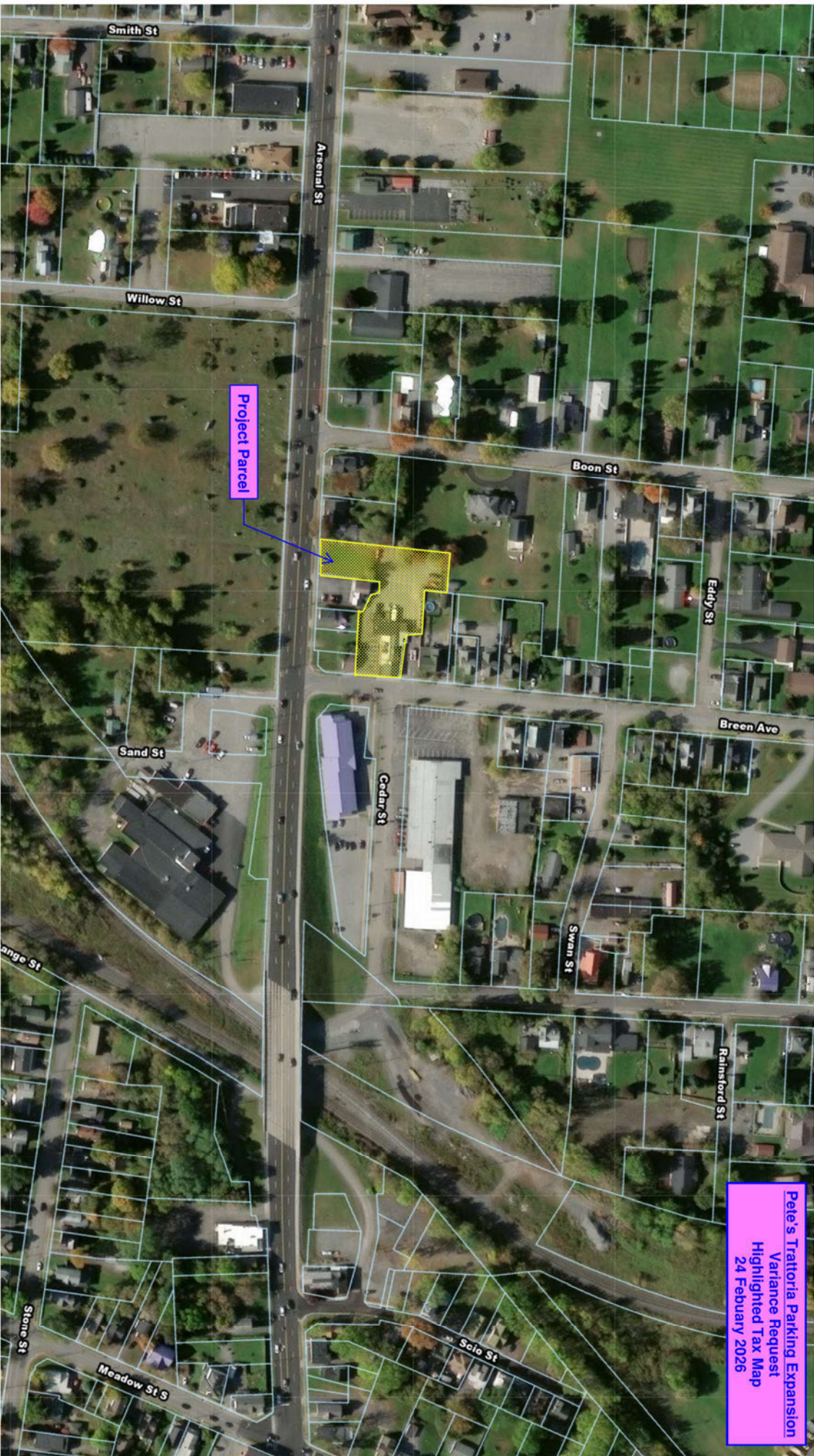
If you have any questions, comments, or require any additional information please contact me at (T) 315-788-0287, (M) 315-767-5669, or by E-mail at thross@storinogeomatics.com.

Respectfully Submitted,

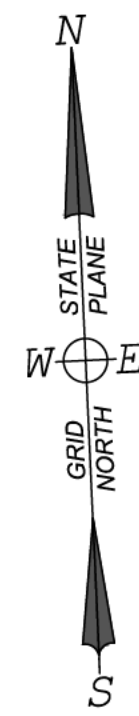


Thomas H. Ross

Attachments



Pete's Trattoria Parking Expansion
Variance Request
Highlighted Tax Map
24 February 2026



GENERAL NOTES AND INFORMATION:

- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES SHOWN PER FIELD LOCATED ABOVE GROUND VISIBLE FEATURES AND AVAILABLE RECORDS. THEREFORE, THEIR LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY. ADDITIONAL UTILITIES MAY EXIST, THE PRESENCE OF WHICH IS NOT CURRENTLY KNOWN. PRIOR TO CONSTRUCTION CONTACT DIG SAFELY NEW YORK FOR LOCATIONS OF UNDERGROUND UTILITIES. (1-800-862-7862 OR 811) CONTRACTOR IS RESPONSIBLE FOR LOCATING AND WORKING WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
- THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED BY STORINO GEOMATICS, PLLC IN SPRING 2025.
- ALL OUT-OF-SCOPE AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS WILL BE RESTORED TO CONDITIONS EQUAL TO OR BETTER THAN THAT PRIOR TO CONSTRUCTION. ANY DAMAGED SHRUBS, TREES, OR HEDGES SHALL BE REPLACED BY THE CONTRACTOR AT THEIR EXPENSE.
- THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, SECURITY BONDS, FEES, AND PAYMENTS TO OBTAIN SAID PERMITS WHERE APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OF DIMENSIONS, ELEVATIONS AND LOCATIONS DURING PRECONSTRUCTION FIELD VERIFICATION, SUCH INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR VERIFICATION OR MODIFICATION OF THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR MAKING SURE THAT BREEN AVENUE AND NYS ROUTE 3 ARE CLEAR OF DEBRIS AND MUD ON A DAILY BASIS DURING THE ENTIRE CONSTRUCTION PROCESS.
- A STORM WATER POLLUTION PREVENTION PLAN IS NOT REQUIRED FOR THE PROJECT AS IT DISTURBS LESS THAN ONE ACRE.
- EXISTING PRIVATE WATER AND SANITARY SEWER SYSTEMS THAT SERVICE THE EXISTING PROPERTY WILL BE USED TO SERVICE THE FACILITIES. NO WATER/SEWER WORK IS ANTICIPATED.
- THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
- ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST REVISIONS OF NEW YORK STATE CODE RULE 23 AND OSHA REGULATIONS FOR CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
- EXERCISE CAUTION WHEN OPERATING CONSTRUCTION EQUIPMENT OVER NEW UTILITY TRENCHES. MAINTAIN A MINIMUM COVER OF TWO FEET OR MORE IF REQUIRED, OVER ANY UTILITY LINE SUBJECT TO CONSTRUCTION TRAFFIC.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK, LANE CLOSURES AND DISRUPTIONS WITH GOVERNING AGENCIES.
- ALL PROPOSED WORK MAY BE ALTERED IN THE FIELD BY THE ENGINEER TO MEET EXISTING CONDITIONS.
- UPON COMPLETION OF THE WORK, ALL DISTURBED AREAS SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
- DISTURBED AREAS SHALL BE RESTORED AS WORK PROGRESSES AS DEEMED APPROPRIATE BY THE ENGINEER.
- TURF ESTABLISHMENT: ALL DISTURBED, FILL OR CUT AREAS SHALL BE GRADED, SEEDED AND MULCHED, WITHIN ONE WEEK AFTER DISTURBANCE. TOPSOIL SHOULDER AREAS AND LAWN AREAS OF PRIVATE PROPERTY DISTURBED DURING THE COURSE OF THE WORK BEFORE SEEDING AND MULCHING. REPAIR ANY AREAS THAT SETTLE OR WASH OUT.
- ALL EROSION CONTROL MEASURES SHALL BE PUT INTO PLACE PRIOR TO STARTING WORK.
- TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT.
- ALL CONSTRUCTION STAKE OUT IS THE RESPONSIBILITY OF THE CONTRACTOR.

P.N. 8-01-221.000
N/F ALLAN RUSSO
INST. NO. 2006-12381

SOLAR FENCE MOUNTED LIGHTING (TYP.)
MOUNTING HEIGHT - 7'
TOW CAPELLA SERIES,
OR APPROVED EQUAL.

CONCRETE WALK

NYS ROUTE 3 (ARSENAL STREET)

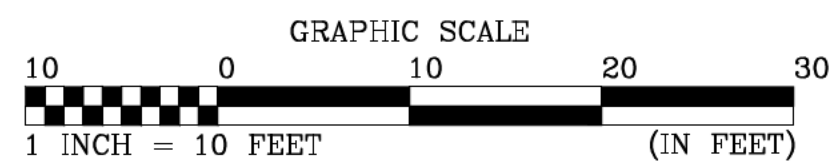
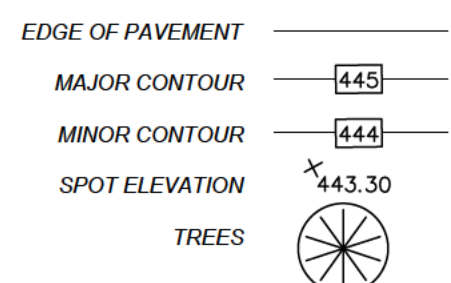
PLANNING TABLE ZONING - CITY OF WATERTOWN - COMMERCIAL DISTRICT

	REQUIRED	PROPOSED
FRONTAGE	50'	>> 50'
AREA	NO MINIMUM	N/A
SETBACK:		
FRONT	10'	N/A
SIDE	5'	N/A
REAR	10'	N/A

LANDSCAPING TABLE

SYMBOL	TREE NAME - BOTANICAL AND/OR COMMON	SIZE
TM	ACER TATARICUM / TATARIAN MAPLE	1.5" CALIPER
CF	CORNUS FLORIDA / FLOWERING DOGWOOD	1.5" CALIPER
CA	MALUS SPP. (CULTIVARS) CRABAPPLE	1.5" CALIPER
AH	CARPINUS CAROLINIANA/AMERICAN HORNBEAM	1.5" CALIPER

PROPOSED:



P.N. 8-01-214.100
PUCCIA OLIVE OIL COMPANY, LLC
0.699± GROUND ACRES
INST. NO. 2021-9639

SHED

1 - STORY WOOD
FRAME BUILDING
"PETE'S TRATTORIA"
111

WALL PACK LIGHTING
MOUNTING HEIGHT - 12'
LUMARK AXCENT MODEL AXCS1A,
OR APPROVED EQUAL.

BUILDING MOUNTED
NO PARKING SIGN

BUILDING MOUNTED
ADA PARKING ONLY SIGN

P.N. 8-01-218.000
N/F SHAWN E. MASSEY
INST. NO. 2005-15593

P.N. 8-01-219.001
N/F MARCY SPA
& SALON INC.
INST. NO. 2024-6187

PROPOSED NYS DOT
COMMERCIAL DRIVEWAY
(DETAILED NYS DOT
SUBMISSION AND DRAWINGS
FORTHCOMING)

UNAUTHORIZED ALTERATION OR ADDITION TO A MAP
BEARING A LICENSED PROFESSIONAL LAND
SURVEYOR'S OR ENGINEER'S SEAL IS A VIOLATION
OF SECTION 7209, SUB-DIVISION 2, OF THE NEW
YORK STATE EDUCATION LAW.
COPIES FROM THE ORIGINAL OF THIS MAP NOT
MARKED WITH AN ORIGINAL OF THE LICENSED
PROFESSIONAL LAND SURVEYOR'S OR ENGINEER'S
INKEO SEAL, OR HIS EMBOSSED SEAL, AND ORIGINAL
SIGNATURE IN RED INK SHALL NOT BE CONSIDERED
TO BE A VALID TRUE COPY.
ANYONE POSSESSING AN UNAUTHORIZED COPY
MAY FACE CIVIL AND POSSIBLE CRIMINAL DAMAGES.
UNAUTHORIZED COPIES MAY CONTAIN FRAUDULENT,
INCORRECT, ERRONEOUS, OR MISLEADING
INFORMATION OR OMIT IMPORTANT AND RELEVANT
INFORMATION. DO NOT USE OR RELY ON
UNAUTHORIZED COPIES.
THE SEAL, SIGNATURE, AND CERTIFICATION ARE
HEREBY REVOKED AND OTHERWISE VOID ON ALL
UNAUTHORIZED COPIES.

Arthur
ENGINEERING

SITE AND LANDSCAPING PLAN PETE'S TRATTORIA PARKING LOT EXPANSION

TAX MAP P.N. 8-01-214.100 AND 8-01-219.001

111 BREEN AVENUE / 710 ARSENAL STREET
COUNTY OF JEFFERSON

CITY OF WATERTOWN
STATE OF NEW YORK

SG STORINO GEOMATICS, PLLC
PROFESSIONAL LAND SURVEYORS

HAYWARD BRADFORD ARTHUR
P.E. NO. 110862

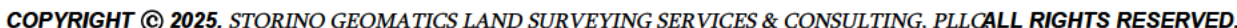
NY · NJ · PA · VT

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DATE: 05/15/2026
SCALE: 1" = 10'
DRAWN BY: THR
CHECKED BY: THR/AMS/HBA
FILE NO. 2017-015.04
DWG. NO.

C101

1 1





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 #: 2021-00009639

Receipt#: 2021013596

Clerk: AC

Rec Date: 06/18/2021 04:39:32 PM

Doc Grp: DEE

Descrip: DEED

Num Pgs: 8

Rec'd Frm: JEFFERSON ABSTRACT CORPORATION

Party1: CANTO 111 LLC

Party2: PUCCIA OLIVE OIL COMPANY

Town: WATERTOWN-CITY OF
8-01-214.100

Recording:

Cover Page	5.00
Recording Fee	55.00
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 All others - State	241.00
RP5217 - County	9.00

Sub Total: 345.00

Transfer Tax
Transfer Tax - State 0.00

Sub Total: 0.00

Total: 345.00

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

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

Transfer Tax #: 4272

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:

TIMOTHY A. FARLEY PC
OFFICE MAILBOX

RECORD & RETURN TO:
TIMOTHY A. FARLEY, PC
514 STATE STREET
CARHAGE, NY 13619

WARRANTY DEED

THIS INDENTURE, made June 15, 2021

BETWEEN:

CANTO 111 LLC
A New York State Limited Liability
Company with an address of



Grantor

AND

PUCCIA OLIVE OIL COMPANY, LLC
A New York State Limited Liability
Company with an address of



Grantee

WITNESSETH, that the Grantor, in consideration of ONE AND 00/100 (\$1.00) DOLLAR, and other good valuable consideration paid by the Grantee does hereby grant and release unto the Grantee, the heirs or successors and assigns of the Grantee, forever, premises more particularly described in Schedule "A" attached hereto.

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 here granted unto the Grantee, the heirs or successors and assigns of the Grantee forever.

And the said Grantor covenants as follows:

FIRST: That the Grantor is seized of the said premises in fee simple and has good right to convey the same.

SECOND: That the Grantee shall quietly enjoy the said premises.

THIRD: That the said premises are free from encumbrances.

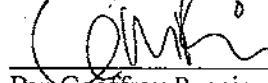
FOURTH: That the Grantor will forever warrant the title to said premises.

This deed is subject to the trust provisions of Section 13 of the Lien Law of the State of New York.

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 on the day and year first above written.

CANTO, III LLC



L.S.

By: Geoffrey Puccia, Sole Member

STATE OF NEW YORK

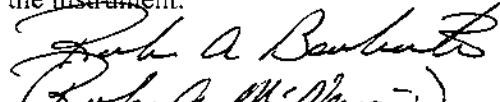
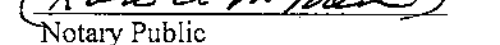
)

) ss:

COUNTY OF JEFFERSON

)

On the 5 day of June in the year 2021, before me, the undersigned, a notary public in and for said state, personally appeared, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is **Geoffrey Puccia** subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

ROBIN A. BARBARITO
Notary Public, State of New York
No. 01BA6160349
Qualified in Jefferson County
Commission Expires 2-5- 2023



STORINO GEOMATICS

LAND SURVEYING SERVICES & CONSULTING, PLLC

PROFESSIONAL LAND SURVEYORS

NEW YORK · VERMONT · PENNSYLVANIA

DEDICATION · EXPERIENCE · TECHNOLOGY

THOMAS M. STORINO, PLS, PRESIDENT
ADAM M. STORINO, PLS, VICE PRESIDENT

SUGGESTED DESCRIPTION
CITY OF WATERTOWN TAX MAP P.N. 8-01-214.100
111 BREEN AVENUE
LANDS OF THOMAS P. & LYNN COSTANZO

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

BEGINNING at a mag nail set in the westerly monumented margin of Breen Avenue (49.5' wide) at the northeasterly corner of Lot No. 120 as shown on "Map of Lots in the 4th Ward of the City of Watertown drawn for N Winslow & Co." by W.A. Lyttle., dated August 1893, filed in the Jefferson County Clerk's Office on August 24, 1893 in Book No. 1 of Maps, at Page 104, said Lot No. 120 also shown on "Map of Lots in the 4th Ward of the City of Watertown drawn for N. Winslow & Co." by W.A. Lyttle, dated August 15 1893, filed in the Jefferson County Clerk's Office on August 26, 1894 in Book No. 1 of Maps, at Page 112, said mag nail set being situate N 04°51'03" E, a distance of 54.04 feet from the northeasterly corner of a 0.009 Acre parcel (Map No. 111, Parcel No. 121) appropriated by the People of the State of New York, recorded in the Jefferson County Clerk's Office on August 13, 1952 in Liber 572 of Deeds, at Page 507, said mag nail set also being situate S 45°18'20" W, a distance of 0.79 feet from a railroad spike found;

THENCE N 87°25'16" W, parallel with the northerly monumented margin of Arsenal Street (width varies), a distance of 111.00 feet to a 1/2" iron rebar found in the easterly property line of the parcel of land conveyed by Wayne Clark to Aaron A. Netto in a deed dated March 21, 2007, recorded in the Jefferson County Clerk's Office as Instrument Number 2007-5311 on April 2, 2007, said rebar being situate N 04°51'03" E, a distance of 76.06 feet from a 1/2" iron pipe found;

THENCE the following four (4) courses and distances along said Clark to Netto conveyance:

1. N 04°51'03" E, parallel with the westerly monumented margin of Breen Avenue, a distance of 6.91 feet to a railroad spike found;
2. N 65°11'20" W, a distance of 33.91 feet to a 3/4" pinched iron pipe found;
3. N 05°33'53" E, a distance of 15.75 feet to a railroad spike found;
4. S 87°01'02" W, a distance of 24.18 feet to a 1/2" iron rebar found;

THENCE S 07°10'02" W, a distance of 109.47 feet to a 1/2" iron rebar found in the northerly monumented margin of Arsenal Street, said rebar being situate N 87°25'16" W, a distance of 134.10 feet from the southwesterly corner of the aforementioned 0.009 Acre parcel (Map No. 111, Parcel No. 121);

THENCE N 87°25'16" W, along said northerly monumented margin of Arsenal Street, a distance of 63.81 feet to a 3/4" iron pipe found, said pipe being situate S 87°25'16" E, a distance of 151.00 feet from the margin cut-back at Boon Street (40.0' wide);

THENCE N 05°53'31" E, passing through a 1/2" capped iron rebar found (BCG) at 132.00 feet and continuing a total distance of 231.06 feet to a 1/2" capped iron rebar set;

THENCE S 87°25'16" E, parallel with the northerly monumented margin of Arsenal Street, a distance of 68.97 feet to a 1/2" capped iron rebar set, said rebar being situate S 27°33'47" E, a distance of 0.44 feet from a 3/4" iron pipe found (1' below grade);

THENCE S 07°10'02" W, a distance of 38.79 feet to a point;

THENCE S 87°25'16" E, parallel with the northerly monumented margin of Arsenal Street, a distance of 79.31 feet to a point;

THENCE S 04°51'03" W, parallel with the westerly monumented margin of Breen Avenue, a distance of 26.70 feet to a 1/2" capped iron rebar set;

THENCE S 87°25'16" E, parallel with the northerly monumented margin of Arsenal Street, a distance of 17.50 feet to a 1/2" iron pipe found;

THENCE S 04°51'03" W, parallel with the westerly monumented margin of Breen Avenue, a distance of 6.00 feet to a 1/2" capped iron rebar set;

THENCE S 83°06'43" E, a distance of 66.49 feet to a mag nail set in the westerly monumented margin of Breen Avenue;

THENCE S 04°51'03" W, along the westerly monumented margin of Breen Avenue, a distance of 78.40 feet to the point and place of BEGINNING.

CONTAINING 0.699 Ground Acres of land more or less.

Bearings in this description are referenced to the New York State Plane Coordinate System, Central Zone (3102), as realized from static GPS observations referenced to NAD 83 (2011) made on April 14, 2017.

Distances in this description are ground distances (U.S. Survey Feet).

Caps on all 1/2" capped iron rebars set are yellow and read "STOR GEOM PLS 50035".

The monumented margins referred to herein are those as monumented by the Department of Engineering of the City of Watertown, New York that are on file in the City Engineer's office, Room 305, Municipal Building, 245 Washington Street.

SUBJECT TO a gas main easement granted by Thomas Costanzo to Niagara Mohawk Power Corporation in an agreement dated February 26, 1992, recorded in the Jefferson County Clerk's Office on March 13, 1992 in Liber 1294 of Deeds, at Page 73.

ALSO SUBJECT TO overhead utility easement granted by Thomas P. Costanzo to Niagara Mohawk Power Corporation in an agreement dated April 6, 2006, recorded in the Jefferson County Clerk's Office as Instrument Number 2006-21232 on December 20, 2006.

ALSO SUBJECT TO AND INCLUDING any and all other rights or restrictions of record.

TOGETHER WITH a maintenance easement granted by Richard P. and Philomena C. Canale to Thomas P. Costanzo in a deed dated June 24, 1985, recorded in the Jefferson County Clerk's Office on June 24, 1985 in Liber 983 of Deeds, at Page 271, described as follows:

"TOGETHER WITH the right and easement to enter upon the southerly part of the remaining premises of the grantors from which the foregoing piece is taken as may be reasonably required for the purpose of painting, repairing, maintaining or replacing any part of the existing building now (1985) known as 111 Breen Avenue and occupied by "Canale's Restaurant", provided that any damage done shall be repaired at the grantee's cost, such right and easement to be perpetual and to run with the land.

SUBJECT, however, to the right of the grantors, their successors and assigns, to use that portion of the premises herein conveyed which is not currently occupied by any structure as a part of their driveway or for parking of vehicles, provided that such use does not interfere with the right and easement last above described."

ALSO TOGETHER WITH a parking easement reserved in a deed from Canale's Inc. to Garns Realty Co., Inc., dated August 24, 1971, recorded in the Jefferson County Clerk's Office on September 3, 1971 in Liber 831, Page 658, described as follows:

"Excepting and reserving, however, to the grantor herein, in common with the grantee, its successors and assigns, an easement for ingress and egress for the purpose of parking motor vehicles by the grantor's, or its successors' or assigns' patrons, guests and invitees, so long as the grantor or its successors or assigns operates the present "Canales" as a restaurant."

Said parking easement being further described as follows:

BEGINNING at a mag nail set at the intersection of the easterly monumented margin of Breen Avenue (49.5' wide) with the northerly street margin of Cedar Street Extension (width varies) conveyed by The People of the State of New York to the City of Watertown in Liber 1293 of Deeds, at Page 70, said mag nail set being situate N 04°51'03" E, a distance of 140.23 feet from the northerly margin of Arsenal Street (width varies), said mag nail set also being situate N 33°21'21" E, a distance of 103.72 feet from a mag nail set marking the point of beginning of the 0.699 Acre parcel described above;

THENCE N 04°51'03" E, along the easterly monumented margin of Breen Avenue, a distance of 122.00 feet to a mag nail set at the intersection of said margin with the former southerly margin of Leroy Street;

THENCE S 85°08'57" E, along the former southerly margin of Leroy Street, a distance of 320.25 feet to a 1/2" capped iron rebar set;

THENCE S 02°57'02" W, parallel with the westerly monumented margin of Cedar Street, a distance of 109.05 feet to a 1/2" capped iron rebar set in the northerly margin of Cedar Street Extension, said rebar being situate N 87°26'57" W, a distance of 165.00 feet from a 1/2" iron pipe found at the intersection of the westerly monumented margin of Cedar Street with the northerly street margin of Cedar Street Extension;

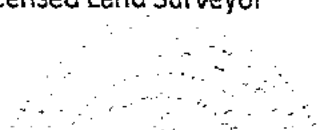
THENCE N 87°26'57" W, along the northerly margin of Cedar Street Extension, a distance of 324.12 feet to the point and place of BEGINNING.

AS SURVEYED by STORINO GEOMATICS, Land Surveying Services & Consulting, PLLC, on 4/14, 4/18, 4/20, and 5/3/2017, shown on a plat titled "SURVEY PLAT OF A PARCEL OF LAND KNOWN AS TAX MAP P.N. 8-01-214.100 LANDS OF THOMAS P. & LYNN COSTANZO", dated 5/3/2017, a copy of which is part of this instrument.

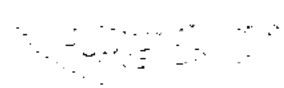
INTENDING to more accurately describe and assemble the parcels of land conveyed by Thomas P. and Lynn Costanzo to Thomas P. and Lynn Costanzo in a deed dated October 21, 2014, recorded in the Jefferson County Clerk's Office as Instrument Number 2014-15701 on November 5, 2014.



Thomas Michael Storino, PLS No. 50035
Licensed Land Surveyor



This Deed is being prepared without benefit of a review of an abstract of title, title search, tax search or survey. Legal services limited solely to the preparation of this deed using information provided by the grantor.



[REDACTED]

From: Geoffrey Urda <gurda@watertown-ny.gov>
Sent: Monday, June 1, 2026 9:03 AM
To: Tom Ross
Subject: Record of Denial - Parking Setback at 111 Breen Ave

Mr. Ross,

Per our phone conversation on Friday, the proposed parking lot expansion at 111 Breen Avenue and 710 Arsenal Street does not meet the minimum required parking and loading setback.

Section §310-21(l)(5)(E) of the Zoning Ordinance requires a 20-foot parking and loading setback in the Commercial District. The proposed spaces at the south end of the site range from four (4) feet to eleven (11) feet off the property line shared with the Arsenal Street ROW. While the existing Marcy Spa parking lot has no setback from the ROW and the proposed site plan reduces the nonconformity on 710 Arsenal Street, the proposed spaces on 111 Breen will create a new nonconformity and could be legal only with the relief of an Area Variance granted by the Zoning Board of Appeals (ZBA).

This email shall serve as the requisite Record of Denial needed to initiate an Area Variance application.

Save a copy of this email and upload it to the online application portal as your Record of Denial. If you have any additional questions, please do not hesitate to reach out to me.

Many thanks,

Geoff Urda
Senior Planner
City of Watertown
245 Washington Street
Watertown, NY 13601
gurda@watertown-ny.gov
Tel: (315) 785-7725
Fax: (315) 782-9014

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

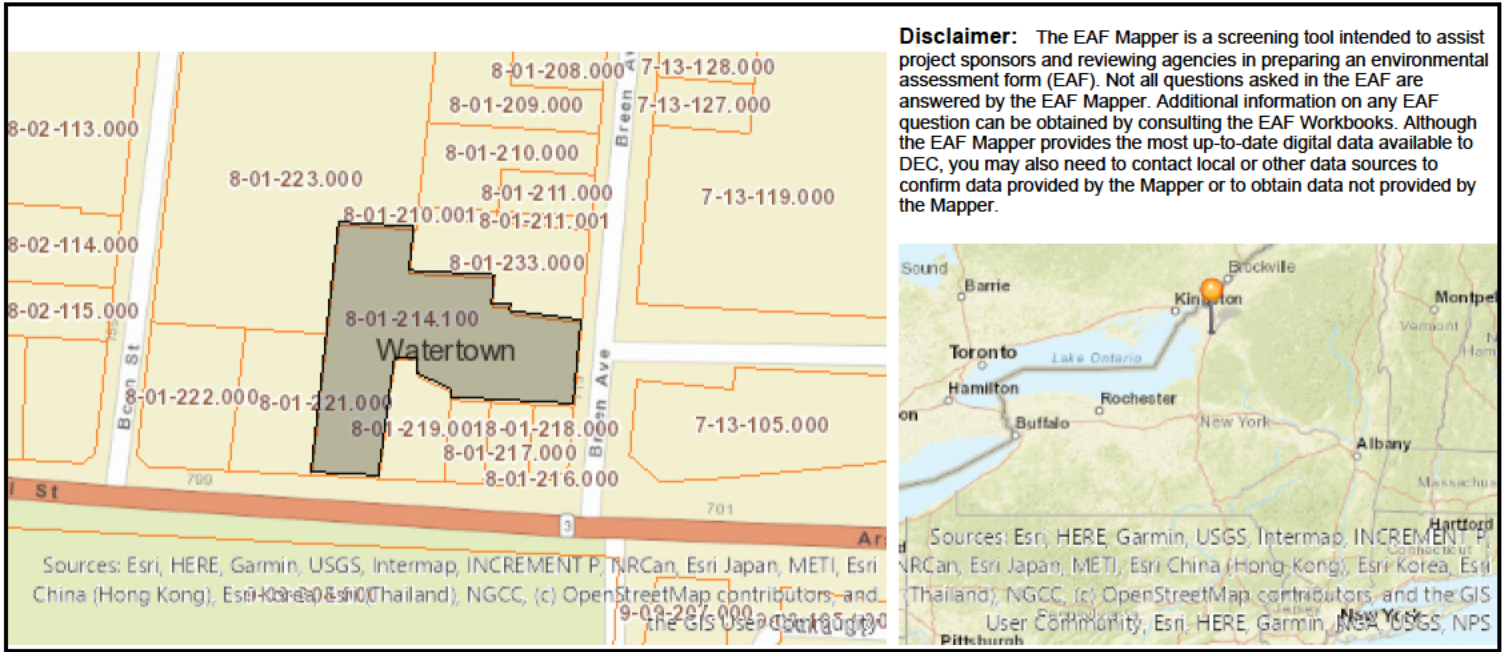
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Pete's Trattoria Parking Lot Expansion Project - Area Variance (Parking and Loading Setback)			
Project Location (describe, and attach a location map): 111 Breen Avenue - Watertown NY			
Brief Description of Proposed Action: The proposed project consists of the construction to expand the existing parking lot servicing Pete's Trattoria, a long standing restaurant in the City of Watertown NY. The project includes landscaping, site lighting, storm water utilities, among other appurtenances. This action is specifically for an Area Variance (Parking and Loading Setback).			
Name of Applicant or Sponsor: Puccia Olive Oil Company, LLC - Geoff Puccia		Telephone: [REDACTED] E-Mail: [REDACTED]	
Address: 111 Breen Avenue			
City/PO: Watertown		State: NY	Zip Code: 13601
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 ☒	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: Jefferson County Planning Board, City of Watertown Planning Commission, NYS DOT		NO ☐	YES ☐
3. a. Total acreage of the site of the proposed action? _____ 0.20 acres b. Total acreage to be physically disturbed? _____ 0.20 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.64 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☒ 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	YES	
	☐	☐	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
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?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☒	☐	
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? Indiana Bat, Northern Long-...	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>Puccia Olive Oil Company, LLC - Geoff Puccia</u> Date: <u>06/01/2026</u> Signature: _____ For Puccia Olive Oil Company, LLC Title: <u>Owner</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat, Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

Department of Planning and Community Development

175 Arsenal Street, 3rd Floor
Watertown, New York 13601
Phone: (315) 785-3144
Fax: (315) 785-5070

Hartley Bonisteel Schweitzer, AICP
Director

Alicia M. Dewey
Deputy Director



June 18, 2026

Geoffrey Urda, Senior Planner
City of Watertown
245 Washington Street, Room 305
Watertown, NY 13601

Re: Watertown (C), Puccia Olive Oil Company, LLC area variance for a front yard parking setback

Dear Geoff:

The Jefferson County Department of Planning and Community Development has reviewed the area variance seeking relief from the 20-foot minimum parking setback in the Commercial District.

The Department notes the County Planning Board reviewed several area variances for the project on March 31, 2026, which generated a response letter JCDP File # C 3 – 26. The area variances included a reduction in landscaping from 15 feet to 7.5 feet from the Arsenal Street right-of-way, due to the parking spaces proposed at that time. The currently requested variance will result in the same setback distance as previously reviewed due to the parking space location relative to the property line. Therefore, the Department feels that the previous response letter and related comments regarding this area variance still stand. The County Planning Board's response letter dated April 1, 2026, is attached for reference.

No further review by the Jefferson County Planning Board is required.

This determination is based upon the scope of the proposal described in the submitted materials. Any subsequent expansion involving permanent structures, new or modified access, or another material change in site operations may require a separate determination under General Municipal Law § 239-m.

Please call if you have any questions.

Sincerely,

Andy R. Nevin,
Senior Planner

ARN

Department of Planning and Community Development

175 Arsenal Street, 3rd Floor
Watertown, New York 13601
Phone: (315) 785-3144
Fax: (315)785-5070

Hartley Bonisteel Schweitzer, AICP
Director

Alicia M. Dewey
Deputy Director



April 1, 2026

Geoffrey Urda
City of Watertown
245 Washington St
Room 305
Watertown, NY 13601

Re: Puccia Olive Oil Company LLC, Area Variance, 111 Breen Avenue, JCDP File # C 3 - 26

Dear Geoff,

On March 31, 2026, the Jefferson County Planning Board reviewed the above project, after it was referred to the County for comment. The Board determined that the proposal does not raise significant county-wide or intercommunity concerns and is therefore mainly a local matter for your board to decide.

As part of its review, the Planning Board identified the following requirements:

- In reviewing the area variance, the local board should consider the benefit to the applicant as weighed against the detriment to the health, safety, and welfare of the community, using the five factors for an area variance as stated in NYS General City Law.
- The local board should ensure that the NYS Department of Transportation is consulted if there is any proposed work in the right-of-way.

In addition, the Board offers the following advisory comment to assist your review:

- The local board should ensure there is a shared access agreement to use the existing driveway on NYS Route 3.
- The local board should require the site plan to depict the location of the dumpster.

Please note that the advisory comments are not a condition of the County Planning Board's action. They are listed to assist the local board in its review of the project. The local board is free to make its final decision.

State law requires that the County Planning Board be notified of your board's action within thirty (30) days after a final decision.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Samuel C. Wilson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Samuel C. Wilson
Community Development Coordinator