



**INTEROFFICE MEMO
PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT**

DATE: August 6, 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 increase the maximum lot area coverage in a
Commercial District
File #624

This petition, presented by Puccia Olive Oil Company LLC., is to vary the requirements of Section 310-21 (I)(4)(C) of the Zoning Ordinance to increase the maximum allowed lot area coverage. The applicant is concurrently seeking a Site Plan Approval Amendment from the Planning Commission for a parking lot expansion on the site.

The Commercial District carries a 70 percent lot area coverage maximum, defined in the Zoning Ordinance as the percent of the lot occupied by impervious surfaces (any hard-surface, man-made area that does not readily absorb or retain water). The amended site plan that the applicant submitted depicts a proposed 84.4 percent lot area coverage, which represents 120.6 percent of the allowed maximum.

Granting this Variance represents an Unlisted Action pursuant to SEQRA. The ZBA will need to complete Part 2 of the Short Environmental Assessment Form (EAF) and make a determination of significance pursuant to SEQRA, after which it will be free to act on the request.

Finally, the proposed action occurs within 500 feet of New York State Department of Transportation (NYSDOT) maintained highway, which typically requires county review pursuant to Section 239-m of New York State General Municipal Law. However, as other applications related to this project have already been referred to the Jefferson County Planning Board for review, County Planning Staff has informed City Staff that further review is unnecessary. The ZBA is free to act on the request.

cc: ZBA Members
File



19 July 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 – Lot Coverage
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 the Lot Coverage (Section 310-21 (l)(4)(c)) of the portion of the project parcel.

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.

The project has a conditional Site Plan Approval with the City of Watertown Planning Commission. The project has also successfully received variances from the landscape buffer requirements and parking and loading setback.

Variance Request - One area variance – Lot Coverage (Section 310-21 (l)(4)(c)) to support the project. As seen on the Site Development plans (C101), the proposed lot coverage is 84.4% and the maximum allowed in the zoning code is 70%.

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.

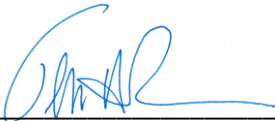
Attached please find the following for the Zoning Board of Appeals review (Note that these deliverables have been submitted electronically, through the City of Watertown's Portal, and will not be submitted as hard copies):

- 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

[REDACTED]

Respectfully Submitted,



Thomas H. Ross

Attachments



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.

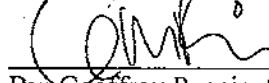
FOURTH: That the Grantor will forever warrant the title to said premises.

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

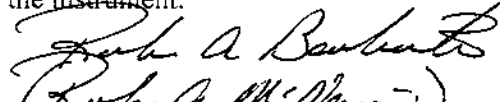
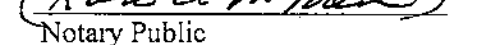
)

) 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;

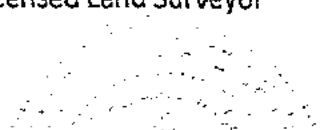
THENCE N 87°26'57" W, along the northerly margin of Cedar Street Extension, a distance of 324.12 feet to the point and place of BEGINNING.

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.

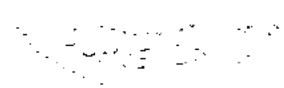
INTENDING to more accurately describe and assemble the parcels of land conveyed by Thomas P. and Lynn Costanzo to Thomas P. and Lynn Costanzo in a deed dated October 21, 2014, recorded in the Jefferson County Clerk's Office as Instrument Number 2014-15701 on November 5, 2014.

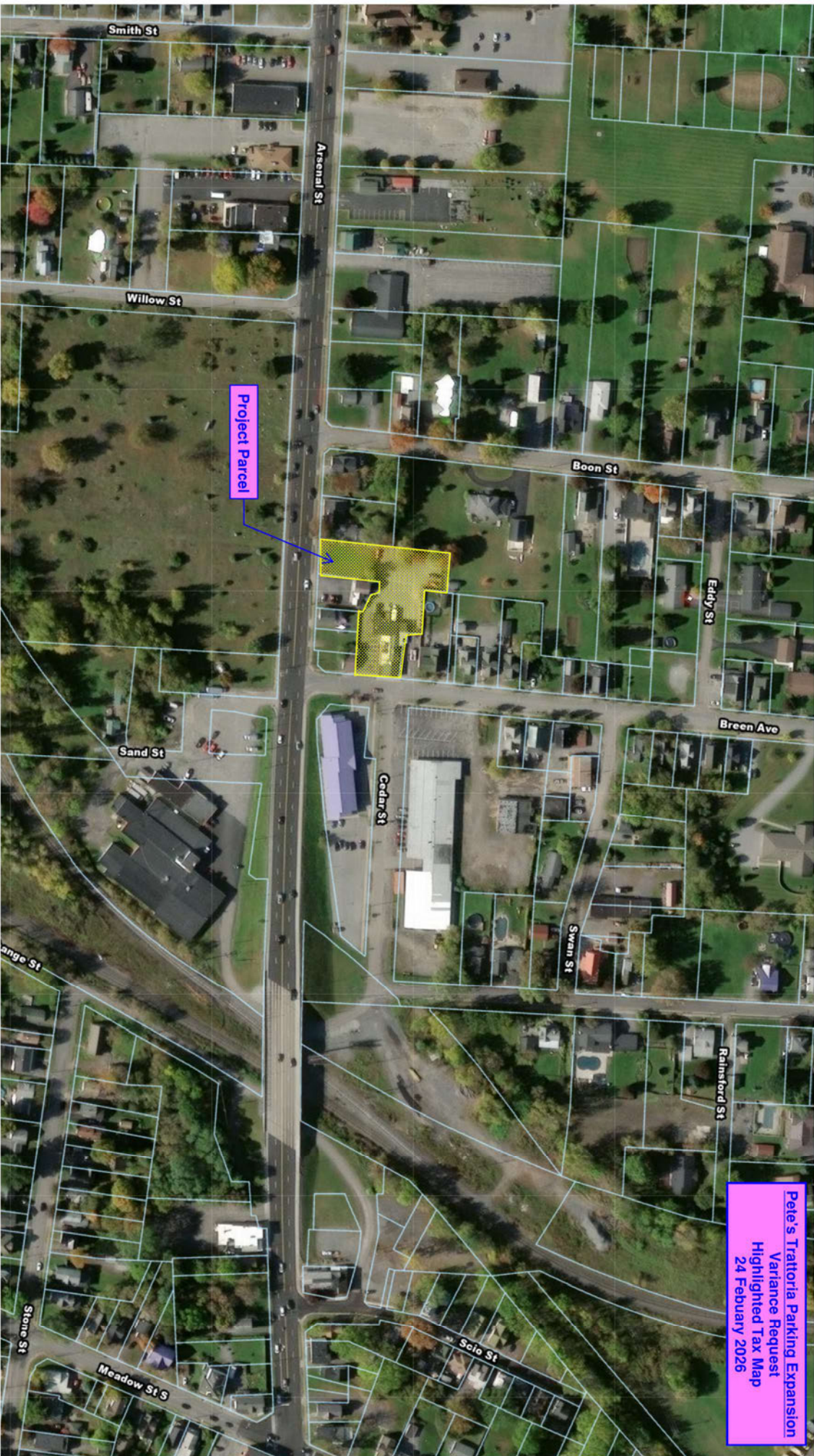


Thomas Michael Storino, PLS No. 50035
Licensed Land Surveyor

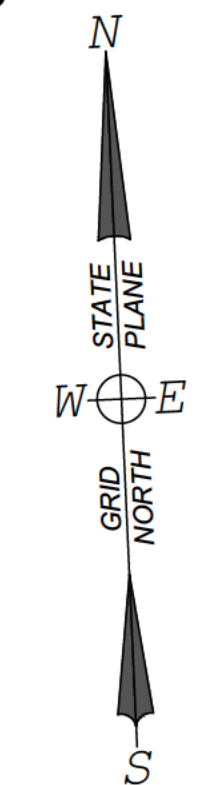


This Deed is being prepared without benefit of a review of an abstract of title, title search, tax search or survey. Legal services limited solely to the preparation of this deed using information provided by the grantor.





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



SURVEY NOTES:

- BEARINGS 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 ARE GROUND DISTANCES (U.S. SURVEY FEET).
- SURVEY DATES: 12/5 AND 12/11/2025
- ALL ADJOINERS AND REFERENCES ARE PER THE CITY OF WATERTOWN ASSESSMENT DEPARTMENT.
- THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF AN UPDATED ABSTRACT OF TITLE.
- SURVEYOR HAS MADE NO INVESTIGATION NOR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT ABSTRACT TITLE SEARCH MAY DISCLOSE.
- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES SHOWN HEREIN PER FIELD LOCATED MARKINGS, ABOVE GROUND VISIBLE FEATURES, AND AVAILABLE RECORDS, THEREFORE THEIR LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED.
- THE SURVEYOR REQUESTED MARKING OF UTILITIES AND RECORD INFORMATION FOR THE PROJECT AREA (FRONTING ON ARSENAL STREET) VIA THE UDI-G-NY EXCATIX PLATFORM. RESPECTIVE UTILITY COMPANIES/ENTITIES WERE EITHER (1) UNRESPONSIVE, (2) DEEMED THE SITE HAD NO UNDERGROUND INFRASTRUCTURE AND CLEARED THE SITE IN RESPONSE TO THE REQUEST, (3) PROVIDED RECORD INFORMATION, AND/OR (4) PROVIDED LIMITED MARKOUT OF UTILITIES.
- ADDITIONAL UNDERGROUND FACILITIES, STRUCTURES AND OR UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREIN. PRIOR TO CONSTRUCTION CONTACT PRIVATE UTILITY LOCATE AND DIG SAFELY NEW YORK FOR LOCATIONS OF UNDERGROUND UTILITIES. (1-800-962-7962 OR 811).

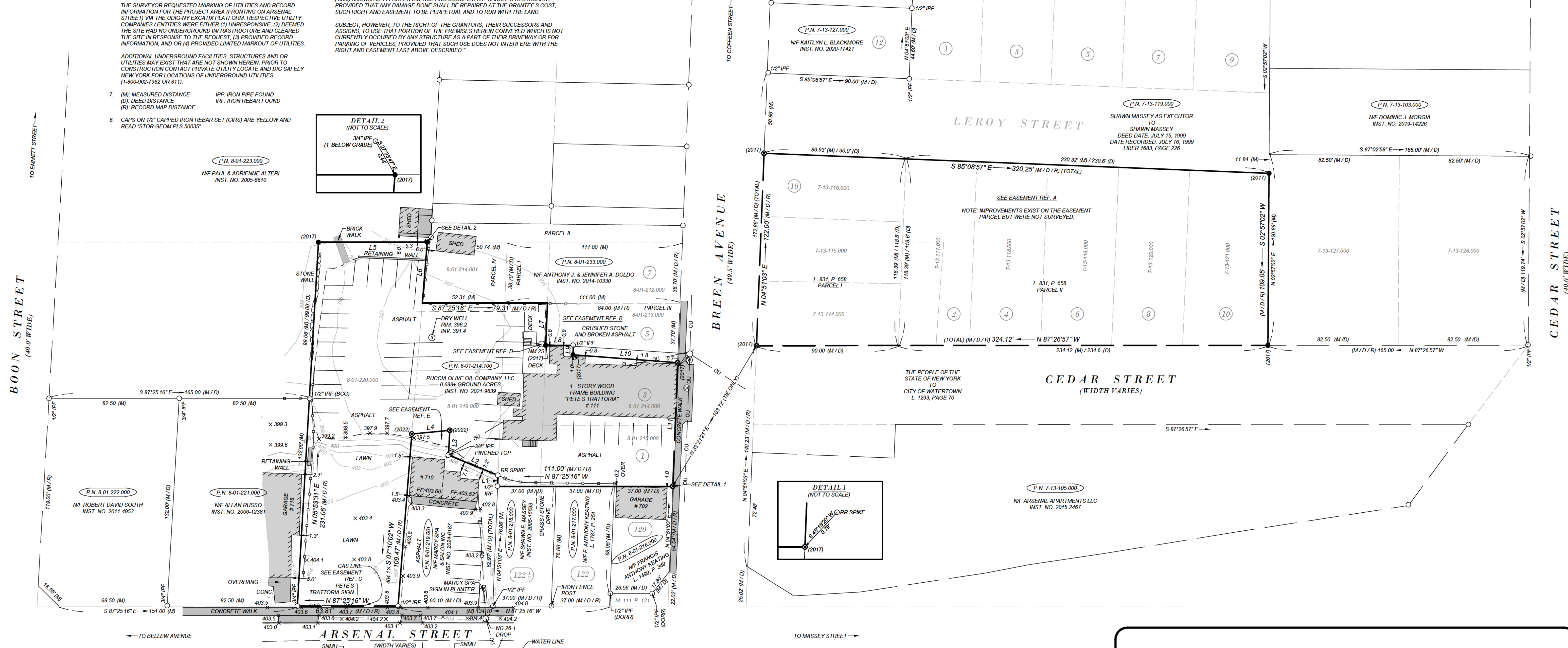
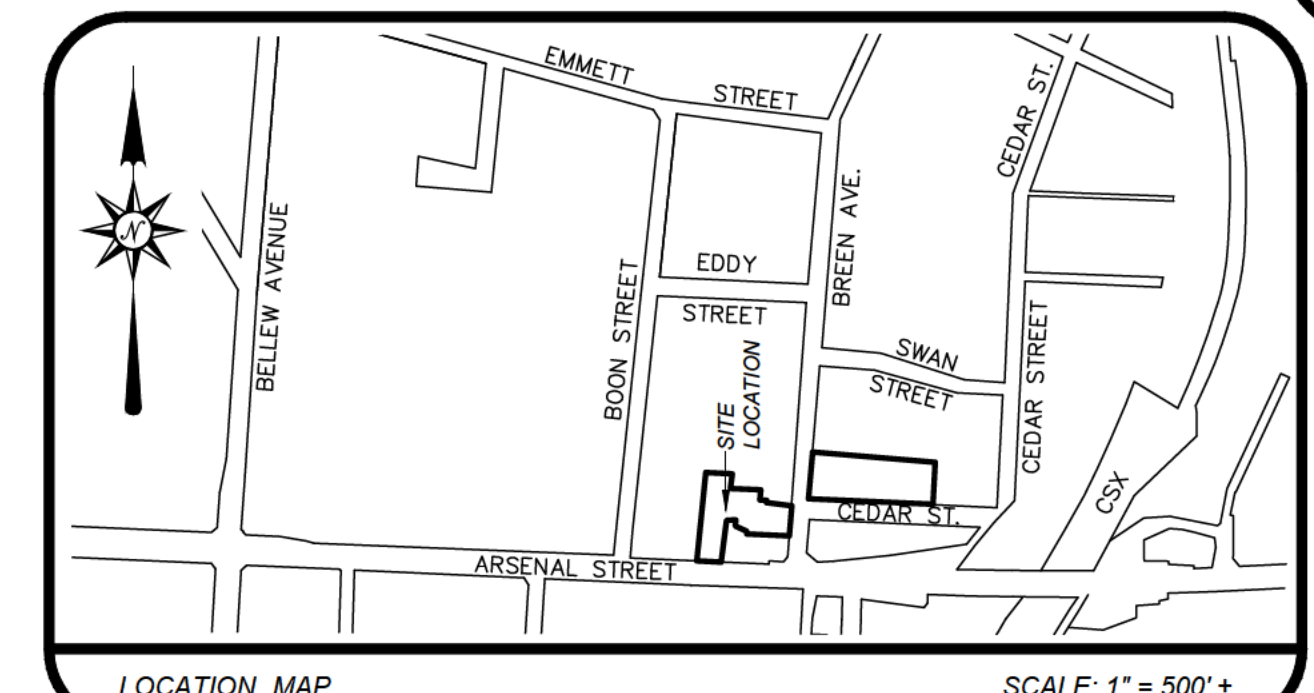
- (M) MEASURED DISTANCE
(D) DEED DISTANCE
(R) RECORD MAP DISTANCE
- IPF: IRON PIPE FOUND
IRF: IRON REBAR FOUND
- CAPS ON 1/2" CAPPED IRON REBAR SET (CIRS) ARE YELLOW AND READ "STOR GEOM PLS 50035"

EASEMENT REFERENCES:

- A. PARKING EASEMENT CANALE S INC. TO GARNIS REALTY CO., INC. DEED DATE: AUGUST 24, 1971 DATE RECORDED: SEPTEMBER 3, 1971 LIBER 831, PAGE 658
- "EXCEPTING AND RESERVING, HOWEVER, TO THE GRANTEE 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 GRANTEE, OR ITS SUCCESSORS OR ASSIGNS PATRONS, GUESTS AND INVITEES, SO LONG AS THE GRANTEE OR ITS SUCCESSORS OR ASSIGNS OPERATES THE PRESENT "CANALE'S" AS A RESTAURANT."
- B. MAINTENANCE EASEMENT RICHARD P. & PHILOMENA C. CANALE TO THOMAS P. COSTANZO DEED DATE: JUNE 24, 1985 DATE RECORDED: JUNE 24, 1985 LIBER 963, PAGE 271
- "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 HERIN 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."
- C. GAS MAIN EASEMENT THOMAS COSTANZO TO NIAGARA MOHAWK POWER CORPORATION AGREEMENT DATE: FEBRUARY 26, 1992 DATE RECORDED: MARCH 13, 1992 LIBER 1294, PAGE 73
- D. OVERHEAD UTILITY EASEMENT THOMAS P. COSTANZO TO NIAGARA MOHAWK POWER CORPORATION AGREEMENT DATE: APRIL 6, 2006 DATE RECORDED: DECEMBER 20, 2006 INSTRUMENT NUMBER: 2006-21232
- E. PERMANENT & PERPETUAL PARKING EASEMENT PUCIA OLIVE OIL COMPANY, LLC TO PUCIA OLIVE OIL COMPANY, LLC AGREEMENT DATE: SEPTEMBER 19, 2023 DATE RECORDED: OCTOBER 2, 2023 INSTRUMENT NUMBER: 2023-15172
- "AN EASEMENT FOR PARKING OVER AND ACROSS LOT 1 FOR THE BENEFIT OF LOT 2" (LOT 1 BEING TAX MAP P.N. 8-01-219-001 LOT 2 BEING TAX MAP P.N. 8-01-214-100)
- "WITH THE RIGHT TO ENTER UPON LOT 1 WITH PERSONS, EQUIPMENT AND MACHINERY TO SURVEY, INSTALL, MAINTAIN, INSPECT AND REPAIR, A NON-EXCLUSIVE EASEMENT ACROSS LOT 1 FOR THE BENEFIT OF LOT 2"
- "THE RIGHTS GRANTED HEREUNDER SHALL ALLOW THE LLC THE RIGHT TO INSTALL SUCH STRUCTURES AS SHALL BE NECESSARY FOR USE OF THE EASEMENT, INCLUDING GRAVEL, GRADING, PAVING, DRAINAGE, AND SUCH OTHER ITEMS THAT MAY BE USEFUL IN THE USE OF SAID EASEMENT."

MAP REFERENCE:

"SURVEY PLAT OF A PARCEL OF LAND KNOWN AS TAX MAP P.N. 8-01-214-100 LANDS OF THOMAS P. & LYNN COSTANZO", FILE NO. 2017-015, BY STORINO GEOMATICS, PLLC, DATED MAY 3, 2017.



- LEGEND:
- BOUNDARY LINE
 - FORMER BOUNDARY LINE
 - FORMER LOT NUMBER
 - STREET MARGIN
 - IRON FOUND (AS NOTED)
 - 1/2" CAPPED IRON REBAR SET
 - MAG NAIL SET
 - STOCKADE FENCE
 - OVERHEAD UTILITY LINE
 - UTILITY POLE
 - GUY WIRE
 - SEWER CLEANOUT
 - WATER VALVE
 - CONTOUR
 - INDEX CONTOUR

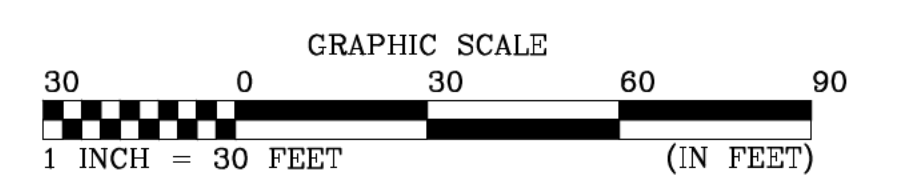
ADJOINER REFERENCES:

- GERALD E. HARRINGTON, JANE M. THOMPSON, WILLIAM L. & CANDY J. ROBERTS TO FRANCIS ANTHONY KEATING DEED DATE: MARCH 8, 1996 DATE RECORDED: MARCH 11, 1996 LIBER 1499, PAGE 349
- BANKERS TRUST COMPANY OF CALIFORNIA, N.A. TO F. ANTHONY KEATING DEED DATE: APRIL 10, 2001 DATE RECORDED: APRIL 25, 2001 LIBER 1787, PAGE 254
- THE BOARD OF EDUCATION OF THE WATERTOWN ENLARGED CITY SCHOOL DISTRICT TO PAUL & ADRIENNE ALTERI DEED DATE: MARCH 4, 2005 DATE RECORDED: MAY 3, 2005 INSTRUMENT NUMBER: 2005-6610
- PAUL J. & PHYLOMENA E. PECORI TO SHAWN E. MASSEY DEED DATE: AUGUST 26, 2005 DATE RECORDED: SEPTEMBER 30, 2005 INSTRUMENT NUMBER: 2005-15593
- LUANNE O. MARCH TO ALAN RUSSO DEED DATE: JULY 24, 2006 DATE RECORDED: JULY 25, 2006 INSTRUMENT NUMBER: 2006-12381
- (QUITCLAIM DEED) ANTHONY J. & JENNIFER A. DOLDO TO ANTHONY J. & JENNIFER A. DOLDO DEED DATE: JULY 29, 2014 DATE RECORDED: JULY 30, 2014 INSTRUMENT NUMBER: 2014-10330
- PUCIA OLIVE OIL COMPANY, LLC TO THE MARCY SPA & SALON INC. DEED DATE: MARCH 20, 2024 DATE RECORDED: APRIL 25, 2024 INSTRUMENT NUMBER: 2024-6187
- CANTO 111 LLC TO PUCIA OLIVE OIL COMPANY, LLC DEED DATE: JUNE 15, 2021 DATE RECORDED: JUNE 18, 2021 INSTRUMENT NUMBER: 2021-9639

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 04°51'03" E	6.91 (M/D/R)
L2	N 65°11'20" W	33.91 (M/D/R)
L3	N 05°33'53" E	15.75 (M/D/R)
L4	S 87°01'02" W	24.18 (M/D/R)
L5	S 87°25'16" E	68.97 (M/D/R)
L6	S 07°10'02" W	38.79 (M/D/R)
L7	S 04°51'03" W	26.70 (M/D/R)
L8	S 87°25'16" E	17.50 (M/D/R)
L9	S 04°51'03" W	6.00 (M/D/R)
L10	S 83°06'43" E	66.49 (M/D/R)
L11	S 04°51'03" W	78.40 (M/D/R)

REVISION NO.	DATE	DESCRIPTION
1	12/12/2025	ADD TOPOGRAPHIC AND UTILITY DATA, UPDATE DEED AND EASEMENT REFERENCES



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

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SURVEY PLAT OF LANDS OF PUCIA OLIVE OIL COMPANY, LLC - "PETE'S TRATTORIA" -

TAX MAP P.N. 8-01-214-100

111 BREEN AVENUE
COUNTY OF JEFFERSON

CITY OF WATERTOWN
STATE OF NEW YORK



STORINO GEOMATICS, PLLC
PROFESSIONAL LAND SURVEYORS
165 MULLIN STREET, WATERTOWN, NY 13601

DATE: 9/20/2022
SCALE: 1" = 30'
DRAWN BY: A.M.S.
CHECKED BY: T.M.S. / A.M.S.
FILE NO. 2017-015.04
DWG. NO.

V101
1 OF 1

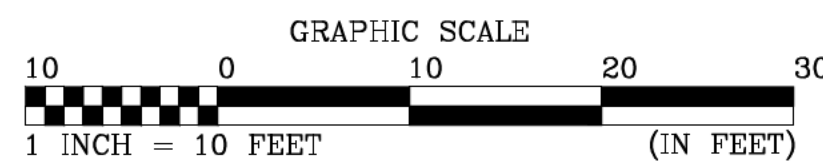
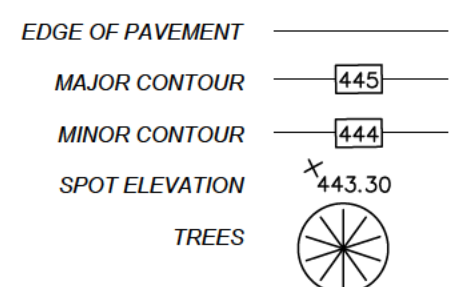


GENERAL NOTES AND INFORMATION:

- 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.

REVISION	DESCRIPTION OF REVISION	DATE
1	CITY OF WATERTOWN SITE PLAN COMMENTS, OWNER REQUESTED REVS.	07/18/2026

PROPOSED:



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
LOT COVERAGE	70% MAX	84.4%

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
HL	GLEDITSIA TRIACANTHOS/INERMIS/THORNLESS HONEY LOCUST	1.5" CALIPER

FOR APPROVALS ONLY
NOT FOR CONSTRUCTION

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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
165 MULLIN STREET, WATERTOWN, NY 13601

HAYWARD BRADFORD ARTHUR
P.E. NO. 110862

NY · NJ · PA · VT

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

C101

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

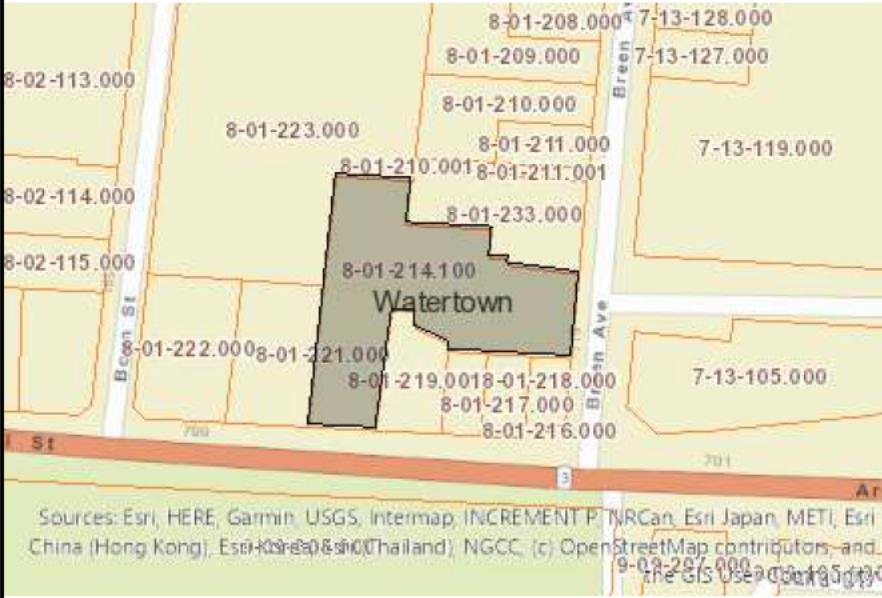
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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 (Lot Coverage)							
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 (Lot Coverage).							
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</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: Jefferson County Planning Board, City of Watertown Planning Commission, NYS DOT			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
3. a. Total acreage of the site of the proposed action? _____ 0.75 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, 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:	NO	YES
	☒	☐
	☒	☐
	☒	☐
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>07/19/2026</u> Signature: <u></u> For Puccia Olive Oil Company, LLC Title: <u>Owner</u>		



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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.



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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