



CITY OF WATERTOWN, NEW YORK
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

SUITE 305, CITY HALL
245 WASHINGTON STREET
WATERTOWN, NEW YORK 13601-3362
TEL. (315) 785-7741
FAX (315) 785-7829

MICHAEL A. LUMBIS
PLANNING & COMMUNITY
DEVELOPMENT DIRECTOR

September 4, 2026

To: Zoning Board of Appeals Members
From: Geoffrey Urda, Senior Planner
Subject: September 16, 2026, Zoning Board of Appeals Meeting

The Chairperson of the Zoning Board of Appeals (ZBA) has called a meeting of the ZBA for 7:00 p.m. on **Wednesday, September 16, 2026**, in City Council Chambers on the third floor of City Hall. At that meeting, the ZBA will discuss the following agenda items:

1. #624 – Area Variance to increase the maximum lot area coverage in a Commercial District
Location: 111 Breen Avenue
Applicant: Puccia Olive Oil Company, LLC
2. #628 – Use Variance to allow a sixth unit in a Residential Adaptive Reuse, Pre-Existing structure in a Residential District
Location: 126 Winslow Street
Applicant: Netmat Capital, LLC

Note: The meeting is open to the public. **To access City Hall, you must enter through the Washington Street entrance.** All applicants involved in the above requests must attend the meeting. If an applicant is not present, the ZBA will not act upon the individual request.