INTEROFFICE MEMO
PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT

DATE: September 4, 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

UPDATE (September 4, 2026): At the August 19, 2026, ZBA meeting, after a neighboring property owner spoke during the public hearing expressing drainage concerns, the board requested that the applicant prepare and submit a formal drainage analysis for the proposed additional asphalt.

The applicant has submitted a drainage analysis, dated August 24, 2026, and stamped by a Professional Engineer. The full document is attached to this staff report.

------- ORIGINAL TEXT FROM AUGUST 6, 2026 MEMO -------

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

STORINO GEOMATICS, PLLC
PROFESSIONAL LAND SURVEYORS
165 MULLIN STREET, WATERTOWN, NY 13601
[redacted]
NY · NJ · PA · VT
THOMAS M. STORINO, PLS
ADAM M. STORINO, PLS CPESC

9 September 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 this formal response following the August City of Watertown Zoning Board of Appeals meeting. At that meeting, an adjoining property owner, Mr. Anthony Doldo, and his attorney, Mr. Dave Guertsen, Esq., raised concerns regarding drainage and the perceived necessity of the applicant's project, given a parking easement across the street at 120 Breen Avenue.

A Drainage Report Letter has been submitted to the City of Watertown Engineering Department as requested by the Planning Commission and Zoning Board of Appeals. Based upon initial feedback from the City of Watertown, this report should satisfy any drainage concerns previously expressed.

The neighbor's objections lack a technical or logical foundation, rely on speculation, and represent a transparent attempt to delay a beneficial commercial project. This letter directly addresses those complaints and provides the requested lot coverage data along with a full analysis of the five statutory area variance criteria required by the City of Watertown Zoning Code.

Project Variance Summary
The applicant requests **one area variance for Lot Coverage (Section 310-21 (I)(4)(c))** to support the safe, operational expansion of the parking lot.

- **Maximum Lot Coverage Allowed:** 70.0%
- **Current Lot Coverage –** 70.5%
- **Proposed Lot Coverage:** 84.4% (As detailed on Site Development Plan C101)
- **Net Variance Requested:** 14.4%

Statutory Test Analysis
Under City of Watertown Zoning Code, the Board must weigh the benefit to the applicant against any potential detriment to the health, safety, and welfare of the neighborhood.

(i) No Undesirable Change to Neighborhood Character or Detriment to Nearby Properties
The variance to permit 84.4% lot coverage will not produce an undesirable change in the character of the neighborhood or cause a detriment to nearby properties.

- **Enhances Order:** The expansion transforms a strained parking situation into a structured, well-organized lot.
- **Matches Commercial Use:** Pete's Trattoria is a thriving commercial facility; adding adequate parking aligns perfectly with the current use and character of the district.

(ii) No Feasible Alternative Method to Achieve the Benefit
The benefit sought by the applicant cannot be achieved by any other method feasible for the applicant to pursue, other than an area variance. The parking easement at 120 Breen Avenue, cited by the neighbor is a legally and physically deficient alternative. The easement language (also attached for reference) reads:

"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."

This arrangement fails as a viable alternative for the following reasons:

- **Substandard, Deteriorating Conditions:** The off-site facility is currently in fair condition at best. The asphalt surface is heavily worn, severe failures are occurring across large portions, and large asphalt patches are present throughout (see attached photographs).
- **No Control to Repair:** The applicant has zero legal mechanism or right to maintain, repave, seal, plow, or improve that property to meet modern safety and aesthetic standards.
- **Lack of Control:** The easement sits on a completely separate tax parcel owned by a third party. The restaurant cannot permanently guarantee customer access, nor can it prevent a future owner from removing the parking facility entirely or changing the property to a use that overwhelms the lot.
- **Pedestrian Hazards:** Forcing restaurant patrons to cross an active, busy city street (Breen Avenue, in close proximity to Arsenal Street) without dedicated pedestrian crosswalk safety measures creates an unnecessary, preventable safety risk.

(iii) The Requested Variance is Not Substantial
While the variance requests an increase from 70% to 84.4%, it is not substantial when viewed in the context of the site's commercial layout.

- **Minimum Relief Required:** The 14.4% increase represents the minimum surface footprint necessary to safely park and maneuver vehicles.
- **County 239m Review:** Jefferson County Planning provided an initial review of the project after submission to the City of Watertown, and provided correspondence that the County Planning Boards review was not necessary. This further notes that this request is not substantial in nature.

(iv) No Adverse Physical or Environmental Impact
The proposed variance will have zero adverse effect or impact on the physical or environmental conditions of the neighborhood.

- **Professional Engineering Proving Zero Impact:** A formal, professional Drainage Report has been submitted to the City of Watertown Planning and Engineering Department for review and acceptance.
- **Unfounded Claims:** Based on the empirical data in our study and a lack of historical drainage concerns or flooding in the project area, the neighbor's claims of drainage impact are entirely disproven. The engineered design handles all runoff on-site and fully complies with all city stormwater management criteria.

(v) The Difficulty Is Not Self-Created in a Preclusive Manner
The need for additional parking has arisen organically from the restaurant's long-term success, community support, and growing customer base over time.

- **Organic Business Growth:** The need for expansion is driven by consumer demand and modern public expectations for safe, accessible parking, not a self-imposed constraint.
- **Statutory Compliance:** Under New York State law, even if a difficulty is considered self-created, it does not preclude the board from granting the area variance when all other factors weigh heavily in the applicant's favor.

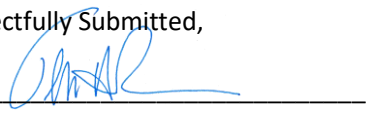
Frivolous Objections Intended to Delay Progress
The neighbor's intervention lacks any technical or logical foundation and serves only to stall the administrative process. Continuing to assert drainage issues after a certified engineering study proves zero impact would demonstrate that these objections are frivolous. They serve only to delay a vital local business expansion, costing the applicant time and money while keeping patrons in an unsafe pedestrian environment.

This project has undergone extensive public review over the past six months, including three Site Plan Approval meetings and multiple variance hearings, with zero public objections. Introducing concerns at this late stage raises serious questions about their validity and timing.

Conclusion
The requested variance meets all statutory requirements for an area variance. The benefit to the applicant is substantial, while the detriment to the neighborhood is non-existent. We respectfully request that the Zoning Board of Appeals reject these meritless objections and approve the lot coverage variance as submitted.

If you have any questions, comments, or require any additional information please contact me at [redacted]. Further, if additional legal clarification is required, please contact Mr. Peter Battaglia, Esq. – Melvin and Melvin at [redacted]

Respectfully Submitted,



Thomas H. Ross

cc: Adam M. Storino, PLS CPESC – Storino Geomatics, PLLC
Brad Arthur, PE – Arthur Engineering
Geoff Urda – Senior Planner
Mr. Peter Battaglia, Esq. – Melvin and Melvin

STORINO GEOMATICS, PLLC
PROFESSIONAL LAND SURVEYORS
165 MULLIN STREET, WATERTOWN, NY 13601 [redacted]
NY · NJ · PA · VT
THOMAS M. STORINO, PLS
ADAM M. STORINO, PLS CPESC

24 August 2026
Revised 28 August 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 Drainage Analysis
Tax Map P.N. 8-01-214.100 (Pete's Trattoria)
111 Breen Avenue, City of Watertown, New York

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 this drainage report to satisfy a City of Watertown Site Plan Approval comment. Additionally, this report shall be reviewed at the upcoming September ZBA meeting, to address drainage concerns from the ZBA members and adjoining owner. **Revisions included within this document, only pertain to providing the letter stamped by the Professional Engineer. No other revisions to the content are made.**

Existing Drainage Review – As seen on the attached Existing Drainage Area Plan (EXDA1), the project area all drains to a low point located in the rear parking area of 111 Breen Avenue, where an existing Dry Well is positioned. Offsite areas additionally drain to this dry well from adjoining properties, including from the concerned adjoining owner. The lowest adjacent grade, per a topographic survey produced by Storino Geomatics, PLLC is approximately 396.7'. Reports from the project parcel owner and adjoining owner (with concerns over drainage), do not contain any knowledge of flooding from the existing conditions of the project parcel.

Existing soils in the project area, per the USDA Soil Report, show two soil types in the project area, Deerfield Loamy find sand, and Plainfield sand. Both of these soil types are defined to be Hydrologic Soil Group A soils or soils with a high infiltration rate or high rate of water transmission.

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DeB	Deerfield loamy fine sand, 0 to 8 percent slopes	A	0.7	73.1%
PoB	Plainfield sand, 0 to 8 percent slopes	A	0.3	26.9%
Totals for Area of Interest			**1.0**	**100.0%**

The entirety of the Soil Report from USDA can be reviewed as attached.

As requested by staff and the ZBA, a review of the onsite conditions was conducted on 22 August 2026, including review of the condition of the existing dry well and percolation testing for the project parcel. The existing dry well is sound, with the sump containing a small amount of water. Percolation testing results are as shown below. The percolation test was conducted adjacent to the proposed dry well. Pictures of the existing dry well and testing conducted are shown as attached.

Percolation Test – Conducted on 22 August 2026. Soil was generally organic with a mix of fill, sand, gravel. It appears this area is fill from previous construction and not a native sandy soil. A standard percolation test was conducted, and the results were as follows: 1 Minute and 32 Seconds, 1 Minute and 43 Seconds, and 1 Minute and 37 Seconds for the water to infiltrate 1 (one) inch. These results would provide an infiltration rate of approximately 30 inches/hour. For design purposes, in a conservative nature, 10 inches/hr was utilized in calculations. These results were consistent with the anticipated well-draining soils, per the USDA research.

The existing Drainage Area, Time of Concentration, ground cover, and existing dry well were modeled utilizing HydroCAD 10.10. The existing flows and maximum elevation of discharge from the dry well is shown below in the table and as attached in the HydroCAD Drainage Calculations.

	1-Year Storm	**10-Year Storm**	**100-Year Storm**
Flow (CFS)	0.51	1.50	3.95
Maximum Surcharge Elevation	396.27’	396.35’	396.48’

During all rain events per the NYS Rainfall Storm Data, the maximum discharge elevation is 396.48’ and does not exceed the lowest adjacent grade (396.7’) of the adjoining property. Flooding does not seem to be of concern in the existing condition.

Proposed Drainage Review – The project proposes to add 11 parking spaces and approximately 0.12 acres of impervious area (asphalt) to the project parcel. Additionally, a proposed dry well and parking area grading plan is intended to capture a majority of the storm water runoff created by the increase in impervious area. This information is shown in the attached Proposed Drainage Area Plan.

	1-Year Storm	**10-Year Storm**	**100-Year Storm**
Flow (CFS)	1.13	2.32	5.58
Maximum Surcharge Elevation	396.32’	396.40’	396.56’

Based on the proposed modeling and site conditions or the proposed site, flooding for the required design storm (10 year storm) does not appear to be of concern. Further, the lowest adjacent point on the adjoining property line (396.7’) is not reached during the proposed modeling. Drainage from the proposed project appears to be wholly captured and infiltrated/stored on the project site.

Summary Discussion

In summary, after a drainage review and modeling of the existing and proposed conditions associated with the Parking Lot Expansion, drainage is not anticipated to be of concern. The required NYS DEC 100-year Storm is fully contained from adjoining parcels, both municipal (street infrastructure) and privately owned (residential parcels). We trust that this report and associated calculations satisfy the City Planning Commission comment and ZBA concerns, regarding drainage requirements.

If you have any questions, comments, or require any additional information please contact me at [redacted]

Respectfully Submitted,

Thomas H. Ross

Brad Arthur, PE

cc: Adam M. Storino, PLS CPESC – Storino Geomatics, PLLC
Thomas SM Compo, PE – City Engineer
Geoff Urda – Senior Planner

Attachments

PROPOSED:

EDGE OF PAVEMENT
MAJOR CONTOUR 445
MINOR CONTOUR 444
SPOT ELEVATION ×443.30
TREES

GRAPHIC SCALE

10 0 10 20 30

1 INCH = 10 FEET (IN FEET)

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NOT FOR CONSTRUCTION

Arthur ENGINEERING

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EXISTING DRAINAGE AREA PLAN
PETE'S TRATTORIA PARKING LOT EXPANSION

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

111 BREEN AVENUE / 710 ARSENAL STREET
COUNTY OF JEFFERSON

CITY OF WATERTOWN
STATE OF NEW YORK

HAYWARD BRADFORD ARTHUR
P.E. NO. 110862

STORINO GEOMATICS, PLLC
PROFESSIONAL LAND SURVEYORS
165 MULLIN STREET. WATERTOWN. NY 13601
[redacted]

NY · NJ · PA · VT

DATE: 08/25/2026
SCALE: 1" = 20'
DRAWN BY: THR
CHECKED BY: THR/AMS/HBA
FILE NO. 2017-015.04
DWG. NO.

EXDA1

PROPOSED:

EDGE OF PAVEMENT	
MAJOR CONTOUR	445
MINOR CONTOUR	444
SPOT ELEVATION	443.30
TREES	

GRAPHIC SCALE

10 0 10 20 30

1 INCH = 10 FEET (IN FEET)

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PROPOSED DRAINAGE AREA PLAN
PETE'S TRATTORIA PARKING LOT EXPANSION

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

111 BREEN AVENUE / 710 ARSENAL STREET
COUNTY OF JEFFERSON

CITY OF WATERTOWN
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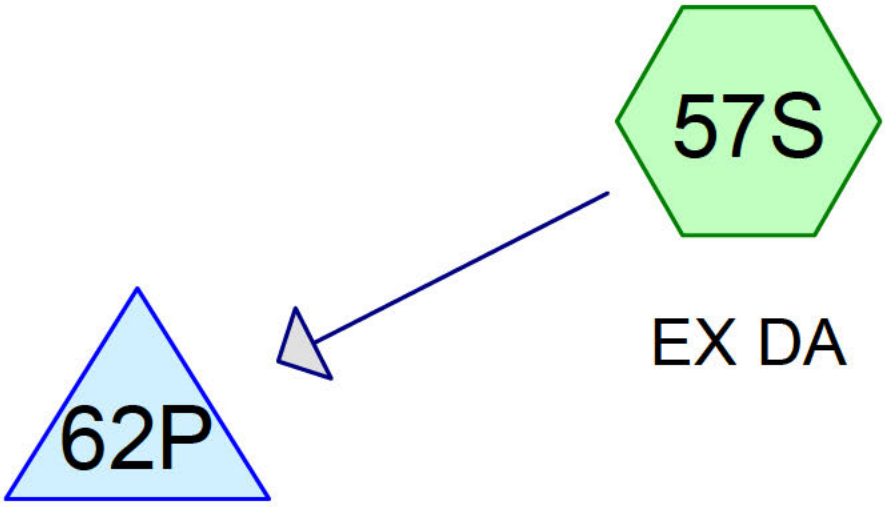
DATE: 08/25/2026
SCALE: 1" = 20'
DRAWN BY: THR
CHECKED BY: THR/AMS/HBA
FILE NO. 2017-015.04
DWG. NO.

PDA1



Existing Dry Well

Subcat Reach Pond Link

Routing Diagram for HYDRO CAD PETES
Prepared by {enter your company name here}, Printed 8/22/2026

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1 Year	Type II 24-hr		Default	24.00	1	2.10	2
2	10 Year	Type II 24-hr		Default	24.00	1	3.50	2
3	100 Year	Type II 24-hr		Default	24.00	1	6.40	2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.072	61	1/4 acre lots, 38% imp, HSG A (57S)
0.202	39	>75% Grass cover, Good, HSG A (57S)
0.401	98	Paved parking, HSG A (57S)
0.067	98	Roofs, HSG A (57S)

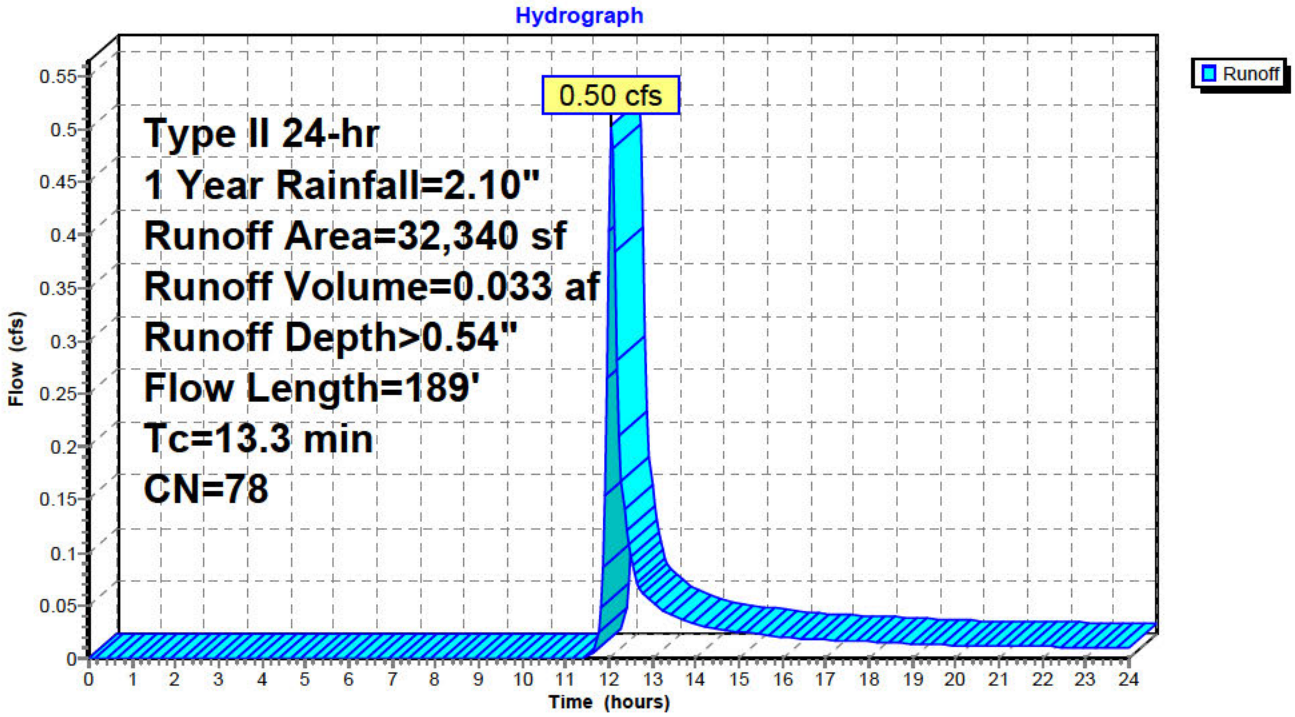
Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.742	HSG A	57S
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	

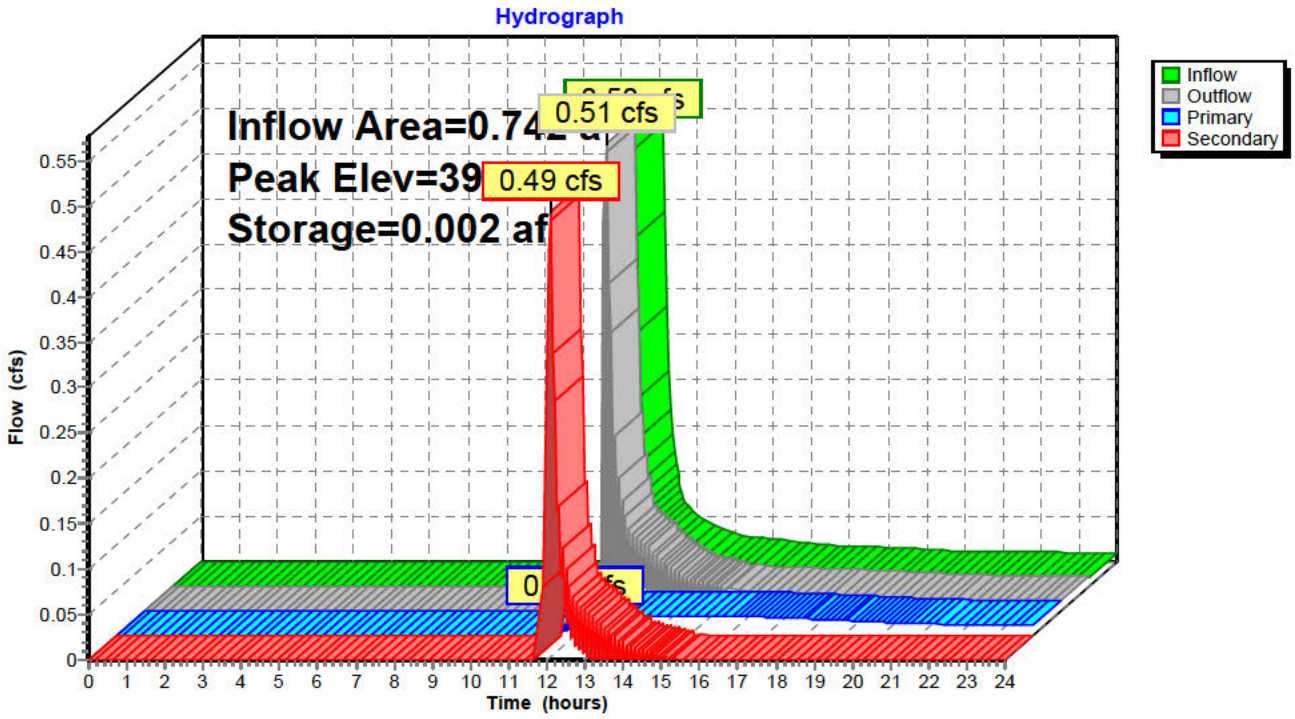
Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.072	0.000	0.000	0.000	0.000	0.072	1/4 acre lots, 38% imp	57S
0.202	0.000	0.000	0.000	0.000	0.202	>75% Grass cover, Good	57S
0.401	0.000	0.000	0.000	0.000	0.401	Paved parking	57S
0.067	0.000	0.000	0.000	0.000	0.067	Roofs	57S

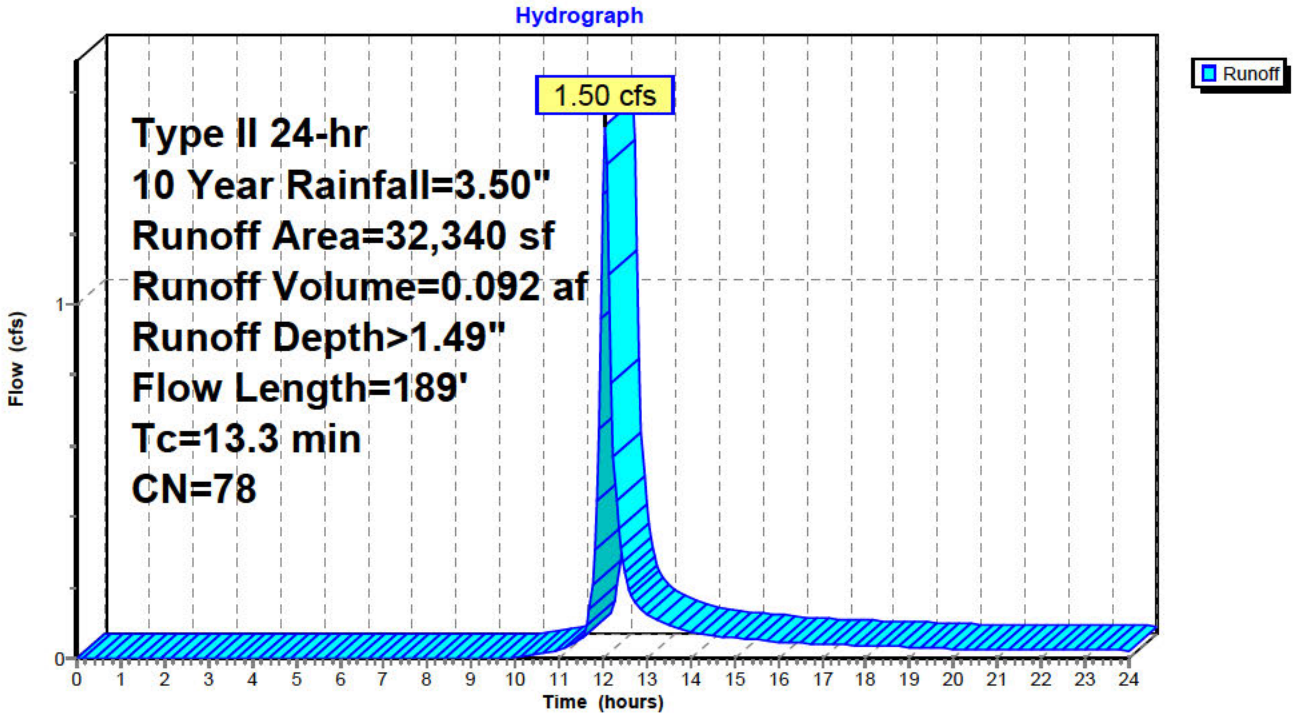
Subcatchment 57S: EX DA



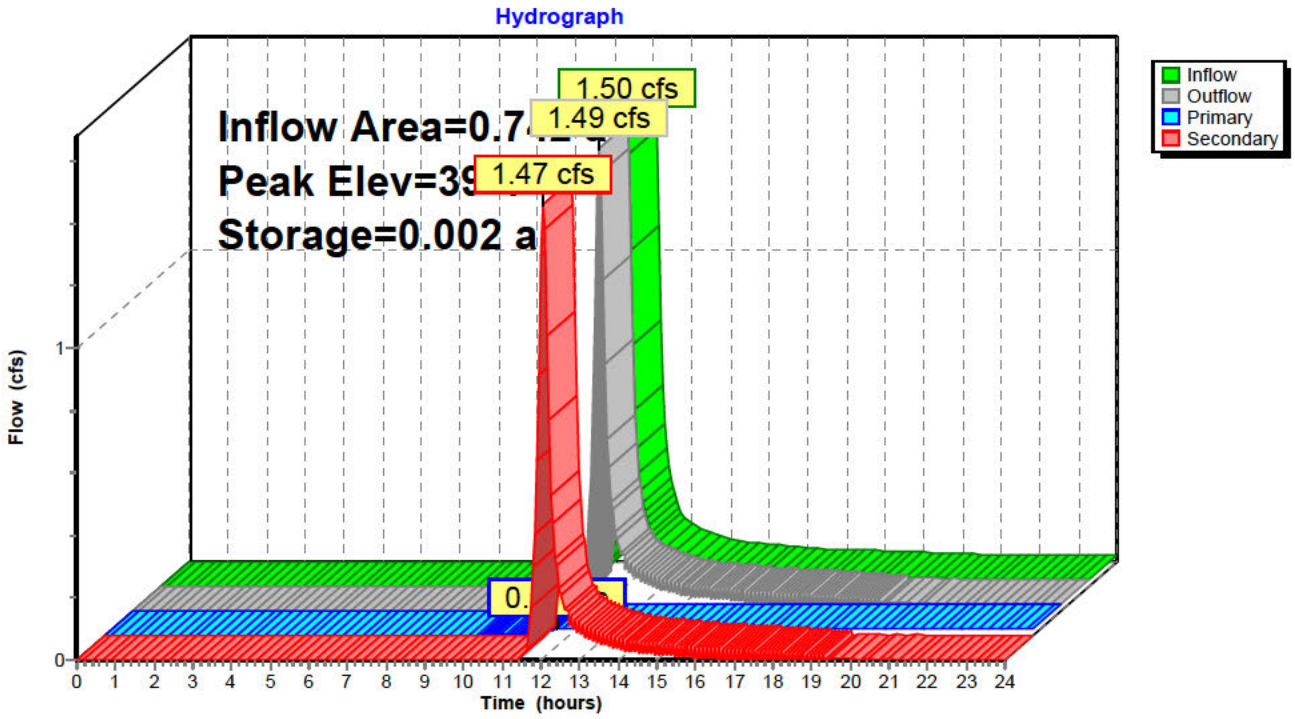
Pond 62P: Existing Dry Well



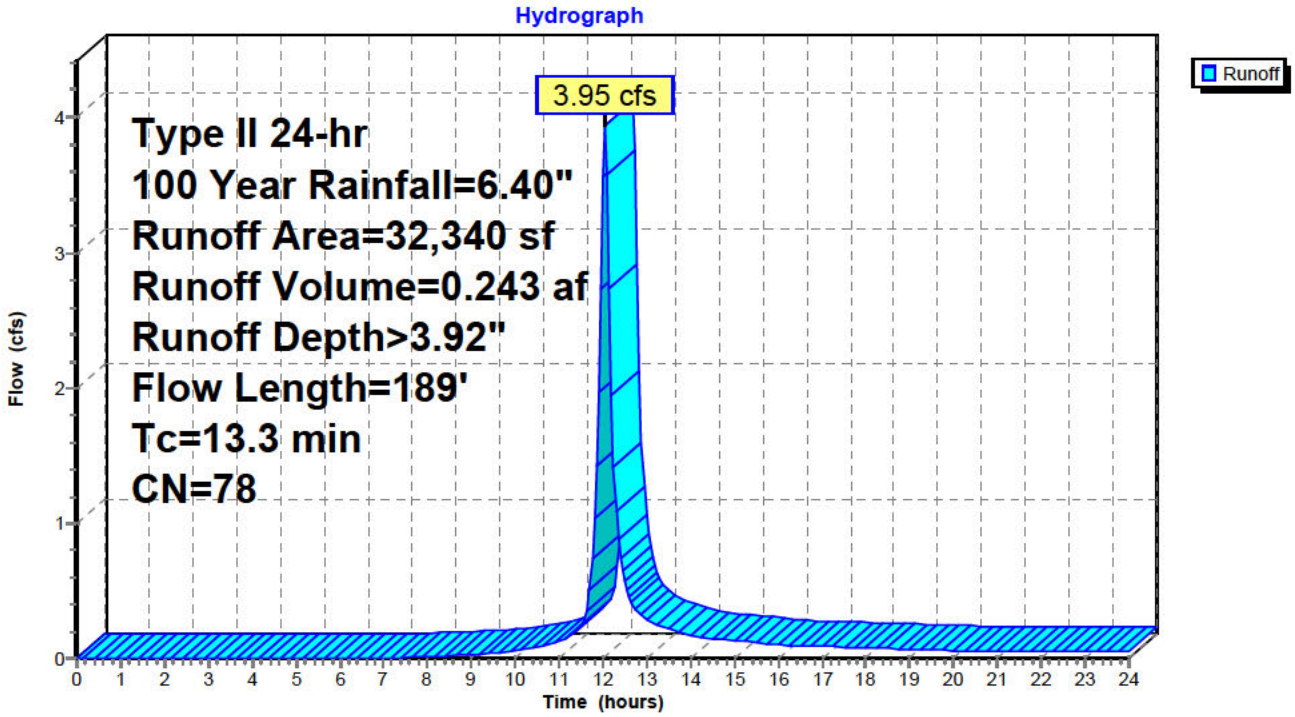
Subcatchment 57S: EX DA



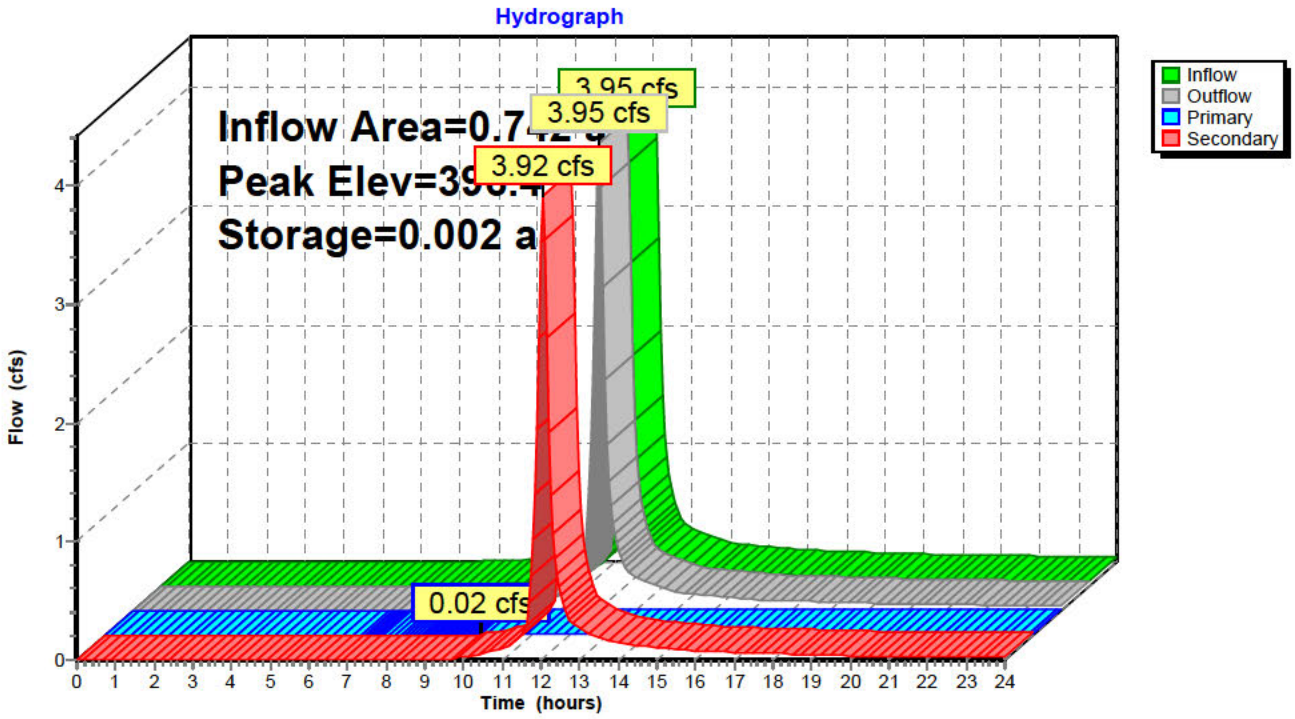
Pond 62P: Existing Dry Well

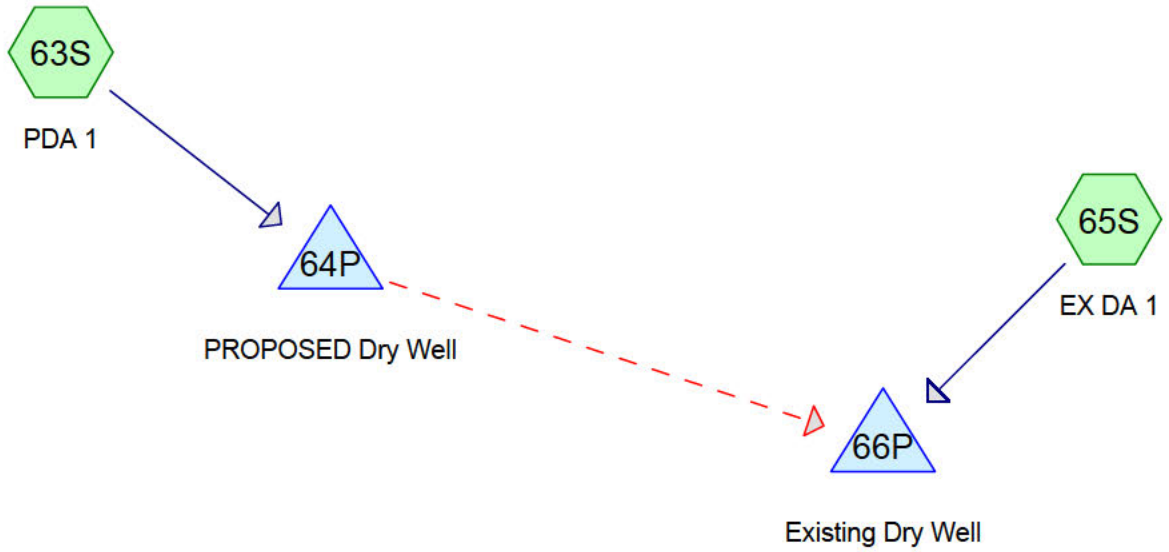


Subcatchment 57S: EX DA



Pond 62P: Existing Dry Well





Subcat Reach Pond Link

Routing Diagram for HYDRO CAD PETES
Prepared by {enter your company name here}, Printed 8/22/2026

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
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2	10 Year	Type II 24-hr		Default	24.00	1	3.50	2
3	100 Year	Type II 24-hr		Default	24.00	1	6.40	2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.072	61	1/4 acre lots, 38% imp, HSG A (65S)
0.137	39	>75% Grass cover, Good, HSG A (63S, 65S)
0.467	98	Paved parking, HSG A (63S, 65S)
0.068	98	Roofs, HSG A (63S, 65S)
0.745	**84**	**TOTAL AREA**

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.745	HSG A	63S, 65S
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	
0.745		**TOTAL AREA**

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.072	0.000	0.000	0.000	0.000	0.072	1/4 acre lots, 38% imp	65S
0.137	0.000	0.000	0.000	0.000	0.137	>75% Grass cover, Good	63S, 65S
0.467	0.000	0.000	0.000	0.000	0.467	Paved parking	63S, 65S
0.068	0.000	0.000	0.000	0.000	0.068	Roofs	63S, 65S
0.745	**0.000**	**0.000**	**0.000**	**0.000**	**0.745**	**TOTAL AREA**	

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 63S: PDA 1 Runoff Area=5,281 sf 57.58% Impervious Runoff Depth>0.36"
Flow Length=102' Tc=6.2 min CN=73 Runoff=0.07 cfs 0.004 af

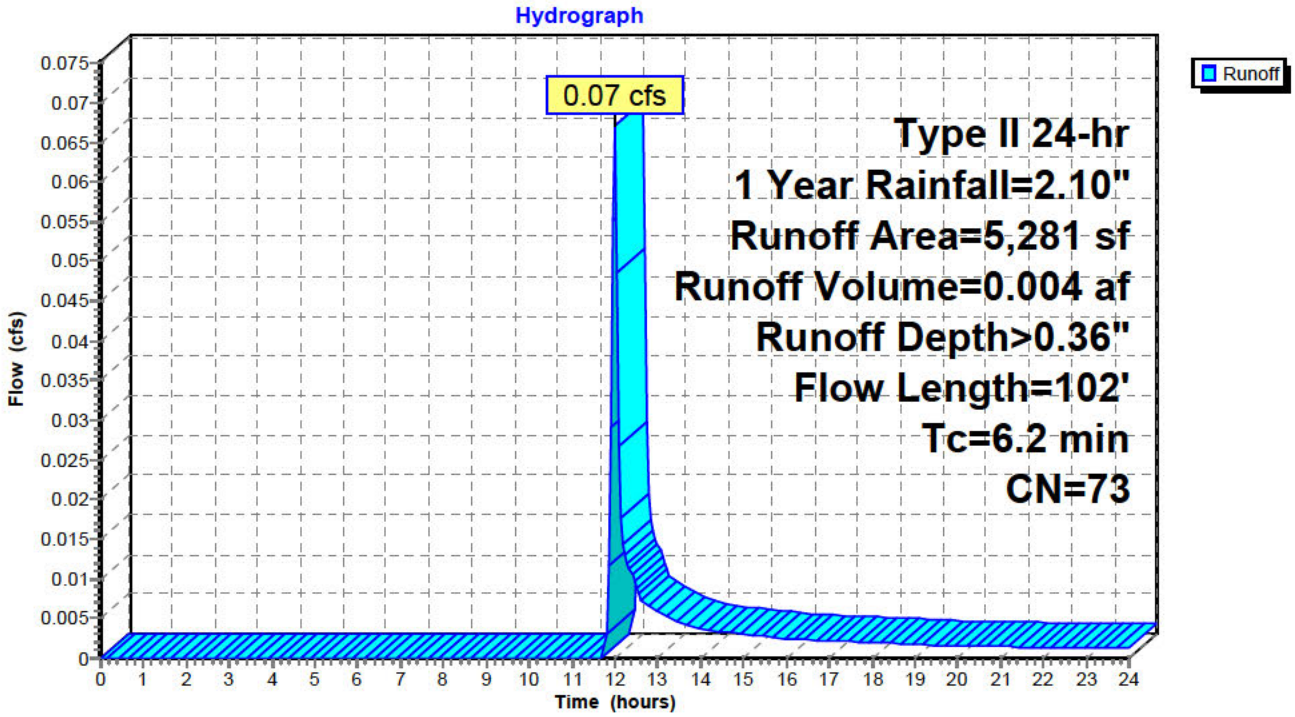
Subcatchment 65S: EX DA 1 Runoff Area=27,159 sf 79.07% Impervious Runoff Depth>0.92"
Flow Length=128' Tc=5.0 min CN=86 Runoff=1.04 cfs 0.048 af

Pond 64P: PROPOSED Dry Well Peak Elev=391.28' Storage=0.001 af Inflow=0.07 cfs 0.004 af
Primary=0.01 cfs 0.004 af Secondary=0.00 cfs 0.000 af Outflow=0.01 cfs 0.004 af

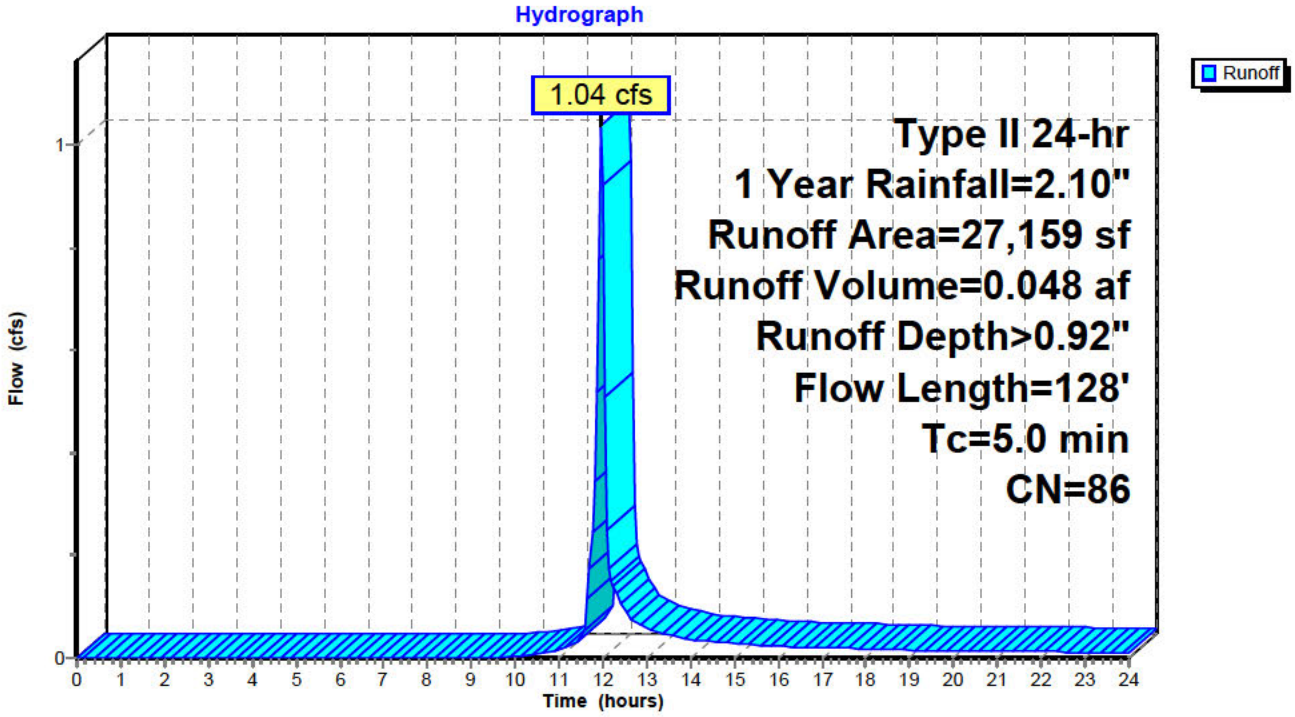
Pond 66P: Existing Dry Well Peak Elev=396.32' Storage=0.002 af Inflow=1.04 cfs 0.048 af
Primary=0.02 cfs 0.020 af Secondary=1.10 cfs 0.027 af Outflow=1.13 cfs 0.047 af

Total Runoff Area = 0.745 ac Runoff Volume = 0.052 af Average Runoff Depth = 0.83"
24.43% Pervious = 0.182 ac 75.57% Impervious = 0.563 ac

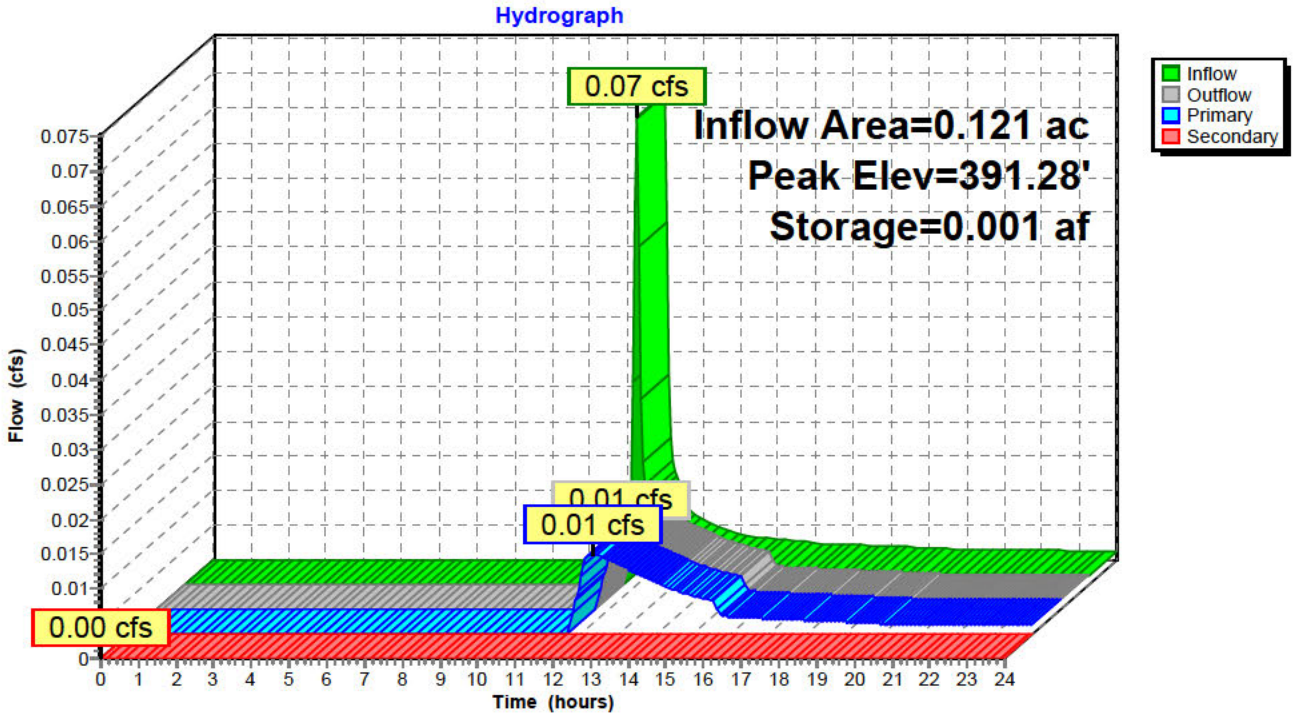
Subcatchment 63S: PDA 1



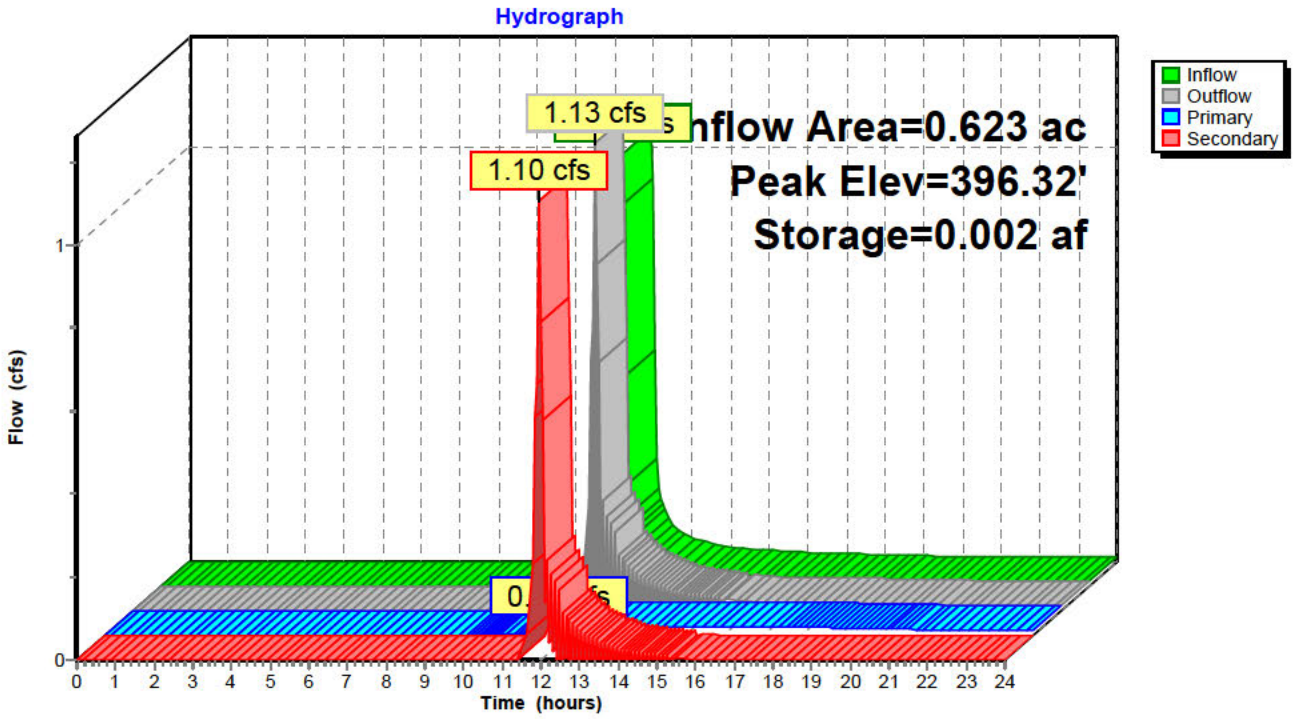
Subcatchment 65S: EX DA 1



Pond 64P: PROPOSED Dry Well



Pond 66P: Existing Dry Well



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 63S: PDA 1 Runoff Area=5,281 sf 57.58% Impervious Runoff Depth>1.18"
Flow Length=102' Tc=6.2 min CN=73 Runoff=0.25 cfs 0.012 af

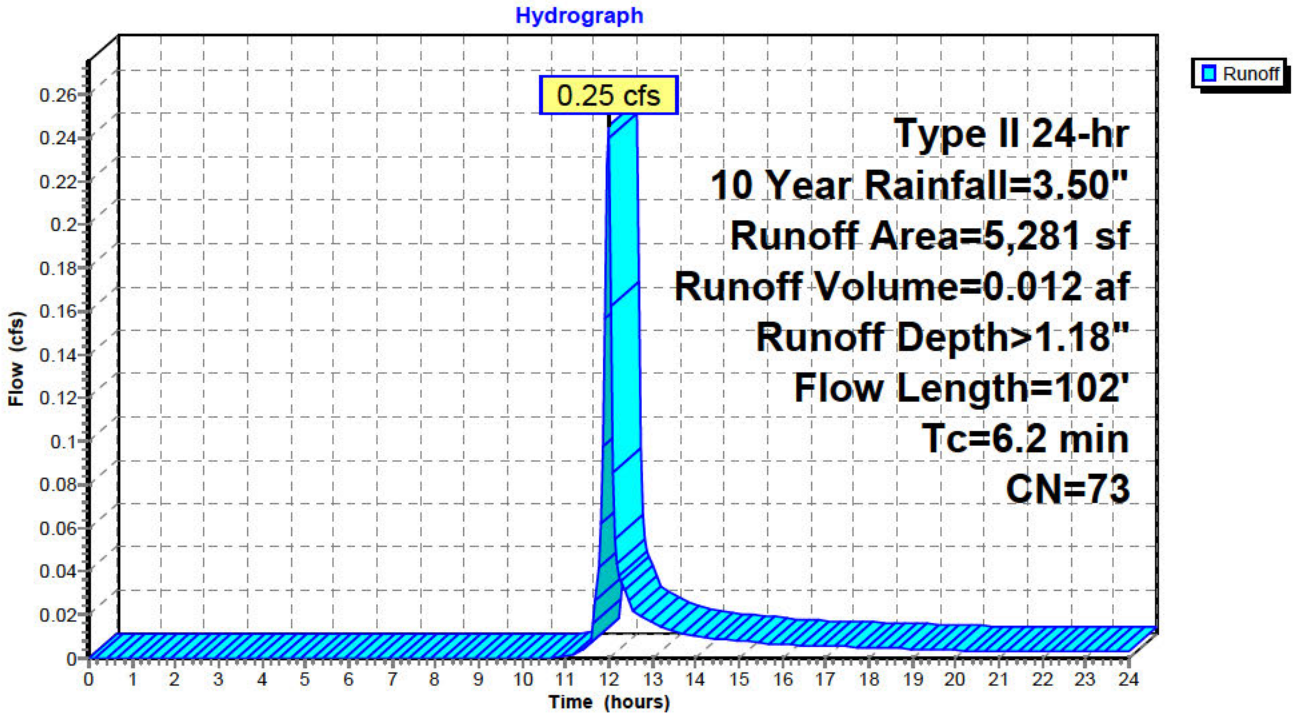
Subcatchment 65S: EX DA 1 Runoff Area=27,159 sf 79.07% Impervious Runoff Depth>2.10"
Flow Length=128' Tc=5.0 min CN=86 Runoff=2.32 cfs 0.109 af

Pond 64P: PROPOSED Dry Well Peak Elev=398.42' Storage=0.004 af Inflow=0.25 cfs 0.012 af
Primary=0.04 cfs 0.012 af Secondary=0.00 cfs 0.000 af Outflow=0.04 cfs 0.012 af

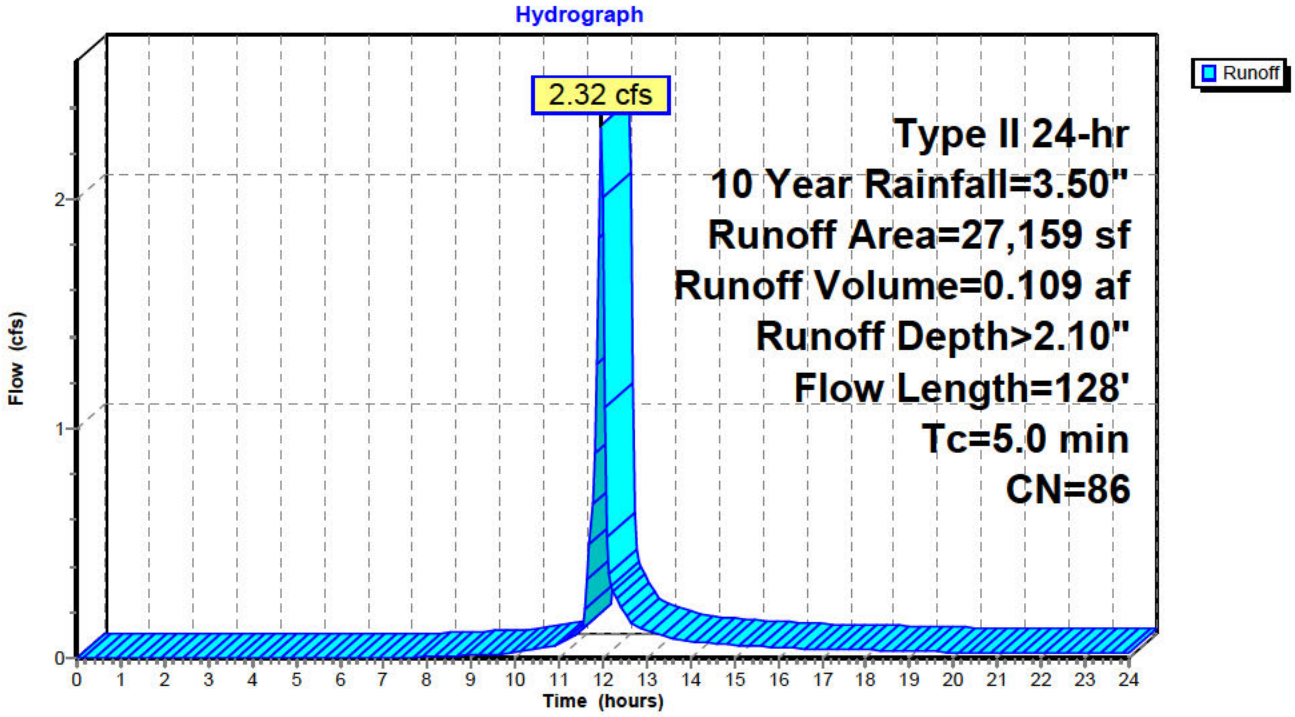
Pond 66P: Existing Dry Well Peak Elev=396.40' Storage=0.002 af Inflow=2.32 cfs 0.109 af
Primary=0.02 cfs 0.027 af Secondary=2.31 cfs 0.080 af Outflow=2.33 cfs 0.107 af

Total Runoff Area = 0.745 ac Runoff Volume = 0.121 af Average Runoff Depth = 1.95"
24.43% Pervious = 0.182 ac 75.57% Impervious = 0.563 ac

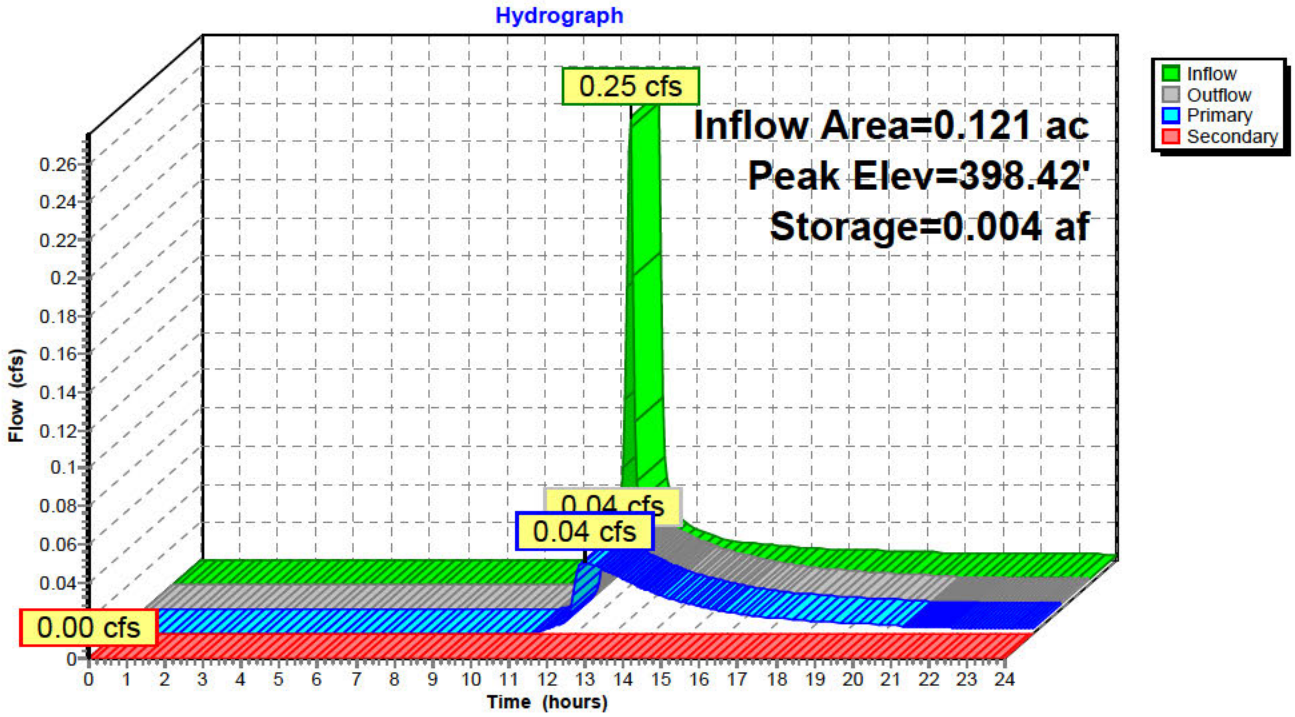
Subcatchment 63S: PDA 1



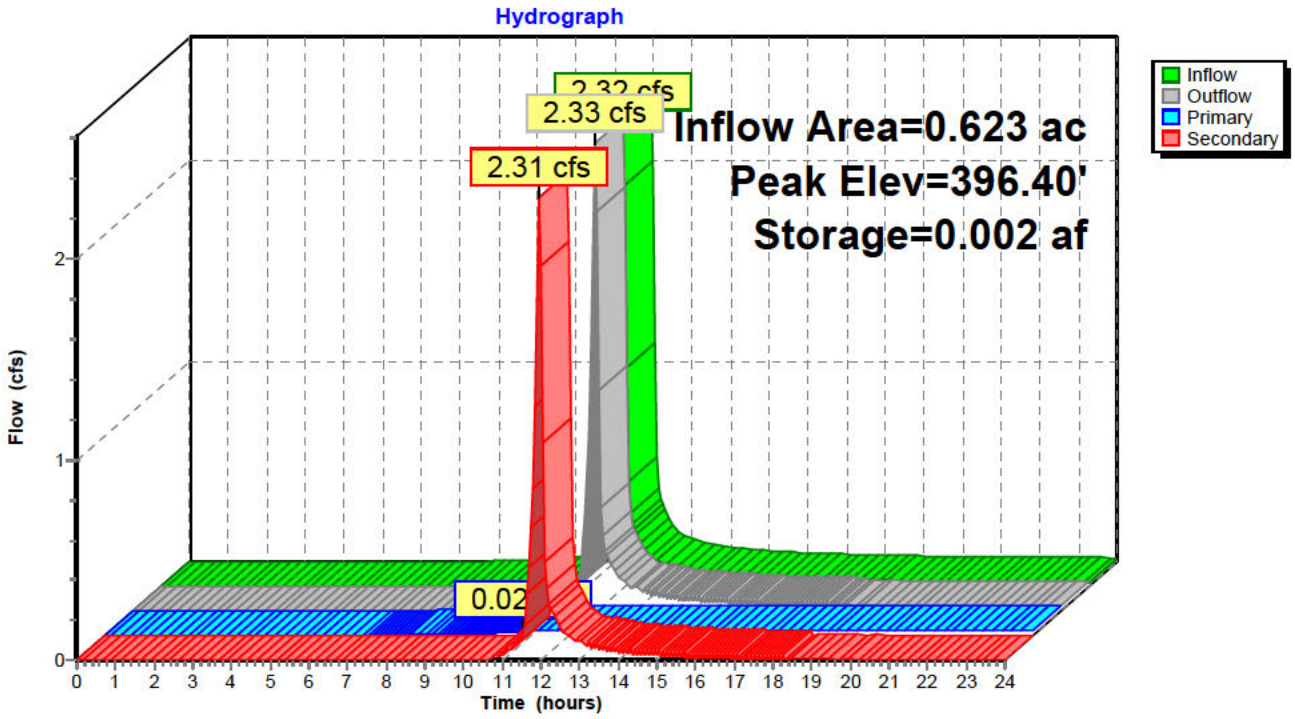
Subcatchment 65S: EX DA 1



Pond 64P: PROPOSED Dry Well



Pond 66P: Existing Dry Well



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 63S: PDA 1 Runoff Area=5,281 sf 57.58% Impervious Runoff Depth>3.42"
Flow Length=102' Tc=6.2 min CN=73 Runoff=0.71 cfs 0.035 af

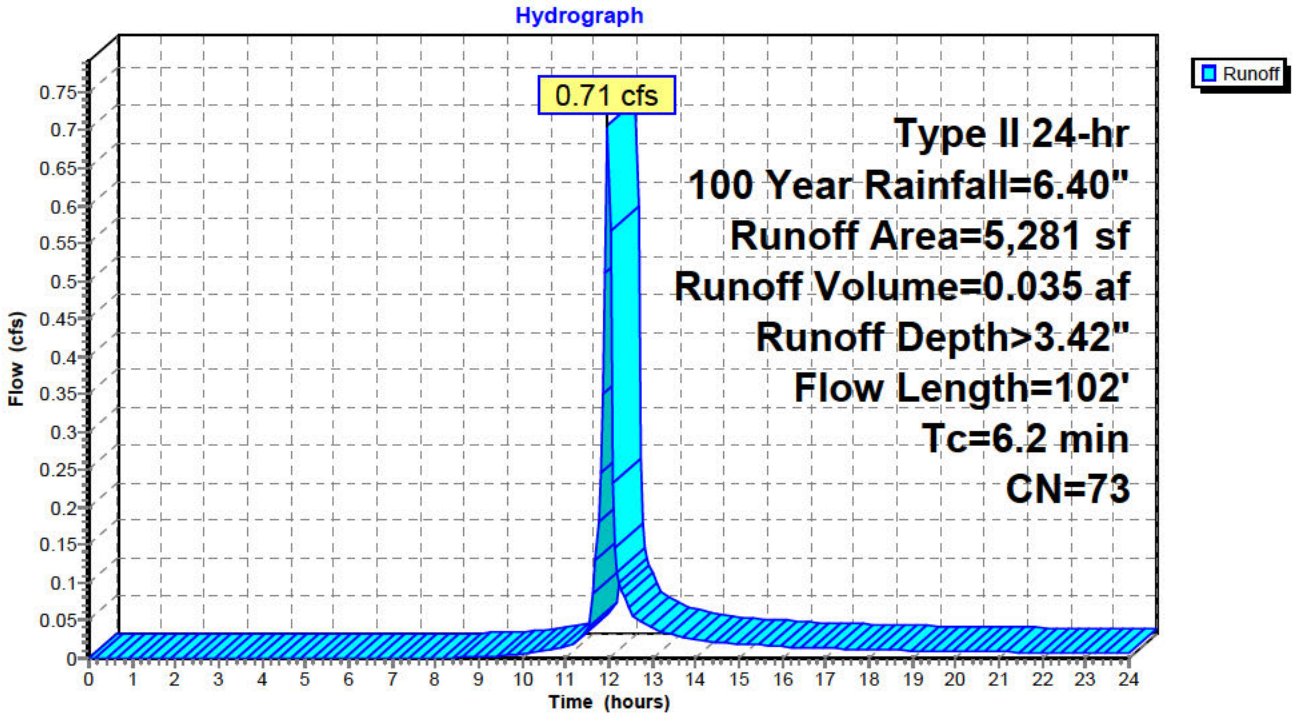
Subcatchment 65S: EX DA 1 Runoff Area=27,159 sf 79.07% Impervious Runoff Depth>4.79"
Flow Length=128' Tc=5.0 min CN=86 Runoff=5.08 cfs 0.249 af

Pond 64P: PROPOSED Dry Well Peak Elev=399.50' Storage=0.005 af Inflow=0.71 cfs 0.035 af
Primary=0.04 cfs 0.022 af Secondary=0.80 cfs 0.012 af Outflow=0.84 cfs 0.034 af

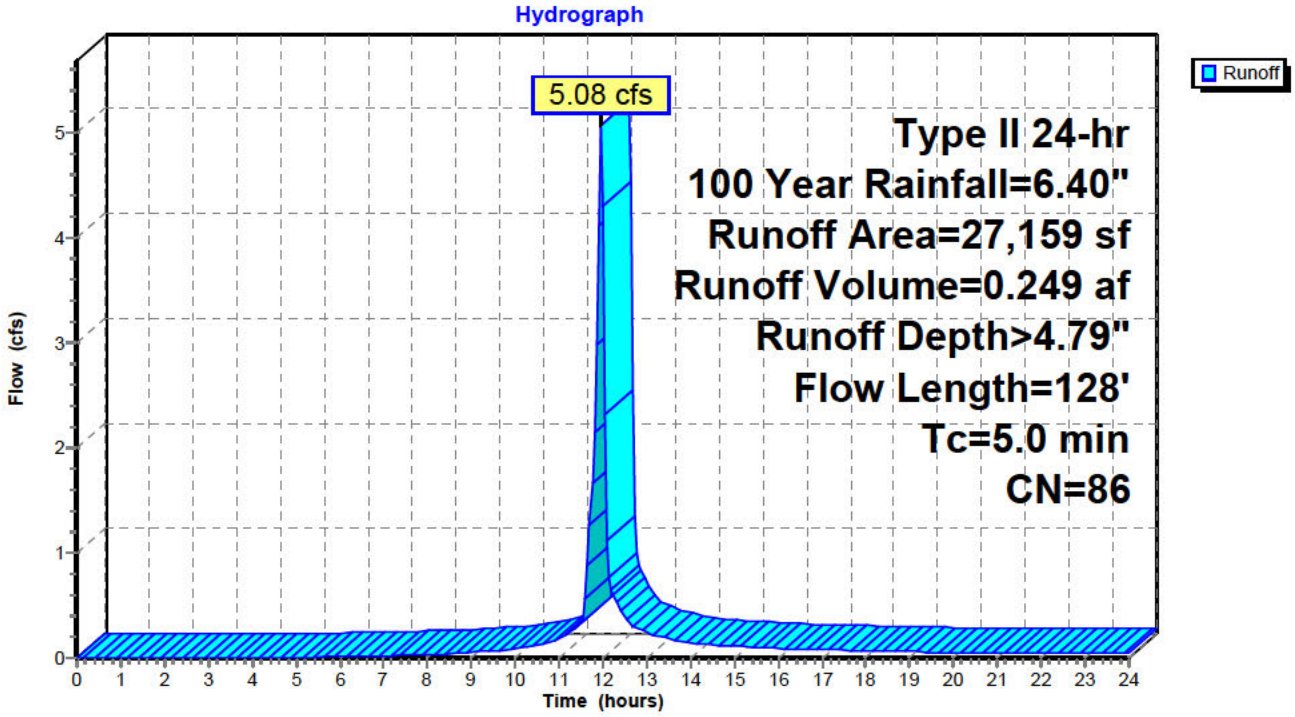
Pond 66P: Existing Dry Well Peak Elev=396.56' Storage=0.002 af Inflow=5.58 cfs 0.261 af
Primary=0.02 cfs 0.032 af Secondary=5.57 cfs 0.227 af Outflow=5.59 cfs 0.259 af

Total Runoff Area = 0.745 ac Runoff Volume = 0.283 af Average Runoff Depth = 4.56"
24.43% Pervious = 0.182 ac 75.57% Impervious = 0.563 ac

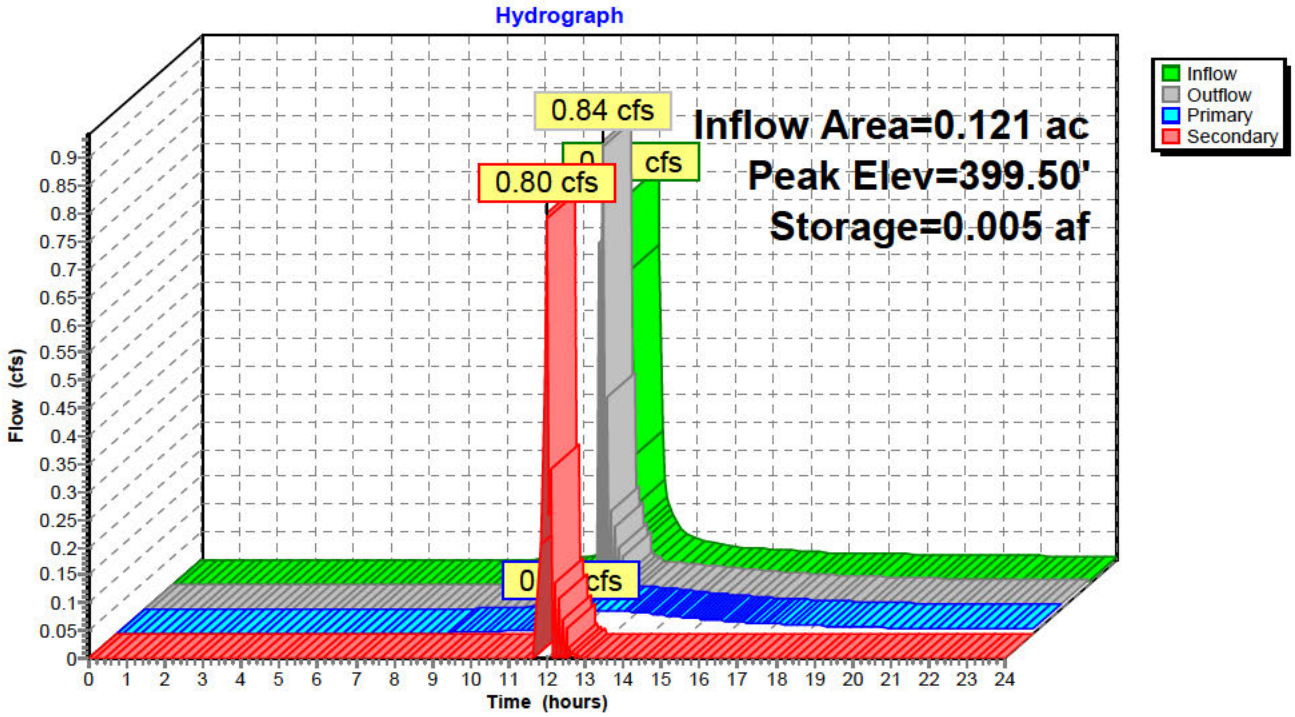
Subcatchment 63S: PDA 1



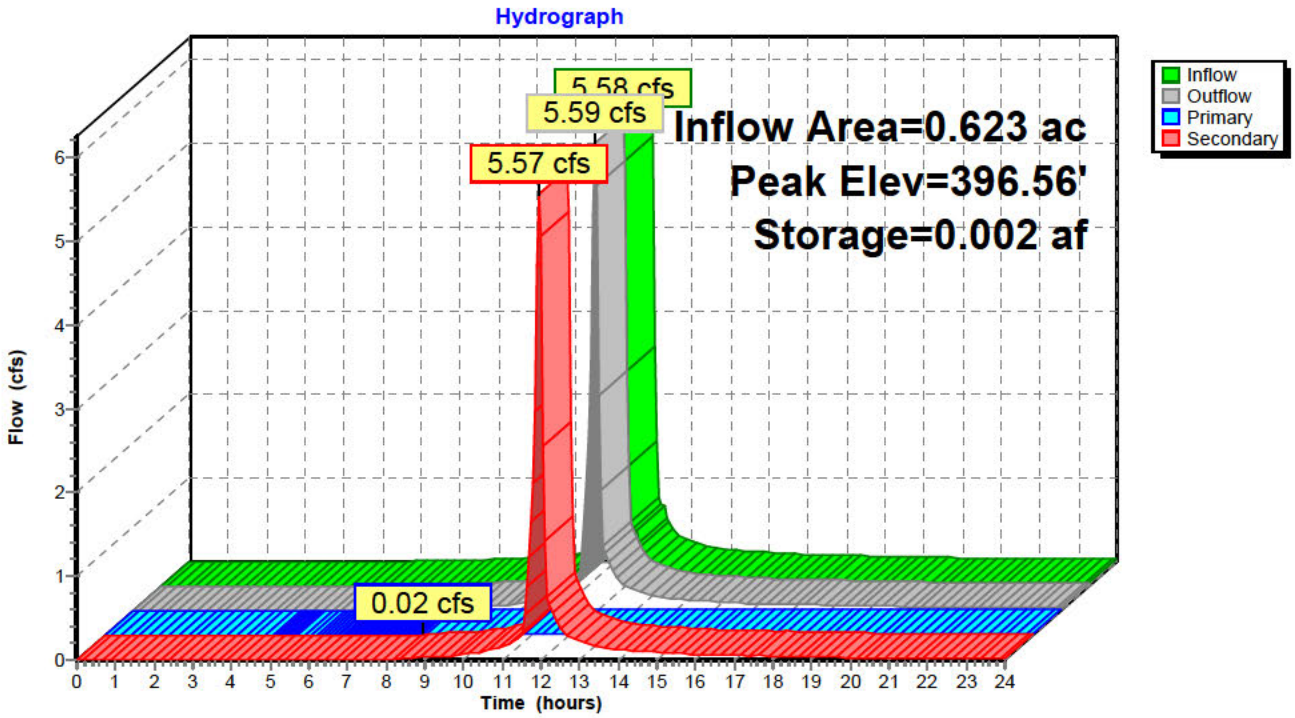
Subcatchment 65S: EX DA 1



Pond 64P: PROPOSED Dry Well



Pond 66P: Existing Dry Well



United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Jefferson County, New York

August 21, 2026

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

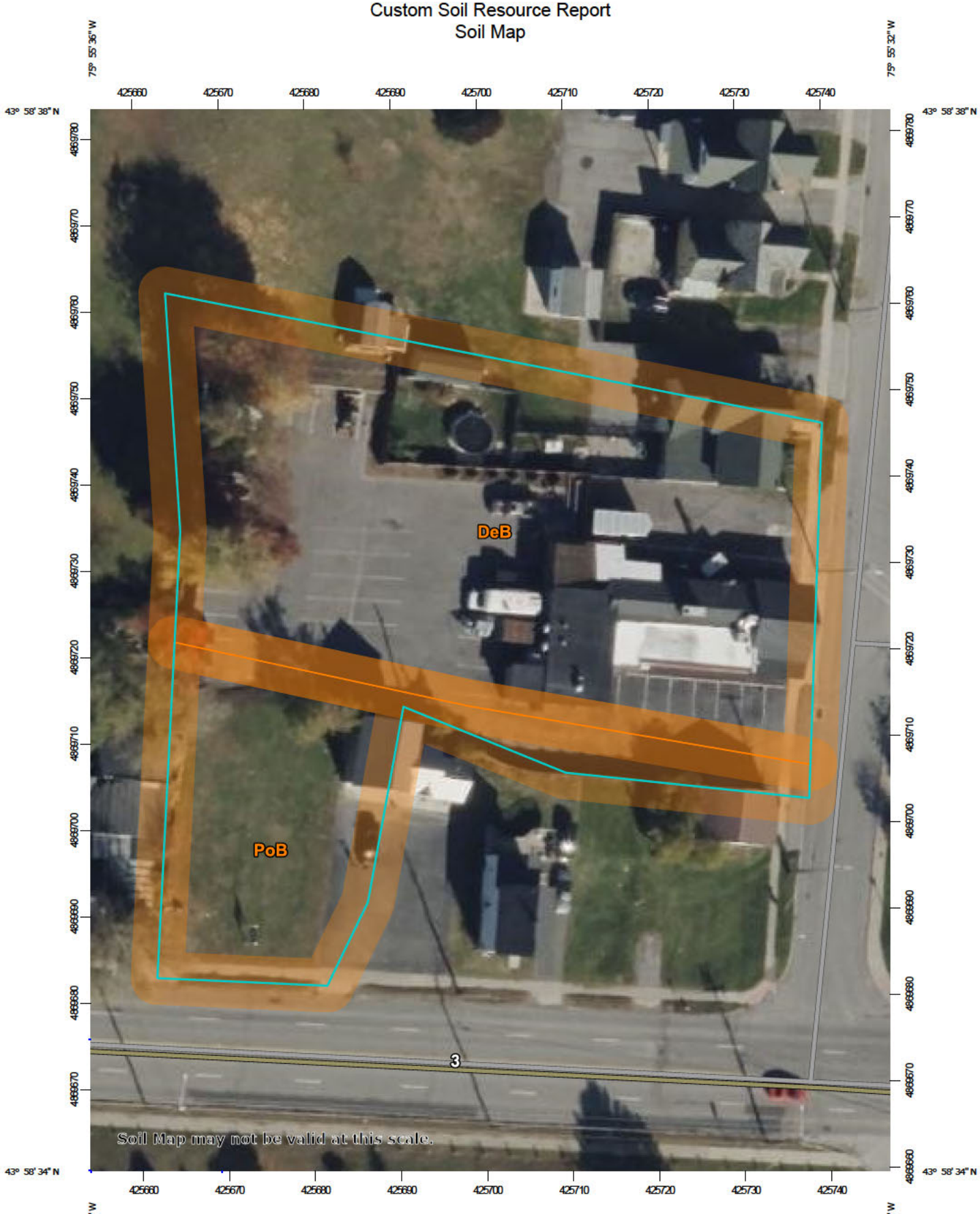
After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:598 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 5 10 20 30

Feet: 0 25 50 100 150

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Jefferson County, New York
Survey Area Data: Version 25, Sep 4, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 15, 2022—Oct 28, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DeB	Deerfield loamy fine sand, 0 to 8 percent slopes	0.7	73.1%
PoB	Plainfield sand, 0 to 8 percent slopes	0.3	26.9%
Totals for Area of Interest		**1.0**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Jefferson County, New York

DeB—Deerfield loamy fine sand, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 9sn8
Elevation: 0 to 1,000 feet
Mean annual precipitation: 33 to 50 inches
Mean annual air temperature: 45 to 46 degrees F
Frost-free period: 110 to 170 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Deerfield and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Deerfield

Setting

Landform: Terraces, Outwash plains, Proglacial deltas
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Convex
Parent material: Sandy glaciofluvial or deltaic deposits derived mainly from granite, gneiss, or sandstone

Typical profile

H1 - 0 to 7 inches: loamy fine sand
H2 - 7 to 28 inches: loamy fine sand
H3 - 28 to 60 inches: fine sand

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: About 18 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 3.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: A
Ecological site: F142XB003VT - Moist Outwash
Hydric soil rating: No

Minor Components

Unnamed soils, sand pits, wet spots, marshes

Percent of map unit: 10 percent
Hydric soil rating: Yes

Windsor
Percent of map unit: 5 percent
Hydric soil rating: No

Scarboro
Percent of map unit: 3 percent
Hydric soil rating: Yes

Deerfield
Percent of map unit: 2 percent
Hydric soil rating: No

PoB—Plainfield sand, 0 to 8 percent slopes

Map Unit Setting
National map unit symbol: 9sr6
Elevation: 720 to 1,150 feet
Mean annual precipitation: 33 to 50 inches
Mean annual air temperature: 45 to 46 degrees F
Frost-free period: 110 to 170 days
Farmland classification: Not prime farmland

Map Unit Composition
Plainfield and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Plainfield

Setting
Landform: Terraces, Outwash plains, Proglacial deltas
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy glaciofluvial or deltaic deposits

Typical profile
H1 - 0 to 8 inches: sand
H2 - 8 to 28 inches: sand
H3 - 28 to 65 inches: sand

Properties and qualities
Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: A
Ecological site: F142XB002VT - Dry Outwash
Hydric soil rating: No

Minor Components

Deerfield

Percent of map unit: 5 percent
Hydric soil rating: No

Windsor

Percent of map unit: 5 percent
Hydric soil rating: No

Agawam

Percent of map unit: 5 percent
Hydric soil rating: No

Pits, sand and gravel

Percent of map unit: 5 percent
Hydric soil rating: No

Soil Information for All Uses

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

Hydrologic Soil Group

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Custom Soil Resource Report
Map—Hydrologic Soil Group

Map Scale: 1:598 if printed on A portrait (8.5" x 11") sheet.

Meters: 0 5 10 20 30

Feet: 0 25 50 100 150

N

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Jefferson County, New York
Survey Area Data: Version 25, Sep 4, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 15, 2022—Oct 28, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DeB	Deerfield loamy fine sand, 0 to 8 percent slopes	A	0.7	73.1%
PoB	Plainfield sand, 0 to 8 percent slopes	A	0.3	26.9%
Totals for Area of Interest			**1.0**	**100.0%**

Rating Options—Hydrologic Soil Group

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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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 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:	Telephone: [redacted]
Puccia Olive Oil Company, LLC - Geoff Puccia	E-Mail: [redacted]

Address:
111 Breen Avenue

City/PO:	State:	Zip Code:
Watertown	NY	13601

	NO	YES
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.	☑	☐
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	☐	☑

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:
   ■ Urban ☐ Rural (non-agriculture) ☐ Industrial ■ Commercial ■ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
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?		
If Yes, identify:	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
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?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☑	☐

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	☑
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?	☑	☐

	NO	YES
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?	☑	☐
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

	NO	YES
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-...	☐	☑
16. Is the project site located in the 100-year or 500-year flood plain?	☑	☐
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:		
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:	☑	☐
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:	☑	☐
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:	☑	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community?	☐	☑
If No, could impacts from the project affect a disadvantaged community?	☑	☐
If Yes to either question in 21, answer the following question.		
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management): N/A		

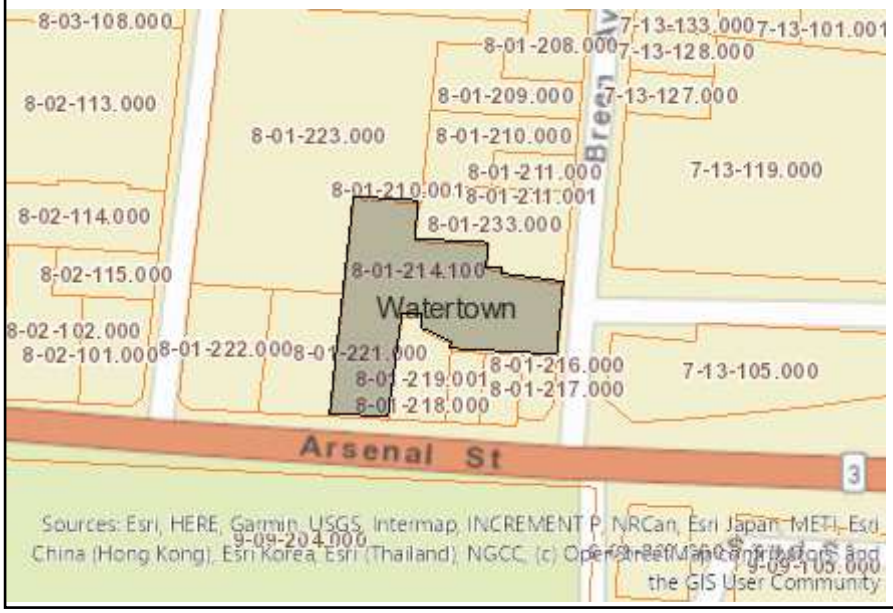
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Puccia Olive Oil Company, LLC - Geoff Puccia Date: 09/11/2026

Signature: For Puccia Olive Oil Company, LLC Title: Owner

EAF Mapper Summary Report

Friday, September 11, 2026 6:37 AM



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 or 500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	Yes