



MEMORANDUM

CITY OF WATERTOWN, NEW YORK
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
245 WASHINGTON STREET, ROOM 305, WATERTOWN, NY 13601
PHONE: 315-785-7741 – FAX: 315-782-9014

TO: Planning Commission Members

FROM: Michael A. Lumbis, Planning and Community Development Director

PRIMARY REVIEWER: Geoffrey T. Urda, Senior Planner

SUBJECT: Site Plan Approval Amendment – 111 Breen Avenue

DATE: August 6, 2026

Request: Site Plan Approval to construct an 11-space parking lot expansion and associated site improvements at **111 Breen Avenue**, Parcel Number 8-01-214.100

Applicant: Thomas H. Ross of Storino Geomatics, PLLC on behalf of Puccia Olive Oil Company, LLC

Proposed Use: Parking Lot, Accessory, for primary Bar, Restaurant, Café, Brewpub use

Property Owners: Puccia Olive Oil Company

Submitted:

Property Survey: Yes	Preliminary Architectural Drawings: N/A
Site Plan: Yes	Preliminary Site Engineering Plans: Yes
Vehicle and Pedestrian Circulation Plan: Yes	Construction Time Schedule: Yes
Landscaping and Grading Plan: Yes	Description of Uses, Hours & Traffic Volume: Yes

SEQRA: Unlisted

Jefferson County 239-m Review: Yes

Zoning Information:

District: Commercial	Maximum Lot Coverage: N/A
Setback Requirements: F: 20', S: 5', R: 25'	Buffer Zones Required: Yes

Overview: The applicant is seeking an amendment to a previously approved site plan. The expansion will add 11 parking spaces and bring the total on the site to 48 spaces. Section 310-36 (A) of the Zoning Ordinance allows a maximum of 50 spaces on a parcel in the Commercial District, which would place 111 Breen Avenue two below the maximum.

The amended site plan no longer includes any land on 710 Arsenal Street (Marcy Spa). The originally approved site plan was for a shared parking lot across the two parcels. The site plan also no longer includes a curb cut from Arsenal Street, eliminating the need for a NYSDOT Highway Work Permit.

The parking addition, as now proposed, would exclusively serve Pete's Trattoria on the subject parcel. The applicant has included a conceptual master plan (Sheet C104) that depicts the original proposal with a note that the applicant's client supports the concept. However, any potential future improvements on 710 Arsenal Street would require The Marcy Spa and Salon Inc. to apply for and obtain the necessary approvals, including but not limited to a new Site Plan Approval and a NYSDOT Highway Work Permit.

Existing Conditions: 111 Breen Avenue is an L-shaped parcel with frontage on both Breen Avenue and Arsenal Street. The primary restaurant building sits at the northeast corner of the parcel, with a zero-foot setback fronting on the Breen Avenue sidewalk. The existing parking lot wraps around the building to the south and west. The southern section of the parcel with frontage on Arsenal Street where the applicant proposes to expand the parking lot is presently lawn.

Vehicular and Pedestrian Circulation: Under the amended site plan, the Breen Avenue curb cut would continue to be the sole access point to Pete's Trattoria. With the proposed expansion, the newly created parking spaces would be accessible via an expanded internal drive aisle that wraps around the inside corner of the L-shaped parcel.

Zoning: The primary use, Bar/Restaurant/Café/Brewpub, is an allowed use-by-right in a Commercial District. However, the primary building enjoys legal nonconforming ("grandfathered") status regarding the required setbacks in the Commercial District, which requires 10-foot setbacks in the front and the rear and 5-foot setbacks on the side.

Section §310-21(I)(4)(C) of the Zoning Ordinance allows a maximum of 70 percent lot coverage in the Commercial District. Lot Coverage is defined as the percentage of the lot occupied by impervious surfaces, which include any hard-surface, man-made area that does not readily absorb or retain water. The applicant is concurrently seeking an Area Variance from the Zoning Board of Appeals for relief from this requirement. The request is on the agenda for the August 19, 2026, ZBA meeting.

The applicant has already sought and obtained two other Area Variances from the ZBA, one granting relief from landscaping requirements and the other granting relief from the required minimum parking setback.

Grading, Drainage and Utilities: The applicant has added all dry well drainage infrastructure to the C102 drawing, with a note identifying a 4' diameter and a 10' depth. The previous Site Plan Approval required the applicant to submit pre-and-post construction stormwater drainage calculations to the City Engineering Department. This should remain a condition of the amended Site Plan Approval.

Lighting: The applicant has submitted a Photometric Plan that only includes the wall pack calculation points and depicts 0.0 footcandles for the rest of the parking lot. The applicant states that lights mounted below the existing fencing will be dark sky compliant will and not cause spillage across the western property line.

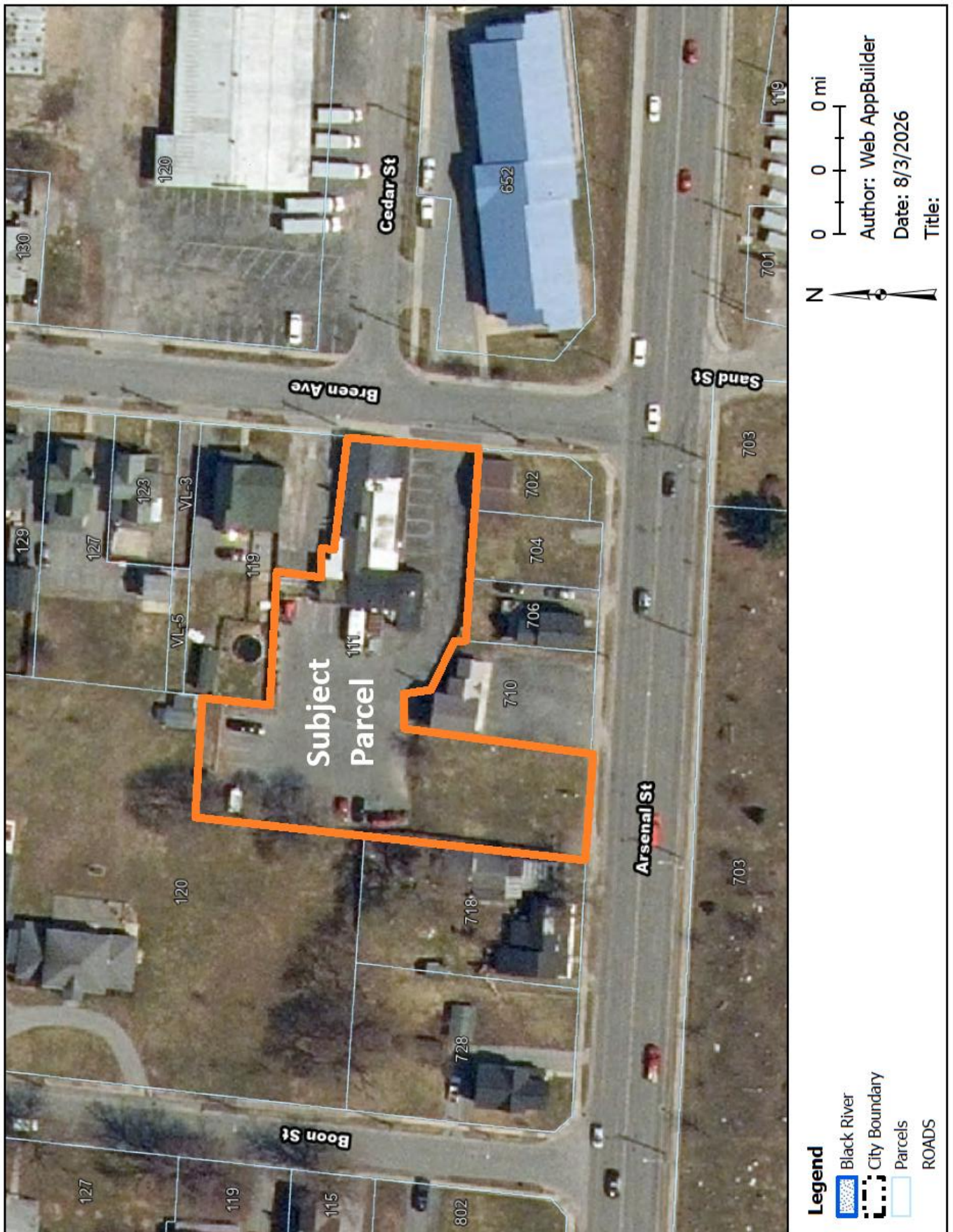
SEQR: Prior to approval, the Planning Commission must consider Part 2 of the Short Environmental Assessment Form (EAF) and make a determination of significance relative to SEQRA.

Permits: The applicant must obtain a Zoning Compliance Certificate.

Miscellaneous: City Planning Staff referred this project to the Jefferson County Planning Board, pursuant to General Municipal Law, Section 239-m. County Planning Staff subsequently informed City Staff in correspondence dated July 20, 2026, that further review was unnecessary since the City had previously referred this project and the proposed amendment represents a reduction in scope. A copy of the correspondence from Jefferson County appears at the end of this report.

Summary: The following should be included with any motion to grant an amendment to the previously approved Site Plan:

1. The applicant must apply for and obtain an Area Variance from the Zoning Board of Appeals granting relief from the 70 percent lot area coverage requirement in the Commercial District contained in Section §310-21(I)(4)(C) of the Zoning Ordinance.
2. The applicant shall submit pre-and-post construction stormwater drainage calculations to the City Engineering Department, prior to the issuance of any permits.
3. The applicant must obtain a Zoning Compliance Certificate.
4. The applicant shall submit a final drawing set with an updated revision date for approval of the Planning and Engineering Departments, prior to the issuance of any permits.



Above: A satellite view of the subject parcel, 111 Breen Avenue, and its surrounding lands.

Above: A Zoning map of the subject parcel, 111 Breen Avenue, and the surrounding area.

Site Pictures



Above: The western edge of 111 Breen, where a row of trees and fence-mounted lighting are proposed.

Below: A reverse shot looking northeast, with the area proposed for parking lot expansion in the foreground.



Department of Planning and Community Development

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

Hartley Bonisteel Schweitzer, AICP
Director

Alicia M. Dewey
Deputy Director



July 20, 2026

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

Re: Watertown (C), Puccia Olive Oil Company, LLC site plan review for 111 Breen Ave

Dear Geoff:

The Jefferson County Department of Planning and Community Development has reviewed the submitted site plan request for 111 Breen Avenue.

The Department notes for the last version of area variances and site plan review, response letters were sent for the project on March 31, 2026, and June 18, 2026. This proposal represents a reduction in scope, removing any work from the neighboring spa parcel. Therefore, the Department feels that the previous response letters and related comments regarding this site plan review still stand being that the smaller scope and additional buffering will reduce potential visual impacts on Arsenal Street.

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

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

Please call if you have any questions.

Sincerely,

Andy R. Nevin,
Senior Planner

ARN



18 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 Site Plan Approval Comment Response Letter
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 comment response letter in regard to the above referenced Site Plan Application of City of Watertown Tax Map P.N. 8-01-214.100 (111 Breen Avenue). Please let this letter serve as responses to City Staff comments for closure and issuance of the final Site Plan Approval. We plan to attend the 4 August Planning Commission meeting for discussion on the scope reductions of the project.

As discussed with City Staff (Mr. Geoff Urda), the project timing of work on adjacent parcels and our owner's request has made for a revision to the Scope of Work necessary. The revised documents are solely focused on the parking lot expansion on 111 Breen Ave. and the documents remove work from the adjoining parcel. Puccia Olive Oil Company supports the work shown on C104, however from a timing perspective, would like to proceed with the reduced scope and focus.

Comment Responses:

1. The should consider providing a dedicated pedestrian connection from the Arsenal Street sidewalk to the Marcy Spa door as discussed at the June 9, 2026 Planning Commission meeting and reflected in the minutes thereof.

Concur. This comment is obsolete after the reduction in scope, however, as shown on C104 for future planning purposes, this connection is conceptually shown.

2. The applicant shall provide a lot coverage calculation on the Planning Data table on Sheet C101.

Concur. A lot coverage calculation has been added to C101. The proposed lot coverage exceeds the allotted 70% coverage. An area variance will be submitted to support this effort.

3. The applicant must apply for and obtain an Area Variance from the Zoning Board of Appeals granting relief from the 20-foot parking setback requirement in the Commercial District contained in Section §310-21(I)(5)(E) of the Zoning Ordinance.

Concur, this Area Variance was obtained.

4. The applicant shall revise the landscaping plan to conform to the requirements of Section 310-83 of the Zoning Ordinance.

Concur with City Comments. Two large deciduous trees have been added to the frontage of the project site. See C101 for additional landscaping.

5. The applicant shall add all dry well drainage infrastructure to the C102 drawing and submit pre-and-post construction stormwater drainage calculations to the City Engineering Department.

Concur. Dry well information and location are shown on C102. Dry well detail is Detail 8 on C501. The areas contributing to the existing dry well in the existing parking and the proposed drywell, in conjunction with the quality, pervious soils in the project area present little to no concern for storm water leaving the project parcel.

6. The applicant shall submit proof that the light spillage across the western property line is under 0.25 footcandles, as the adjacent property is a residential use.

Concur. C103 Photometrics Plan has been added to the drawing set. The wall pack calculation points area shown. Note that with the solar lighting proposed, photometrics are not fully established. The lights will be mounted 2' below the top of the existing fencing and be dark sky compliant. Light Spillage is not anticipated with the proposed photometrics from the site.

7. The applicant must obtain a Zoning Compliance Certificate and a NYSDOT Highway Work Permit.

Concur. The NYS DOT Highway Work Permit is now removed from the scope of work. This will be required for the Master Plan and be the responsibility of the adjoining parcel.

8. The applicant shall submit a revised set of drawings that satisfies all summary items for approval of the Planning and Engineering Departments, prior to the issuance of any permits.

Concur.

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

[REDACTED]

Respectfully Submitted,



Thomas H. Ross

cc: Adam M. Storino, PLS CPESC – Storino Geomatics, PLLC
Brad Arthur, PE – Arthur Engineering

Attachments

PROPOSED PARKING LOT EXPANSION
SITE DEVELOPMENT DRAWINGS

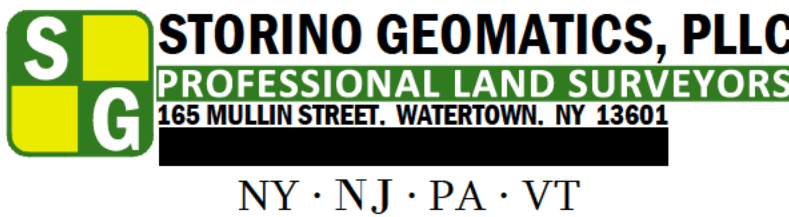
111 BREEN AVENUE / 710 ARSENAL STREET
CITY OF WATERTOWN, NEW YORK

MAY 15, 2026

INDEX OF DRAWINGS

- V101 - EXISTING CONDITIONS SURVEY PLAT
C101 - SITE AND LANDSCAPING PLAN
C102 - UTILITY AND GRADING PLAN
C103 - PHOTOMETRICS PLAN
C104 - CONCEPTUAL MASTER PLAN
C501 - SITE DETAILS

PREPARED BY:



NY · NJ · PA · VT

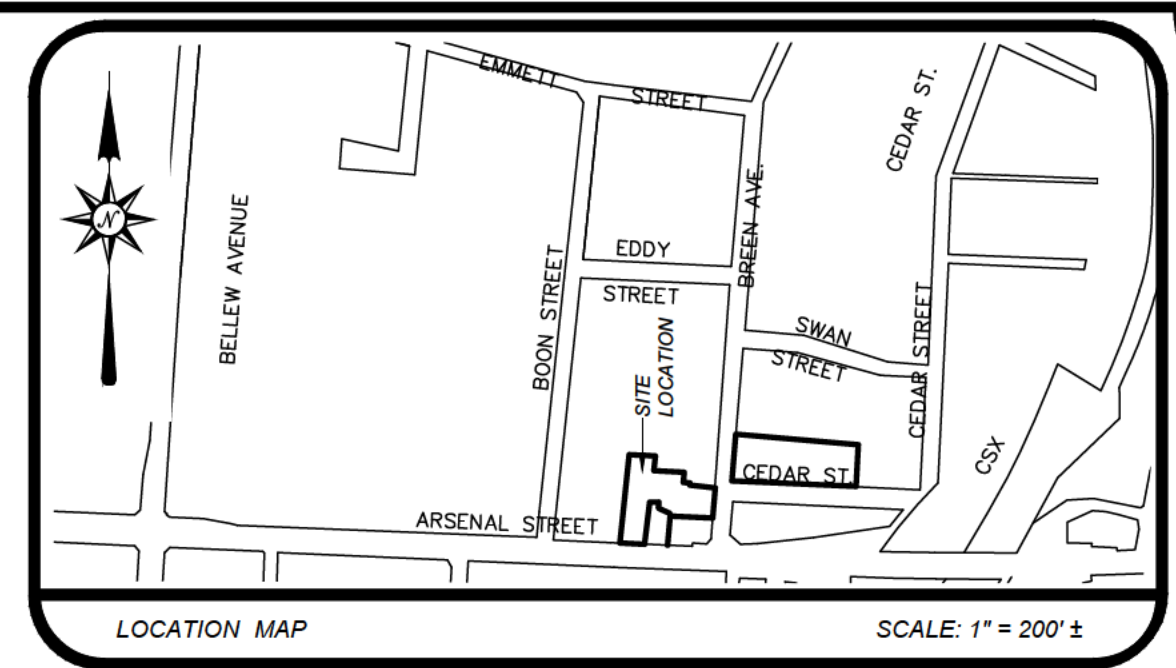
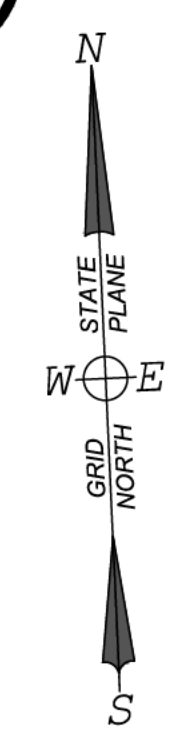
HAYWARD B. ARTHUR
P.E. NO. 110862



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

PREPARED FOR:

PUCCIA OLIVE OIL COMPANY
POC: MR. GEOFFREY PUCCIA
111 BREEN AVENUE
WATERTOWN, NY 13601



GENERAL NOTES AND INFORMATION:

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

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

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

GARAGE # 716
OVERHANG
CONC.

CONCRETE WALK

NYS ROUTE 3 (ARSENAL STREET)

PLANNING TABLE ZONING - CITY OF WATERTOWN - COMMERCIAL DISTRICT

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

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

EXISTING ASPHALT
PARKING LOT

PROVIDE STABILIZED CONSTRUCTION ENTRANCE/EXIT
AT THE INITIATION OF THE PROJECT.

SAW CUT EXISTING ASPHALT, PROVIDE SMOOTH TRANSITION
FROM EXISTING ASPHALT TO PROPOSED PARKING LOT
EXPANSION. MATCH EXISTING GRADE.

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

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

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

P.N. 8-01-217.000
N/F F. ANTHONY KEATING
L. 1787, P. 254

P.N. 8-01-216.000
N/F FRANCIS
ANTHONY KEATING
L. 1499, P. 349

M. 111, P. 121

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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

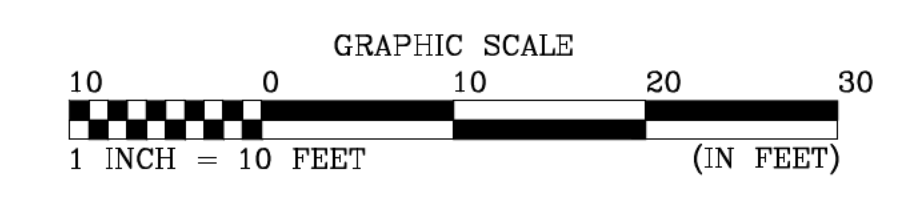


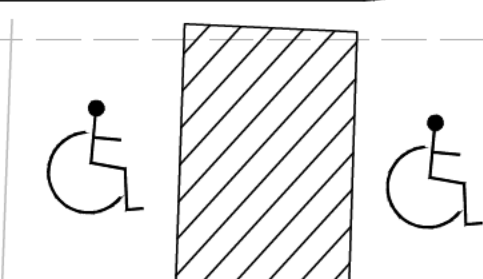
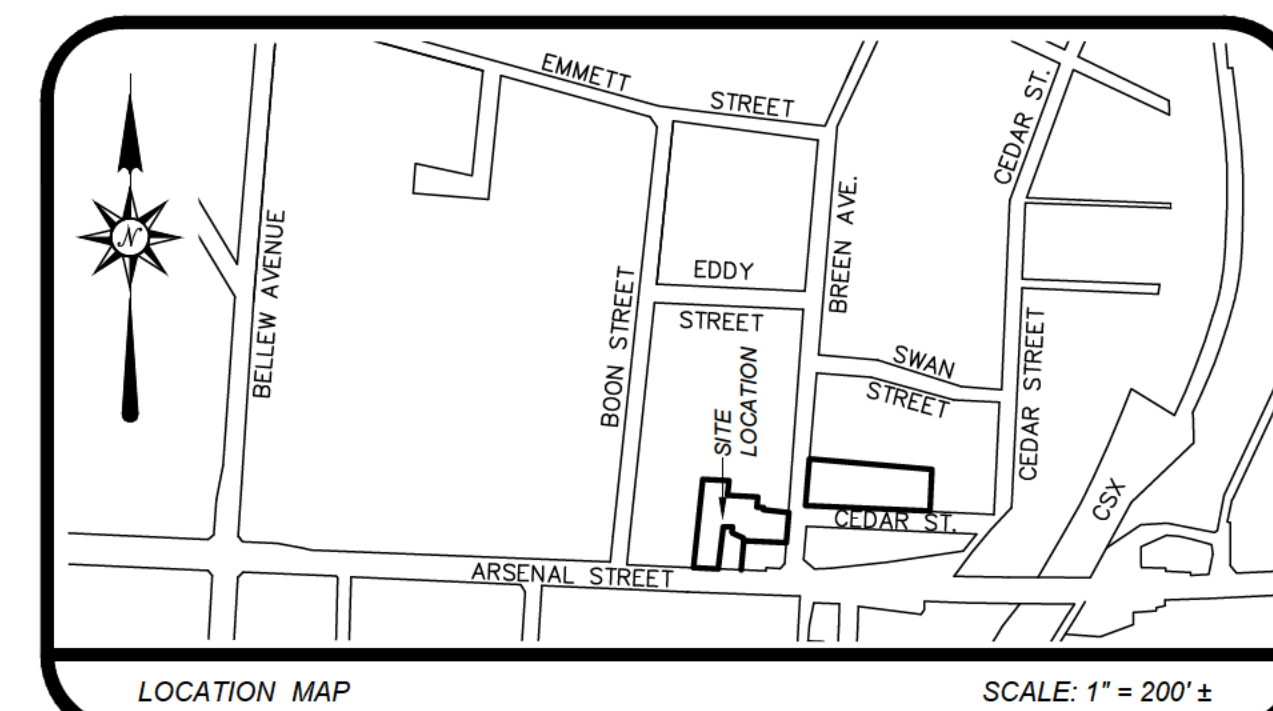
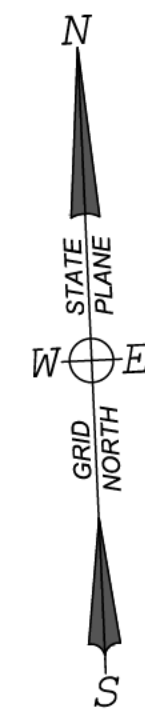
HAYWARD BRADFORD ARTHUR
P.E. NO. 110862

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

C101





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

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

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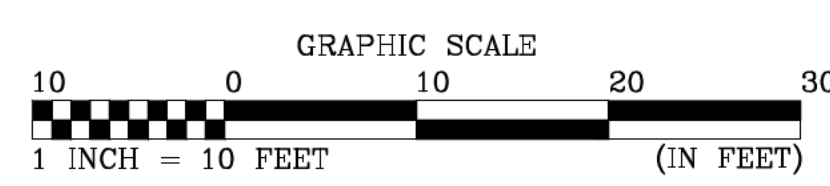
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N/F F. ANTHONY KEATING
L. 1787, P. 254

P.N. 8-01-216.000
N/F FRANCIS ANTHONY KEATING
L. 1499, P. 349

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

M. 111, P. 121

- PROPOSED:**
- EDGE OF PAVEMENT
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - SPOT ELEVATION
 - TREES



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



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UTILITY AND GRADING 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

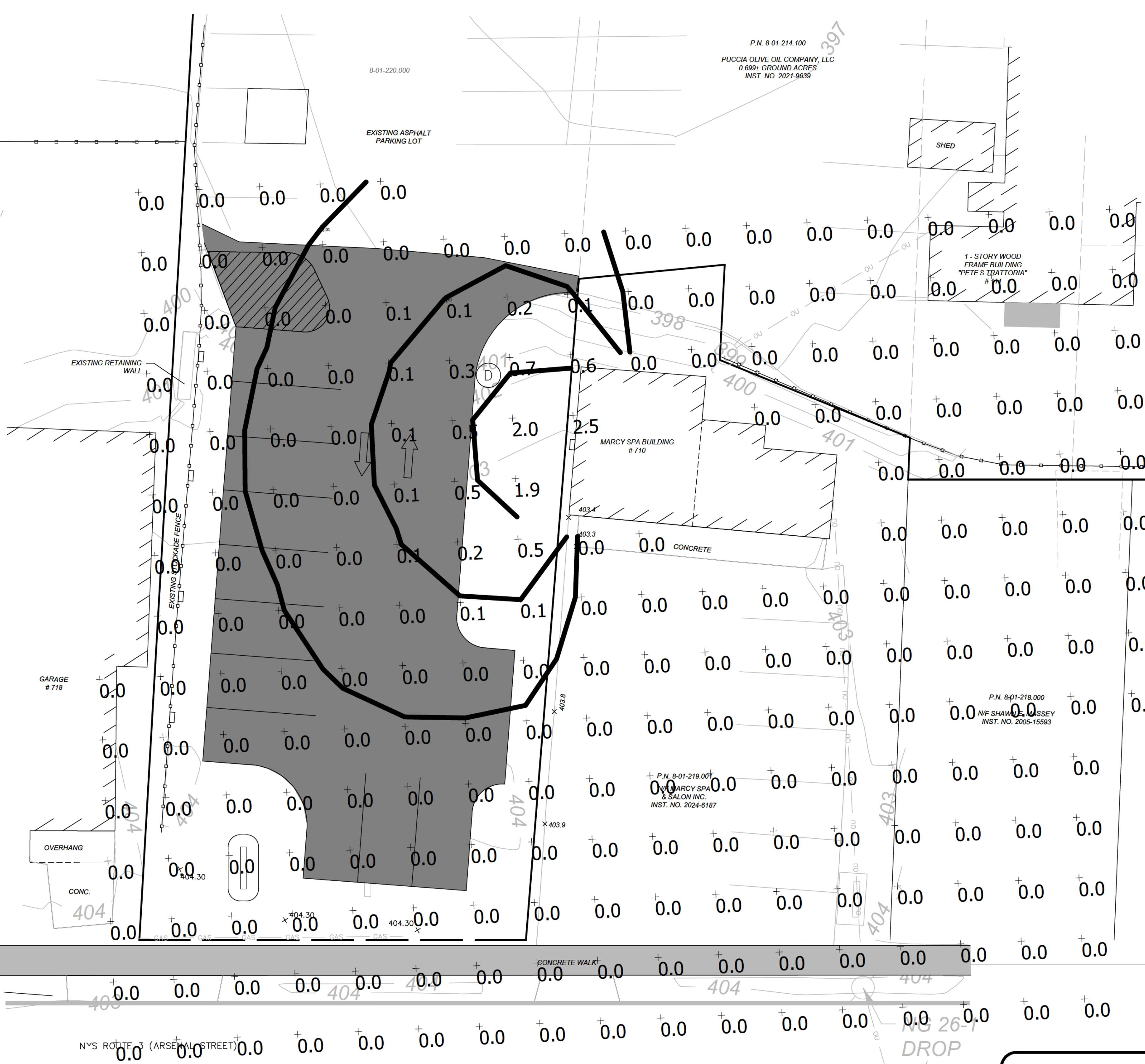
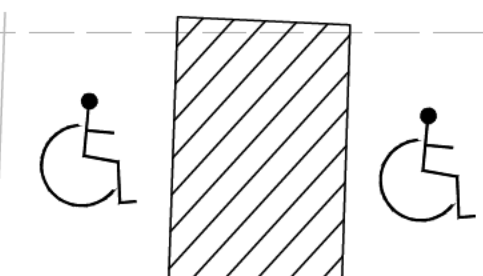
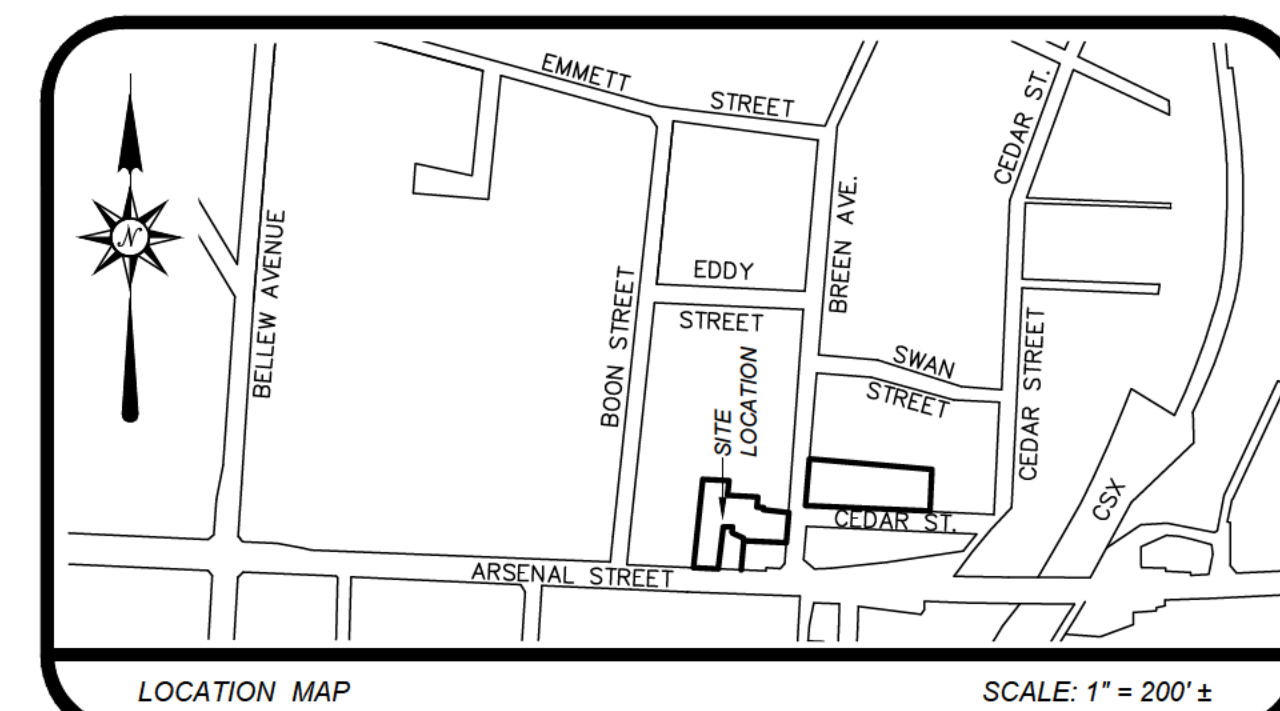
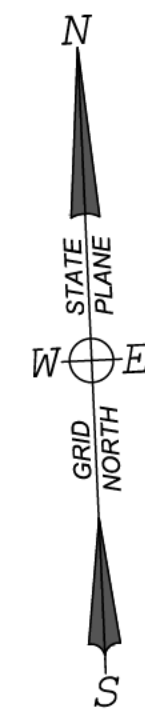


HAYWARD BRADFORD ARTHUR
P.E. NO. 110862

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DATE: 05/13/2026
SCALE: 1" = 10'
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CHECKED BY: THR/AMS/HBA
FILE NO. 2017-015.04
DWG. NO.

C102



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

P.N. 8-01-217.000
N/F F. ANTHONY KEATING
L. 1787, P. 254

P.N. 8-01-216.000
N/F FRANCIS ANTHONY KEATING
L. 1499, P. 349

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

P.N. 8-01-218.000
N/F SHAW & MASSEY
INST. NO. 2005-15593

M. 111, P. 121

CONCRETE WALK

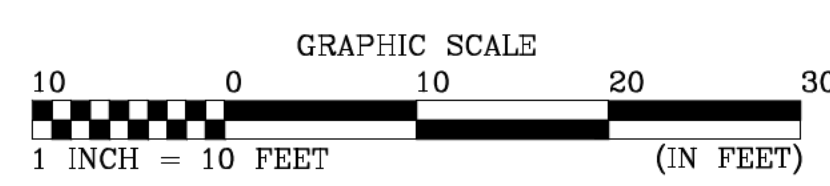
CONCRETE WALK

NYS ROUTE 3 (ARSENAL STREET)

SNMH
RIM: 403.55

NO 26-1
DROP

- PROPOSED:**
- EDGE OF PAVEMENT
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - SPOT ELEVATION
 - TREES



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	Total Watts	LLD	LOD	B ²
1	1	WLA	Single	1509	11.3	11.3	0.950	0.950	1.000

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
Object_2_Planar	Illuminance	Fc	0.1	2.5	0.0

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

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PHOTOMETRICS 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

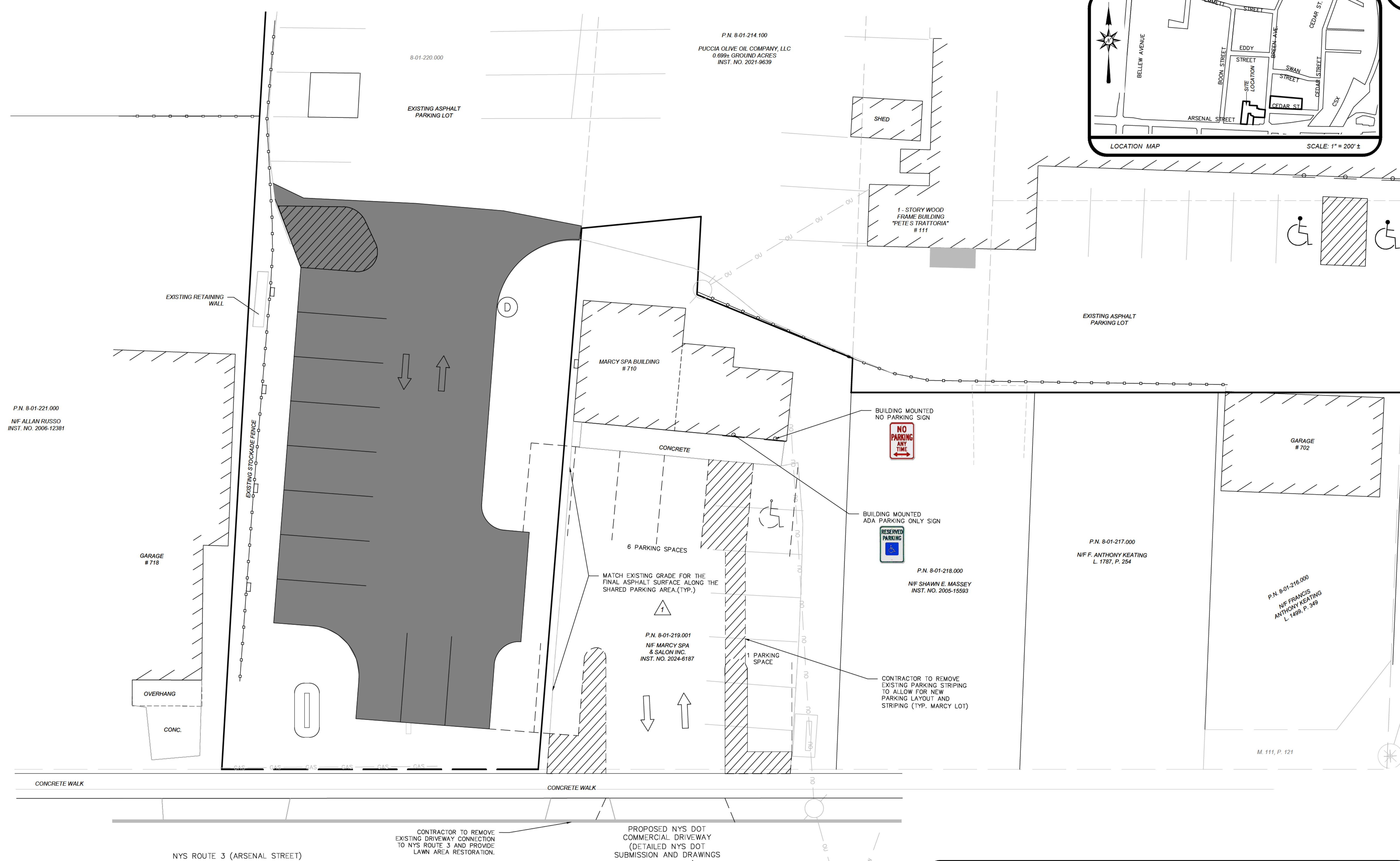
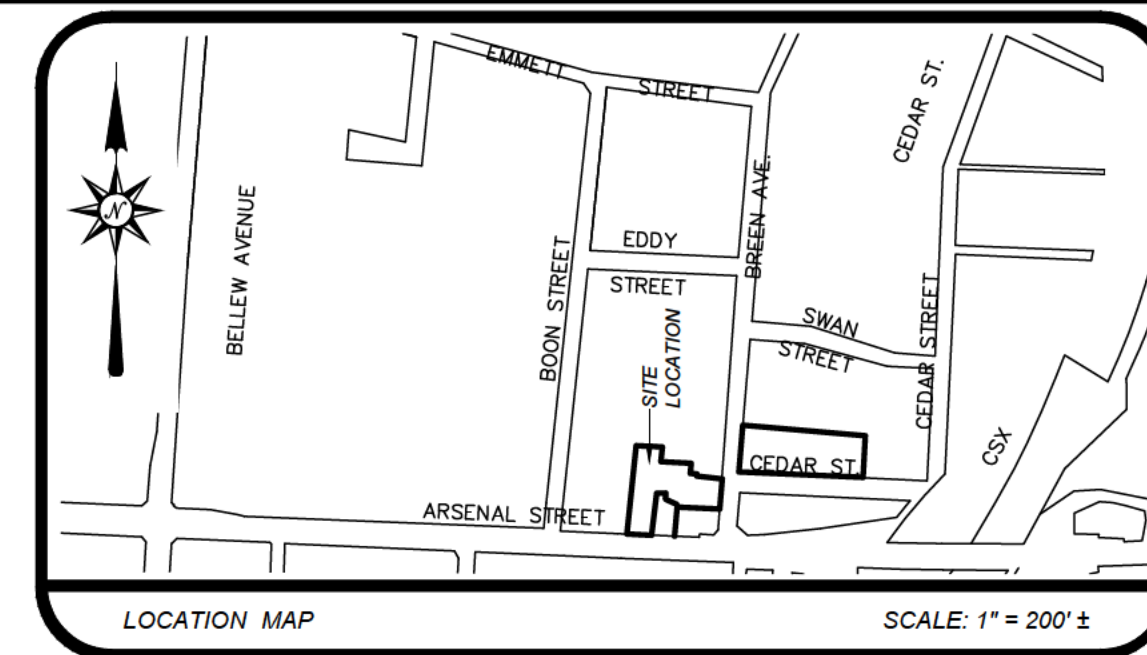
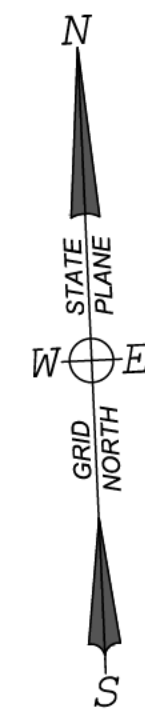


HAYWARD BRADFORD ARTHUR
P.E. NO. 110862

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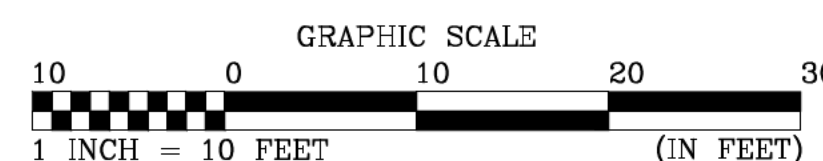
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FILE NO. 2017-015.04
DWG. NO.

C103



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

PROPOSED:
EDGE OF PAVEMENT
MAJOR CONTOUR
MINOR CONTOUR
SPOT ELEVATION
TREES



NOTE: THIS SHEET IS FOR CONCEPTUAL PLANNING PURPOSES ONLY AND REPRESENTS A FINISHED CONDITION THAT PUCCIA OLIVE OIL COMPANY SUPPORTS. ADJOINING PROPERTY OWNER RESPONSIBLE FOR NYS DOT COMMERCIAL DRIVEWAY APPROVAL AND INSTALLATION.

NO SCOPE OF WORK IS SHOWN ON THIS SHEET. SEE C101 AND C102 FOR DETAILED SITE IMPROVEMENT DRAWINGS.

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Arthur
ENGINEERING

CONCEPTUAL MASTER 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

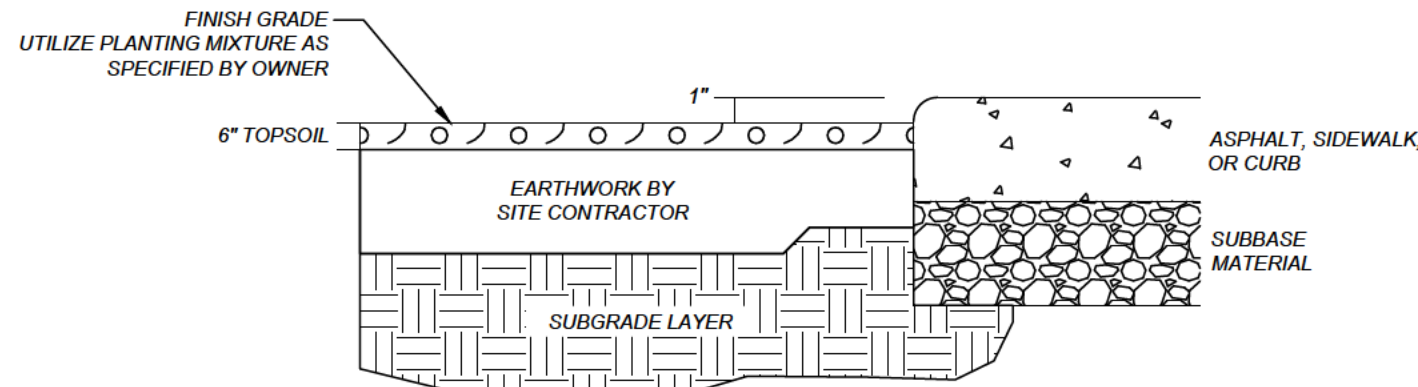
STORINO GEOMATICS, PLLC
PROFESSIONAL LAND SURVEYORS
165 MULLIN STREET, WATERTOWN, NY 13601

HAYWARD BRADFORD ARTHUR
P.E. NO. 110862

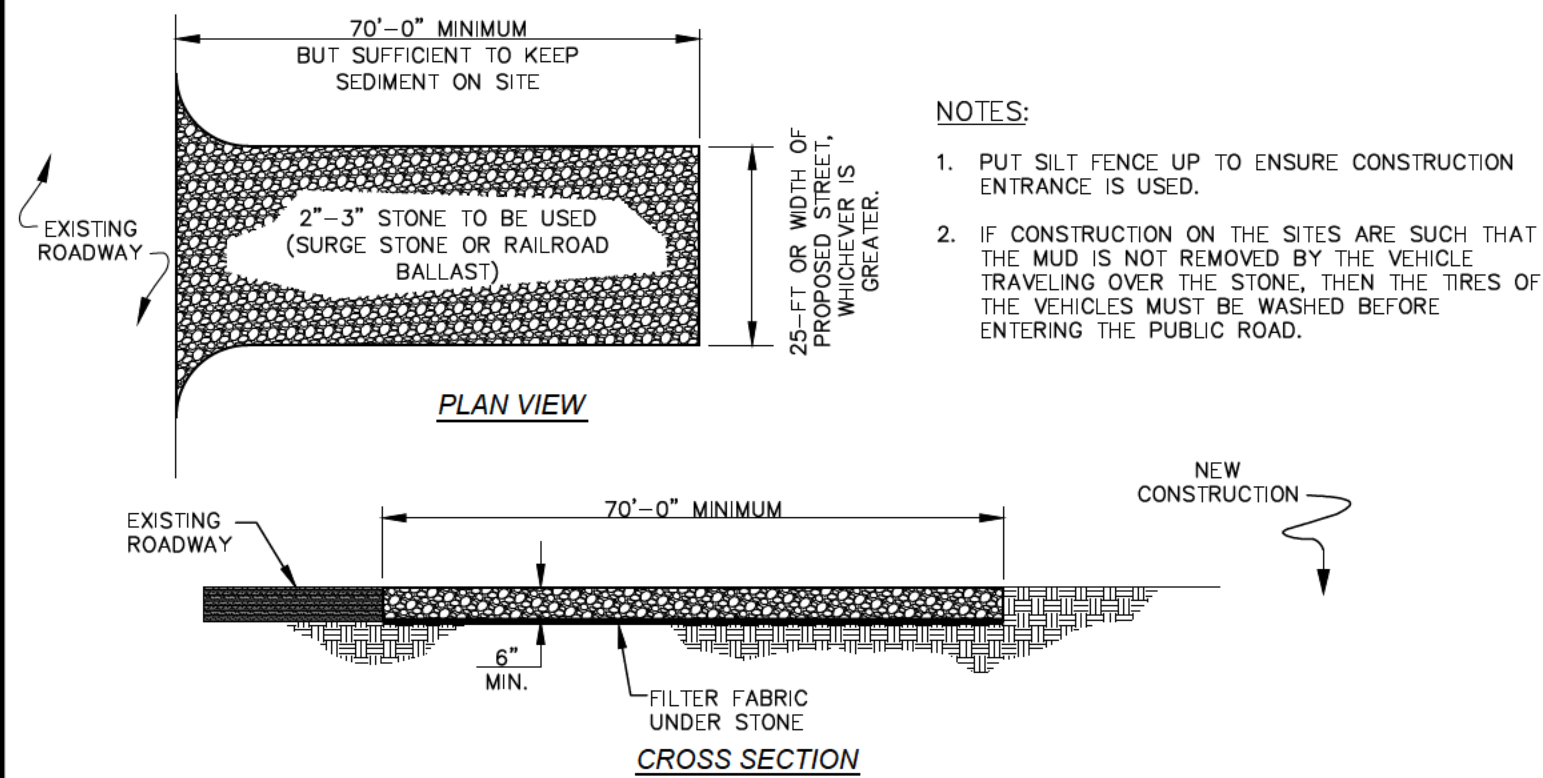
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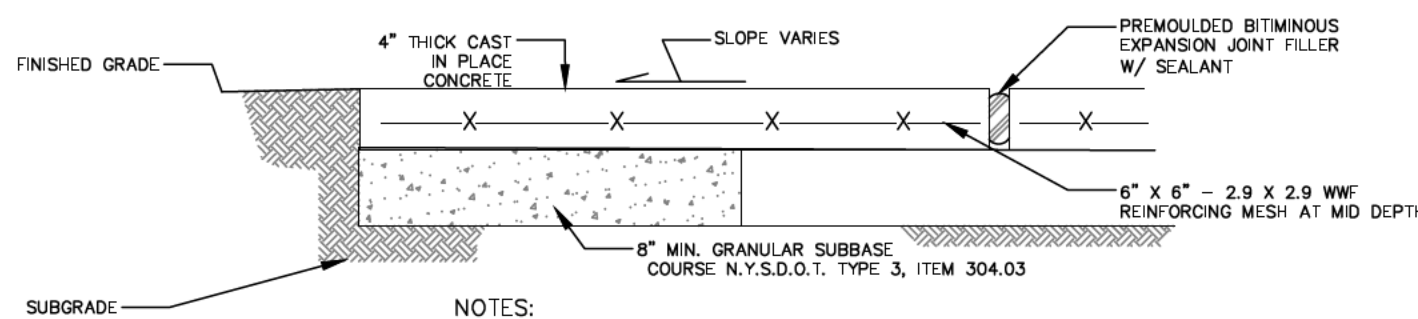
C104



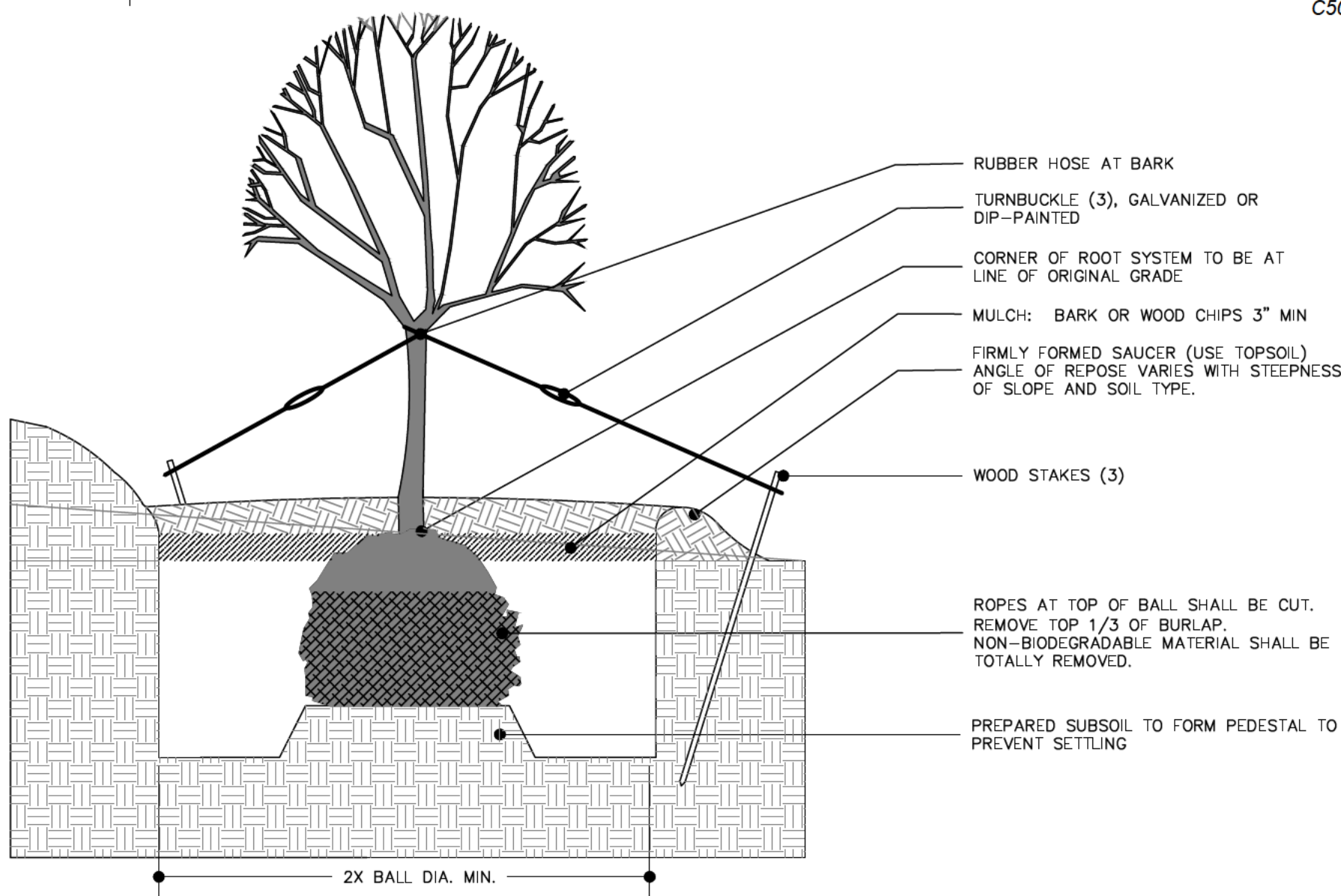
1 LAWN RESTORATION DETAIL
C501 NOT TO SCALE SG-20



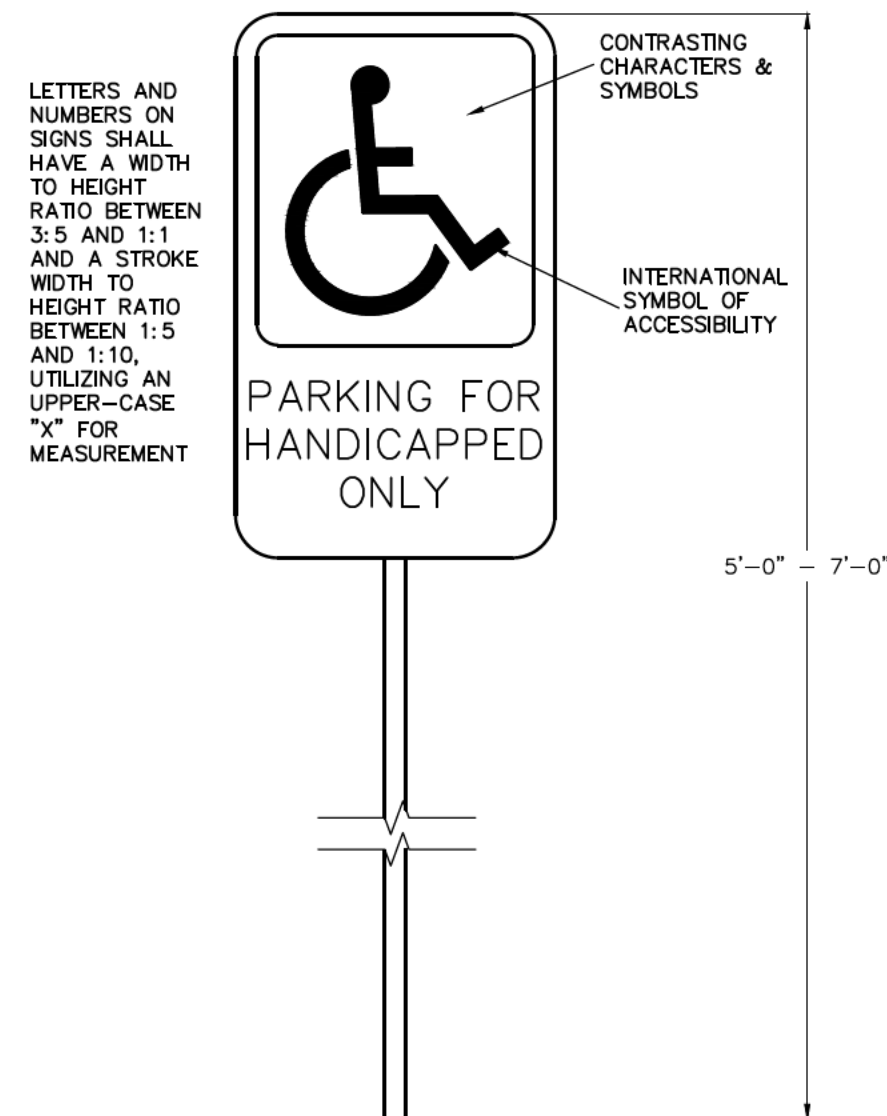
2 STABILIZED CONSTRUCTION ENTRANCE
C501 NOT TO SCALE SG-20



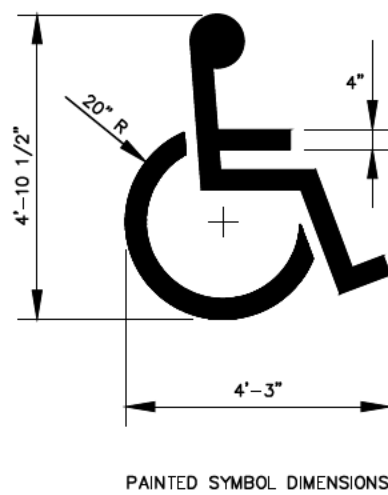
3 CONCRETE WALK DETAIL
C501 NOT TO SCALE SG-20



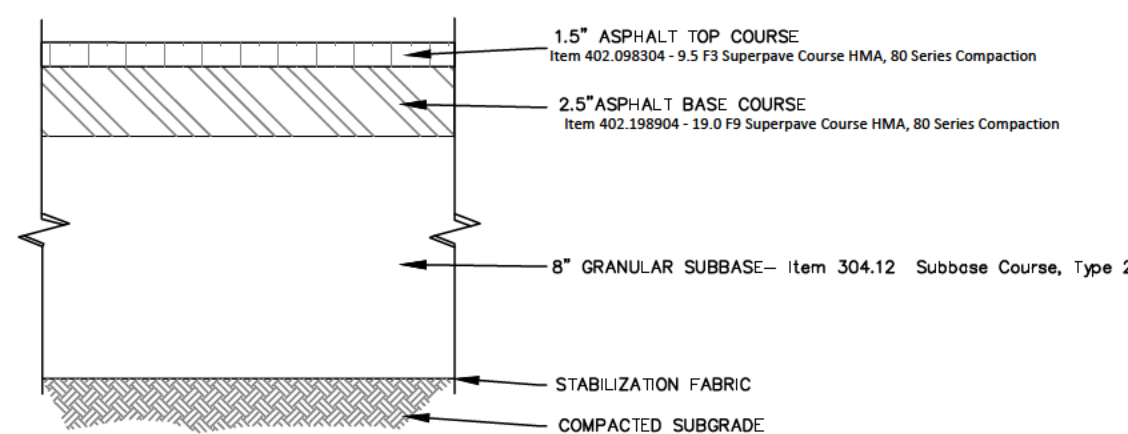
4 STANDARD TREE PLANTING DETAILS
C501 NOT TO SCALE SG-20



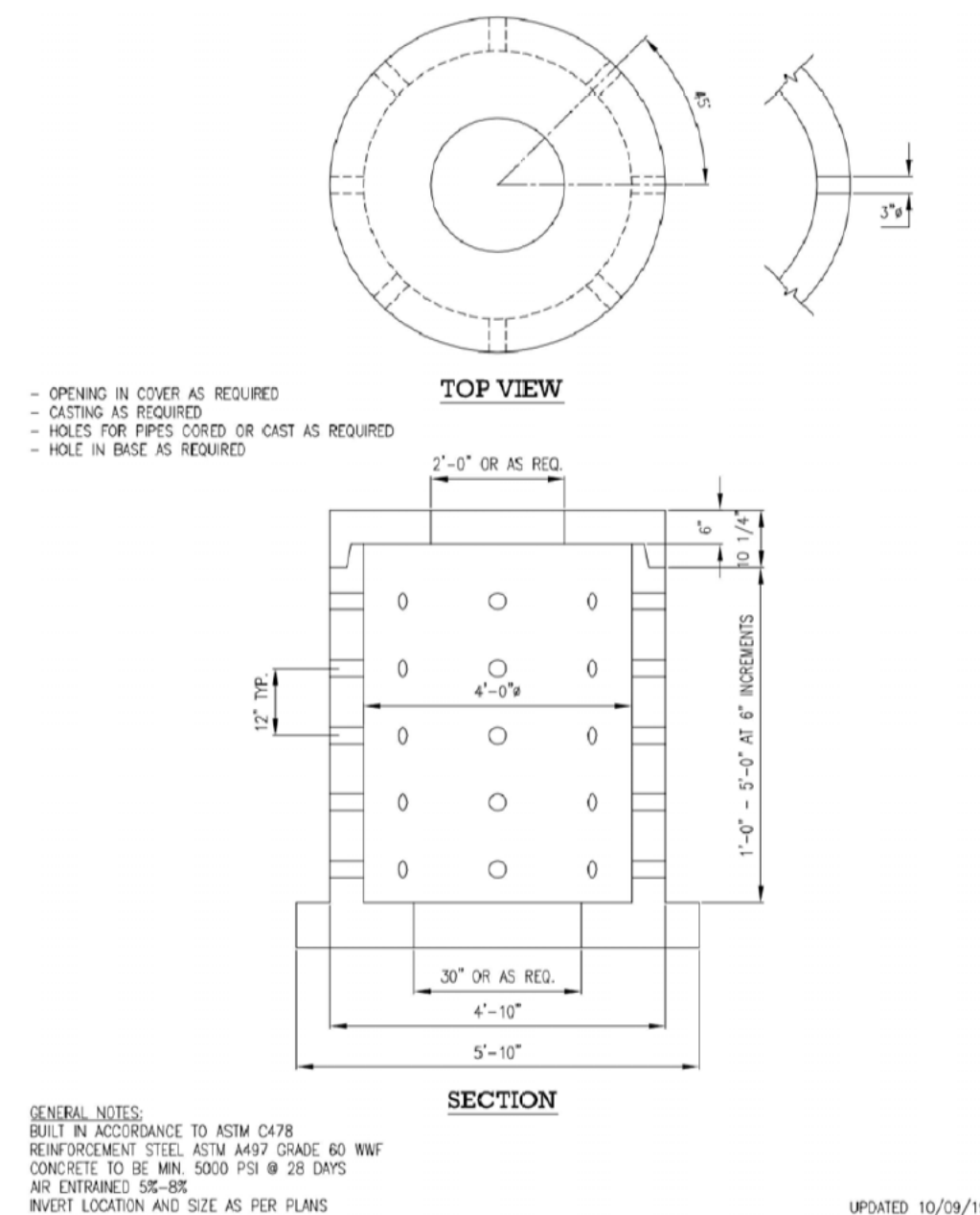
5 STANDARD SIGNAGE DETAIL
C501 NOT TO SCALE SG-20



6 HANDICAPPED PARKING SYMBOL DETAIL
C501 NOT TO SCALE SG-20



7 ASPHALT SECTION DETAIL
C501 NOT TO SCALE SG-20



8 DRY WELL DETAIL
C501 NOT TO SCALE

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SITE DETAILS
PETE'S TRATTORIA PARKING LOT EXPANSION

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

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1 OF 1