



CITY OF WATERTOWN, NEW YORK
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

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MICHAEL A. LUMBIS
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DEVELOPMENT DIRECTOR

April 3, 2026

To: Zoning Board of Appeals Members
From: Geoffrey Urda, Senior Planner
Subject: April 15, 2026, Zoning Board of Appeals Meeting

The Chairperson of the Zoning Board of Appeals (ZBA) has called a meeting of the ZBA for 7:00 p.m. on **Wednesday, April 15, 2026**, in City Council Chambers on the third floor of City Hall. At that meeting, the ZBA will discuss the following agenda items:

1. #613 – Area Variance to increase the minimum rear-yard setback in a Neighborhood Mixed Use District
Location: 925 Main Street West
Applicant: 925 Main Steet W LLC
2. #614 – Area Variance to reduce the minimum landscaped buffer requirements along a street Right-of-Way (ROW) and along side property lines.
Location: 111 Breen Avenue
Applicant: Puccia Olive Oil Company LLC
3. #615 – Area Variance to increase the maximum front-yard setback in an Urban Mixed Use District
Location: 440 State Street
Applicant: 454 State Street NNY LLC
4. #616 – Area Variance to waive the requirement of Section 310-50 that pedestrian access from the sidewalk not cross a drive-through exit lane
Location: 440 State Street
Applicant: 454 State Street NNY LLC
5. #617 – Area Variance to increase the maximum unbuilt frontage allowance in an Urban Mixed Use District
Location: 440 State Street
Applicant: 454 State Street NNY LLC



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6. #618 – Area Variance to decrease the minimum landscaped buffer requirement along a street Right-of-Way (ROW)
Location: 440 State Street
Applicant: 454 State Street NNY LLC

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