



CITY OF WATERTOWN, NEW YORK
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

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

MICHAEL A. LUMBIS
PLANNING AND COMMUNITY
DEVELOPMENT DIRECTOR

December 1, 2022

To: Planning Board Members
From: Michael A. Lumbis, Planning and Community Development Director
Subject: December 6, 2022 Planning Board Meeting

The Chair of the Planning Board has called a meeting of the Planning Board for Tuesday, December 6, 2022, at 3:00 p.m. in the Council Chamber at City Hall. Materials for the agenda items are available on the City website at: <https://www.watertown-ny.gov/events/16906/>

At that meeting, the following agenda will be discussed:

1. Call to Order and Reading of the Minutes of the November 1, 2022, Planning Board meeting.
2. **Subdivision Approval** – Request submitted by Patsy A. Storino, PLS for a two-lot subdivision of **204 Breen Avenue**, Parcel Number 7-14-135.000. A public hearing has been scheduled for 3:05 p.m.
3. ***Site Plan Approval** – Request submitted by Thomas H. Ross of Storino Geomatics, PLLC on behalf of Puccia Olive Oil Company, LLC for a 12,632 SF parking lot expansion and associated site improvements at **111 Breen Avenue**, Parcel Number 8-01-214.100
4. ***Site Plan Approval** – Request submitted by Heidi M. Stemkoski of PHZ Architects on behalf of Northern Credit Union for the construction of an 864 square-foot (SF) building, an interior asphalt loop, and related site improvements at **1851 State Street**, Parcel Number 5-21-122.200
5. ***Zone Change** – Request submitted by Robert J. Busler, PLS of LaFave, White & McGivern on behalf of ARBEL, LLC to change the approved zoning classification of **VL-1 Bellew Avenue South**, Parcel Number 9-11-108.001 from Residence B to Commercial

*239-m review by the Jefferson County Planning Board required

Notes: The Planning Board meeting will be held in person and is open to the public. To access City Hall and attend the meeting, you must enter the building through the Sterling Street entrance.

All applicants involved in the above requests must attend the meeting. If an applicant is not present, the Planning Board will not act upon the individual request.

cc: City Council Members

Michael Delaney, City Engineer

Patsy A. Storino, PLS, 14972 North Adams Heights, Adams, NY 13605

Diane Roy, 204 Breen Avenue, Watertown, NY 13601

Tia Morgia, 181 Cedar Street, Watertown, NY 13601

Thomas H. Ross, Storino Geomatics, PLLC, 165 Mullin Street, Watertown, NY 13601

Puccia Olive Oil, LLC, 111 Breen Avenue, Watertown, NY 13601

Heidi M. Stemkoski, PHZ Architects, 5047 Clear Meadow Drive, Camillus, NY 13031

Dorothy Wolff, Northern Credit Union, 120 Factory Street, Watertown, NY 13601

Robert J. Busler, PLS, LaFave, White & McGivern 133 Commercial Street, P.O. Box 679,
Theresa, NY 13691

ARBEL, LLC, 137 Main Avenue, Floor 3, Watertown, NY 13601