



CITY OF WATERTOWN, NEW YORK
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

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July 2, 2026

To: Zoning Board of Appeals Members
From: Geoffrey Urda, Senior Planner
Subject: July 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, July 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. #620 – Area Variance to increase the minimum parking and loading setback in a Commercial District
Location: 111 Breen Avenue
Applicant: Puccia Olive Oil Company, LLC
2. #621 – Area Variance to reduce the minimum first floor, front façade transparency requirement in an Urban Mixed Use District.
Location: 440 State Street
Applicant: 454 State Street, LLC
3. #622 –Area Variance to increase the lot coverage maximum in an Industrial District
Location: 268 Bellew Avenue South
Applicant: Roth Industries
4. #623 – Use Variance to allow front-yard parking in an Industrial District
Location: 268 Bellew Avenue South
Applicant: Roth Industries

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.