



CITY OF WATERTOWN, NEW YORK  
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

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MICHAEL A. LUMBIS  
PLANNING AND COMMUNITY  
DEVELOPMENT DIRECTOR

June 4, 2026

To: Planning Commission Members  
From: Michael A. Lumbis, Planning and Community Development Director  
Subject: June 9, 2026, Planning Commission Meeting

The Chair of the Planning Commission has called a meeting of the Planning Commission for Tuesday, June 9, 2026, at 5:15 p.m. in the Council Chamber at City Hall, 245 Washington Street, Watertown, NY 13601.

At that meeting, the following agenda will be discussed:

1. Call to Order and Reading of the Minutes of the April 7, 2026, Planning Commission meeting.
2. **Subdivision Final Plat Approval** – Request submitted by Walldroff Properties, LLC for a two-lot subdivision of **424 Vanduzee Street**, Parcel Number 1-18-102.000. A public hearing has been scheduled for 5:20 p.m.
3. **Zone Change** – Request submitted by Scott Phelps General Contracting, LLC to change the approved zoning classification of **647 Flower Street**, Parcel Number 4-19-101.000 from Residential to Industrial.
4. **\*Site Plan** – Request submitted by Thomas H. Ross of Storino Geomatics, PLLC on behalf of Puccia Olive Oil Company, LLC and The Marcy Spa & Salon Inc. to construct a 10-space parking lot expansion and associated site improvements at **111 Breen Avenue**, Parcel Number 8-01-214.100 and **710 Arsenal Street**, Parcel Number 8-01-219.001.
5. **Subdivision Final Plat Approval** – Request submitted by Kayla Kibling of Barton & Loguidice, D.P.C. on behalf of 454 State Street NNY, LLC for a two-lot subdivision of **430 State Street**, Parcel Number 12-03-220.200.

6. **Special Use Permit and Site Plan Approval** – Request submitted by Kayla Kibling of Barton & Loguidice, D.P.C. on behalf of 454 State Street NNY, LLC to construct a 544 square-foot (SF) coffee shop with an accessory drive-through and associated site improvements at lands that currently comprise **430 State Street**, Parcel Number 12-03-220.200 and **440 State Street**, Parcel Number 12-03-220.300

**Note:** The Planning Commission meeting will be held in person and is open to the public. To access City Hall, please use the Washington Street entrance.

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

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

cc: City Council Members  
Eric Wagenaar, City Manager  
Thomas Compo, P.E., City Engineer  
Adam Storino, PLS, CPESC, Storino Geomatics, PLLC  
Thomas Ross, Storino Geomatics, PLLC  
Scott Phelps General Contracting, LLC  
Kayla Kibling, Barton & Loguidice, D.P.C.