



# MEMORANDUM

CITY OF WATERTOWN, NEW YORK  
OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT  
245 WASHINGTON STREET, ROOM 305, WATERTOWN, NY 13601  
PHONE: 315-785-7741 – FAX: 315-785-7829

**TO:** Planning Commission Members

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

**PRIMARY REVIEWER:** Geoffrey T. Urda, Senior Planner

**SUBJECT:** Site Plan Approval – 111 Breen Avenue and 710 Arsenal Street

**DATE:** June 4, 2026

**Request:** Site Plan Approval for 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

**Applicant:** Thomas H. Ross of Storino Geomatics, PLLC on behalf of Puccia Olive Oil Company, LLC and The Marcy Spa & Salon Inc.

**Proposed Use:** Parking Lot, Accessory, for primary Bar, Restaurant, Café, Brewpub and Retail, General and Service uses.

**Property Owners:** Puccia Olive Oil Company, LLC and The Marcy Spa & Salon Inc.

## 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

**UPDATE (July 2, 2026):** At the June 9, 2026, meeting, the Planning Commission tabled this application pending 239-m review by the Jefferson County Planning Board. In correspondence dated June 18, 2026, Jefferson County Planning Staff informed City Staff that further review was unnecessary since the City had previously referred a related Variance request related to the subject development for County review. A copy of the correspondence from Jefferson County appears at the end of this report.

The Planning Commission will need to complete Part 2 of the Short Environmental Assessment Form (EAF) and make a determination of significance pursuant to SEQRA, after which it will be free to act on the Site Plan request.

----- ORIGINAL TEXT FROM JUNE 4, 2026 MEMO -----

**Overview:** The co-applicants propose to construct a shared parking lot expansion that will serve both Pete's Trattoria and Marcy Spa & Aesthetics Inc. The expansion will add ten parking spaces and bring the aggregate total to 56 spaces, 50 on 111 Breen Avenue and six (6) on 710 Arsenal Street. Section 310-36 (A) of the Zoning Ordinance allows a maximum of 50 spaces on a parcel in the Commercial District, placing 111 Breen Avenue right at the maximum.

**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.

710 Arsenal Street is adjacent to 111 Breen's Arsenal Street frontage to the east. The primary Marcy Spa building sits at the north end of the parcel, away from the street. Pavement for surface parking covers almost the entire front section of the parcel, with an approximately nine-foot strip of grass running down the east edge of the property that abuts 706 Arsenal Street

A one-unit dwelling sits at 706 Arsenal Street adjacent to Marcy Spa. 704 and 702 Arsenal Street, at the corner of the T-intersection with Breen Avenue, are both vacant. Residential uses surround the combined site" on the west and north sides as well. The Arsenal Street cemetery is across Arsenal Street from the site.

**Vehicular and Pedestrian Circulation:** Currently, Pete's Trattoria is solely accessed from a Breen Avenue curb cut and Marcy Spa is solely accessed from an Arsenal Street curb cut. With the proposed expansion, the internal drive aisles would connect, providing continuous access through both properties from Arsenal to Breen, and allowing them to function as essentially one site.

The most significant likely impact of this proposed layout is increased ingress/egress volume using the proposed Arsenal Street driveway during evening hours, including peak travel times. The existing driveway mouth accessing the Marcy Spa lot tapers from 13-to-15 feet wide as it traverses the margin. The proposed driveway measures 23.5 feet in width and would shift east, to within approximately 130 feet of the intersection with Breen Avenue.

Appendix 5A of the New York State Department of Transportation (NYSDOT) Highway Design Manual, titled, "POLICY and STANDARDS for the Design of Entrances to State Highways" contains guidance on driveway design policy. Specifically, note 1E on Figure 5A-E: Driveway Design Standards states:

*Intersection: The distance between the edge of a driveway (projected to the traveled way) and a side road travel lane edge shall be at least twice the width of the driveway plus 15' (4.6 m'). If practicable, strive for at least a 100' (30 m') offset to a signalized side road pavement edge."*

At 23.5' wide, twice the width of the driveways is  $47' + 15' = 62'$  minimum recommended distance from the intersection. Based on these standards, the proposed driveway would be just over twice the minimum recommended distance from the intersection. As Arsenal Street is a NYSDOT maintained road, this will be relevant when the applicant obtains a NYSDOT Highway Work Permit.

The City's Complete Streets Policy, adopted by City Council on January 17, 2017, contains a Scope of Applicability section, which states that the City shall review all private development proposals with reference to the incorporation of Complete Streets principles and general consistency with the Complete Streets Policy.

Additionally, Section §310-21(I)(8)(A) of the Zoning Ordinance requires that the main entrance location provide a pedestrian connection to the City sidewalk. While the main entrance for Pete's Trattoria fronts on the Breen Avenue sidewalk, the Marcy Spa parking lot has no painted hatching to delineate a pedestrian connection to the Arsenal Street sidewalk.

While this is an existing condition, it is the purview of Planning Staff and the Planning Commission to use the Site Plan Review process to gradually bring nonconforming properties into compliance. As the layout and circulation pattern of the parking lot is changing dramatically, the Planning Commission should consider requiring the applicant to hatch a dedicated pedestrian connection from the Arsenal Street sidewalk to the Marcy Spa door.

An example of a similar connection at the Aldi's on Arsenal Street is attached at the end of this report. A logical place to create this connection at Marcy Spa would be to extend the proposed access aisle for the ADA space all the way south to the sidewalk and let it double as the pedestrian connection. This would require removing one parking space from the plan.

**Zoning:** Both primary uses are allowed uses-by-right in a Commercial District. However, the primary buildings on both parcels enjoy 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. Pete's Trattoria has grandfathered front and side setbacks and Marcy Spa has a grandfathered rear setback.

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 Planning Table on Sheet C101 does not contain a lot coverage calculation. The applicant is responsible for demonstrating that both parcels independently do not exceed the lot coverage maximum of the Commercial District and should include that data on the Planning Table.

Section §310-21(I)(5)(E) of the Zoning Ordinance requires a 20-foot parking and loading setback in the Commercial District. The proposed spaces at the south end of the site range from four (4) feet to eleven (11) feet off the property line shared with the Arsenal Street ROW. While the existing Marcy Spa parking lot has no setback from the ROW and the proposed site plan reduces the nonconformity on 710 Arsenal Street, the proposed spaces on 111 Breen will create a new nonconformity and could be legal only with the relief of an Area Variance granted by the Zoning Board of Appeals (ZBA).

The applicant has already sought and obtained an Area Variance from the ZBA granting relief from the following required landscaped buffers at 111 Breen Avenue:

- Reduce the required landscaped buffer along the Arsenal Street Right-of-Way, as required by Section 310-83 (C)(1) from 15 feet to 7.5 feet, a 50 percent reduction.
- Reduce the required landscaped buffer along a side property line, as required by Section 310-83 (D)(1) from 10 feet to 0 feet along the east property line, adjacent to Parcel Number 8-01-219.001, 710 Arsenal Street a 100 percent reduction.
- Reduce the required landscaped buffer along a side property line, as required by Section 310-83 (D)(1) from 10 feet to 8.7 feet along the west property line, adjacent to Parcel Number 8-01-221.000, 718 Arsenal Street, a distance of 101 feet north from the Arsenal Street Right-of-Way, a 13 percent reduction.

**Landscaping:** The applicant proposes 8 deciduous trees around the perimeter of the site and a row of unnamed native coniferous shrubs along the ROW on Arsenal Street. The spacing of the trees is adequate on the east and west edges of the lot. Special care should be taken when selecting the row of shrubs along Arsenal street. Conifers are inherently more susceptible to damage from salt spray as they do not drop their leaves. The applicant should consider shrubs which are more salt tolerant. A couple of native options are White Spirea or Ninebark.

Section 310-83 C (1) requires the applicant to provide one large deciduous tree every 40 linear feet or one small to medium deciduous tree every 20 linear feet. As the frontage of the lot is ~63 feet, two large deciduous trees would satisfy the requirement. The applicant should reconsider the position of the sign on Arsenal street and the shrubs to accommodate the trees. Vase-shaped trees would satisfy the requirement and provide shade for the parking lot while causing the least amount of interference with the sign. Good options include Honey locust, disease-resistant Elms, Zelkova etc.

**Comprehensive Plan:** The City’s adopted Comprehensive Plan recommends the future land use character area of this area as Commercial Corridor, an area primarily applied to Arsenal Street. The plan describes the Commercial Corridor land use area as follows:

*“As opposed to Coffeen, Washington and State Streets, Arsenal Street from the western edge of downtown west toward Interstate 81 is primarily commercial and serves a much broader regional population. Arsenal Street is also a high volume arterial road, carrying 30,000 vehicles per day into the City from Interstate 81. As the regional retail center for the North Country, Arsenal Street provides a land area capable of higher density commercial and retail uses including modestly sized franchise companies. Parking is generally in front of these buildings and signage is prominent. While the desire is to maintain this land use, a higher standard of design to create uniform/uncluttered look is anticipated. This can be accomplished with good site design and sign standards. Sidewalks, bike lanes, and transit stops should also be integrated in the design.”*

Regarding consistency with the planned future land use character area, a restaurant is one of the land uses envisioned in the description of Commercial Corridor and while the zero-foot front setback is grandfathered, it means that the front of the building addresses the sidewalk and adds a pedestrian-oriented quality for those walking from the adjacent residential neighborhood to the north.

The spa use is also of a service-oriented retail nature that would typically be found in a regional retail center. While the number of parking spaces on 710 Arsenal Street would actually decrease by one as a result of this Site Plan, patrons of Marcy Spa would have immediate access to exponentially more parking than they do presently.

This proposal is in harmony with the Comprehensive Plan.

**Grading, Drainage and Utilities:** The applicant states in the cover letter/application narrative that stormwater planning has occurred with the proposed grading directing the majority of the onsite storm water runoff to a proposed dry well system and that stormwater from the proposed access road to the new parking is anticipated to be captured and infiltrated by an existing dry well system in the existing, northerly parking lot.

The applicant shall add the identified dry well drainage infrastructure to the C102 drawing. Additionally, the applicant shall submit pre-and-post-construction stormwater drainage calculations to prove that the existing and proposed drainage infrastructure can accommodate the increase water volume.

**Lighting:** The applicant has not submitted a Photometric Plan. Sheet C101 depicts proposed solar fence mounted lighting on the west edge of the parking lot expansion, three feet from the western property line shared with 718 Arsenal Street. It would be impractical to require the applicant to prepare a full Photometric Plan for the entire site. However, the applicant must submit proof that the light spillage across the western property line is under 0.25 footcandles, as the adjacent property is a residential use.

**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 for the parking lot expansion. The applicant must also obtain a New York State Department of Transportation (NYSDOT) Highway Work Permit.

**Miscellaneous:** As noted above, this project requires review by the Jefferson County Planning Board, pursuant to General Municipal Law, Section 239-m. The applicant submitted the plan set on May 19, 2026, which was after the referral deadline for the May 26, 2026, County Planning Board meeting. Planning Staff will refer this application to the County for its June 29, 2026, meeting. The applicant has submitted an application for an Area Variance for relief from the 20-foot parking setback. That application will also require 239-m review and will be referred to the Jefferson County Planning Board.

Because of the need for 239-m review(s), the City Planning Commission will be unable to act on this application at its June 9, 2026, meeting. However, the Planning Commission will still be able to review the plans and supporting documents and ask questions of the applicant and recommend any revisions that it deems necessary.

**Summary:** The following should be discussed by the Planning Commission. Due to the 239-m review requirement and the need for the additional information outlined below, the Planning Commission will need to table this application until the July 7, 2026, meeting.

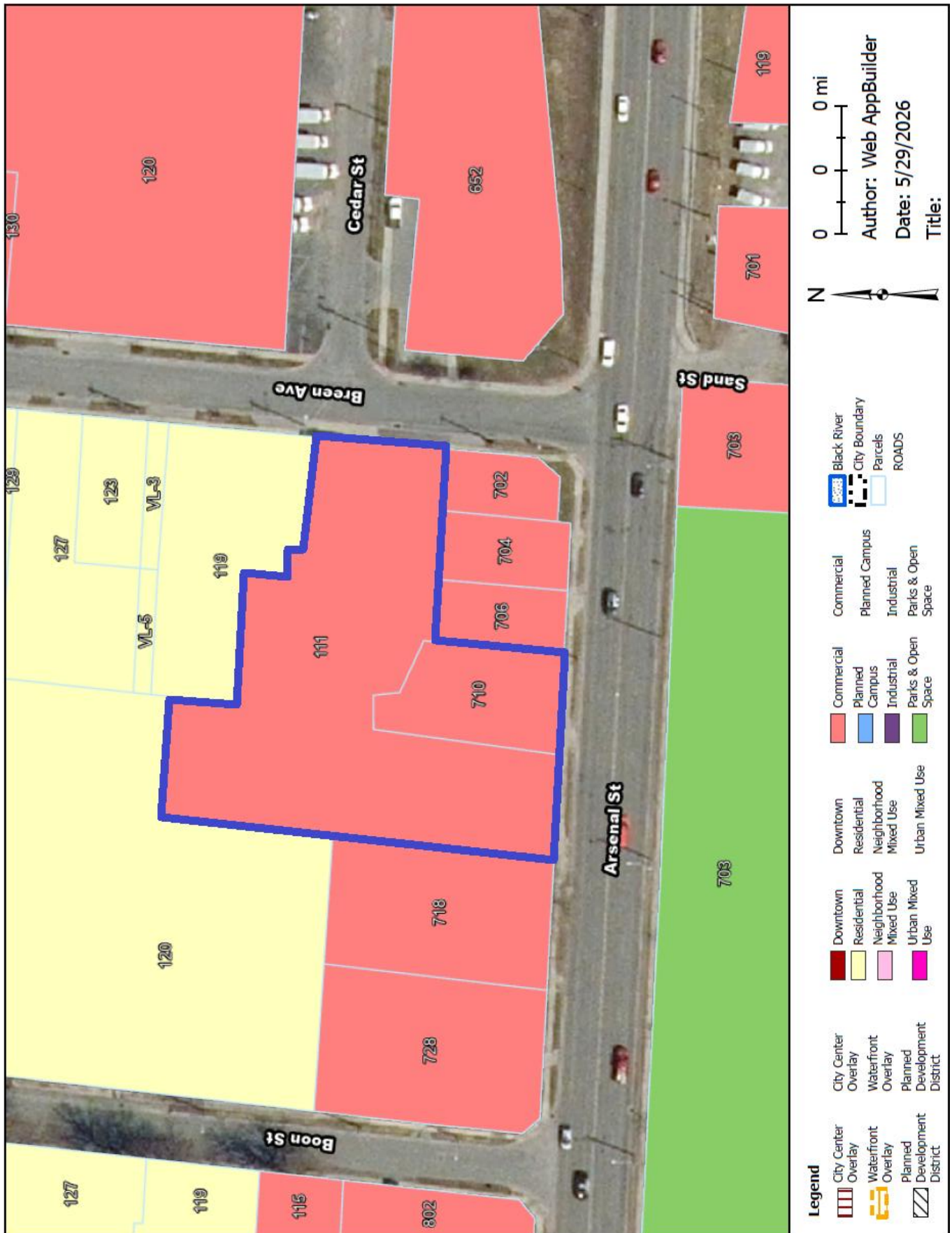
1. The Planning Commission should consider requiring the applicant to provide a dedicated pedestrian connection from the Arsenal Street sidewalk to the Marcy Spa door.

2. The applicant shall provide a lot coverage calculation on the Planning Data table on Sheet C101.
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.
4. The applicant shall revise the landscaping plan to conform to the requirements of Section 310-83 of the Zoning Ordinance.
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.
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.
7. The applicant must obtain a Zoning Compliance Certificate and a NYSDOT Highway Work Permit.
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

cc: Thomas Compo, P.E., City Engineer  
Thomas H. Ross of Storino Geomatics, PLLC



**Above:** A satellite view of both subject parcels, their host businesses and the proposed expansion area.



Above: A Zoning map of the subject parcels and the surrounding area.



**Above:** The pedestrian connection at the Aldi's grocery store at 1165 Arsenal Street. The Planning Commission should consider requiring a similar connection at the Marcy Spa parcel at 710 Arsenal Street as part of the proposed parking lot expansion.

## Site Pictures



**Above:** A view of the existing Marcy Spa lot, with the lands of 111 Breen in the background, looking northwest.  
**Below:** A reverse shot looking northeast, with the area proposed for parking lot expansion in the foreground.





**Above:** The western edge of 111 Breen, where a row of trees and fence-mounted lighting are proposed.  
**Below:** The eastern edge of 710 Arsenal, where an existing fence and grassed strip abuts 706 Arsenal.



## Department of Planning and Community Development

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

Hartley Bonisteel Schweitzer, AICP  
*Director*

Alicia M. Dewey  
*Deputy Director*



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June 18, 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 and 710 Arsenal Street

Dear Geoff:

The Jefferson County Department of Planning and Community Development has reviewed the site plan request for 111 Breen Ave and 710 Arsenal Street.

The Department notes the County Planning Board reviewed several area variances for the project on March 31, 2026, which generated a response letter JCDP File # C 3 – 26. The response letter contained two site plan-related comments. Therefore, the Department feels that the previous response letter and related comments regarding this site plan review still stand. The County Planning Board's response letter dated April 1, 2026, is attached for reference.

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

## Department of Planning and Community Development

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

Hartley Bonisteel Schweitzer, AICP  
*Director*

Alicia M. Dewey  
*Deputy Director*



April 1, 2026

Geoffrey Urda  
City of Watertown  
245 Washington St  
Room 305  
Watertown, NY 13601

Re: Puccia Olive Oil Company LLC, Area Variance, 111 Breen Avenue, JCDP File # C 3 - 26

Dear Geoff,

On March 31, 2026, the Jefferson County Planning Board reviewed the above project, after it was referred to the County for comment. The Board determined that the proposal does not raise significant county-wide or intercommunity concerns and is therefore mainly a local matter for your board to decide.

As part of its review, the Planning Board identified the following requirements:

- In reviewing the area variance, the local board should consider the benefit to the applicant as weighed against the detriment to the health, safety, and welfare of the community, using the five factors for an area variance as stated in NYS General City Law.
- The local board should ensure that the NYS Department of Transportation is consulted if there is any proposed work in the right-of-way.

In addition, the Board offers the following advisory comment to assist your review:

- The local board should ensure there is a shared access agreement to use the existing driveway on NYS Route 3.
- The local board should require the site plan to depict the location of the dumpster.

Please note that the advisory comments are not a condition of the County Planning Board's action. They are listed to assist the local board in its review of the project. The local board is free to make its final decision.

State law requires that the County Planning Board be notified of your board's action within thirty (30) days after a final decision.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Samuel C. Wilson". The signature is written in a cursive style with a long horizontal stroke at the end.

Samuel C. Wilson  
Community Development Coordinator

# Short Environmental Assessment Form

## Part 1 - Project Information


### Instructions for Completing

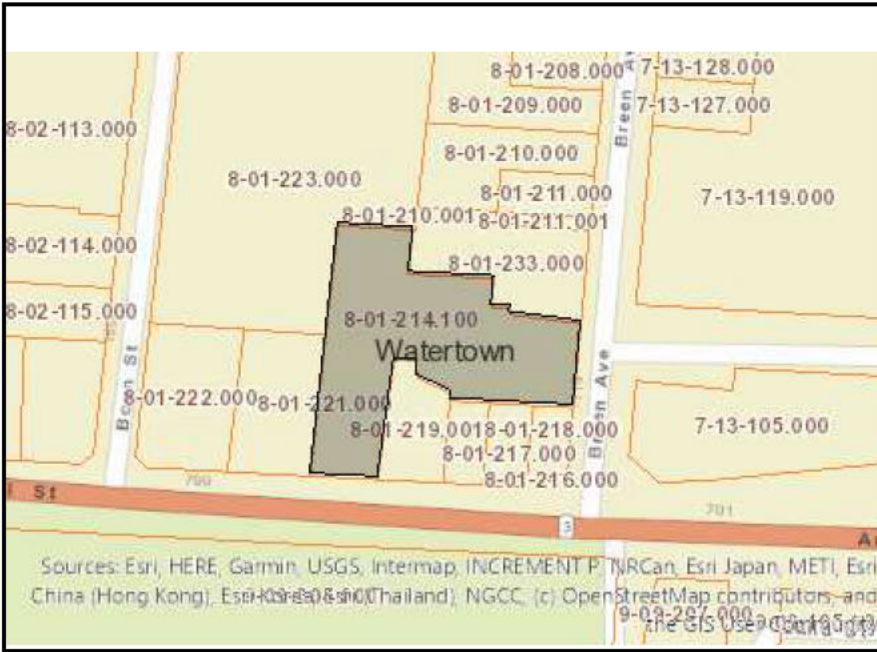
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Pete's Trattoria Parking Lot Expansion Project - Site Plan Application			
Project Location (describe, and attach a location map): 111 Breen Avenue and 710 Arsenal Street - Watertown NY			
Brief Description of Proposed Action: The proposed project consists of the construction to expand the existing parking lot servicing Pete's Trattoria, a long standing restaurant in the City of Watertown NY. Additionally, the project will connect to the adjoining business (Marcy Spa) as a shared parking arrangement with NYS DOT Entrance Improvements. The project includes landscaping, site lighting, storm water utilities, among other appurtenances.  The Project previously received 3 Landscape Buffer Variances to support this site plan application.			
Name of Applicant or Sponsor: Puccia Olive Oil Company, LLC - Geoff Puccia	Telephone: [REDACTED]	E-Mail: [REDACTED]	
Address: 111 Breen Avenue			
City/PO: Watertown	State: NY	Zip Code: 13601	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Jefferson County Planning Board, NYS DOT		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.20 acres			
b. Total acreage to be physically disturbed? _____ 0.20 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.64 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Municipal water serves the existing facilities in this area. The project will not change these connections or require additional connections.	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Municipal sewer serves the existing facilities in this area. The project will not change these connections or require additional connections.	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
Indiana Bat, Northern Long-...	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>Puccia Olive Oil Company, LLC - Geoff Puccia</u> Date: <u>05/17/2026</u>  Signature: <u></u> For Puccia Olive Oil Company, LLC      Title: <u>Owner</u>		



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat, Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No



JEFFERSON COUNTY - STATE OF NEW YORK  
 GIZELLE J. MEEKS, JEFFERSON COUNTY CLERK  
 175 ARSENAL STREET  
 WATERTOWN, NEW YORK 13601

COUNTY CLERK'S RECORDING PAGE  
 \*\*\*THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH\*\*\*



INSTRUMENT #: 2021-00009639  
 Receipt#: 2021013596  
 Clerk: AC  
 Rec Date: 06/18/2021 04:39:32 PM  
 Doc Grp: DEE  
 Descrip: DEED  
 Num Pgs: 8  
 Rec'd Frm: JEFFERSON ABSTRACT CORPORATION  
 Party1: CANTO 111 LLC  
 Party2: PUCCIA OLIVE OIL COMPANY  
 Town: WATERTOWN-CITY OF  
 8-01-214.100

Recording:	
Cover Page	5.00
Recording Fee	55.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
Notice of Transfer of Sal	10.00
RP5217 All others - State	241.00
RP5217 - County	9.00
Sub Total:	<u>345.00</u>
Transfer Tax	
Transfer Tax - State	0.00
Sub Total:	<u>0.00</u>
Total:	<u>345.00</u>

\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
 Transfer Tax #: 4272  
 Transfer Tax  
 Consideration: 0.00  
 Total: 0.00

WARNING\*\*\*

\*\*\*Information may change during the verification process and may not be reflected on this page

*Gizelle J. Meeks*

Gizelle J. Meeks  
 Jefferson County Clerk

Record and Return To:

TIMOTHY A. FARLEY PC  
 OFFICE MAILBOX

WARRANTY DEED

THIS INDENTURE, made June 5, 2021

BETWEEN:

**CANTO 111 LLC**  
A New York State Limited Liability  
Company with an address of



**Grantor**

AND

**PUCCIA OLIVE OIL COMPANY, LLC**  
A New York State Limited Liability  
Company with an address of



**Grantee**

**WITNESSETH**, that the Grantor, in consideration of ONE AND 00/100 (\$1.00) DOLLAR, and other good valuable consideration paid by the Grantee does hereby grant and release unto the Grantee, the heirs or successors and assigns of the Grantee, forever, premises more particularly described in Schedule "A" attached hereto.

**TOGETHER** with the appurtenances and all the estate and rights of the Grantor in and to said premises.

**TO HAVE AND TO HOLD** the premises here granted unto the Grantee, the heirs or successors and assigns of the Grantee forever.

And the said Grantor covenants as follows:

**FIRST:** That the Grantor is seized of the said premises in fee simple and has good right to convey the same.

**SECOND:** That the Grantee shall quietly enjoy the said premises.

**THIRD:** That the said premises are free from encumbrances.

**FOURTH:** That the Grantor will forever warrant the title to said premises.

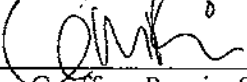
This deed is subject to the trust provisions of Section 13 of the Lien Law of the State of New York.

RECORD & RETURN TO:  
TIMOTHY A. FARLEY, PC  
514 STATE STREET  
CARTHAGE, NY 13619

The words "Grantor" and "Grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

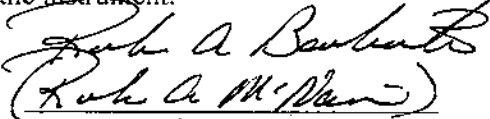
IN WITNESS WHEREOF, the Grantor has executed this deed on the day and year first above written.

CANTO, III LLC

  
\_\_\_\_\_  
By: Geoffrey Puccia, Sole Member L.S.

STATE OF NEW YORK )  
 ) ss:  
COUNTY OF JEFFERSON )

On the 5 day of June in the year 2021, before me, the undersigned, a notary public in and for said state, personally appeared, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is **Geoffrey Puccia** subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public

ROBIN A. BARBARITO  
Notary Public, State of New York  
No. 01BA6160349  
Qualified in Jefferson County  
Commission Expires 2-5-2023



# STORINO GEOMATICS

LAND SURVEYING SERVICES & CONSULTING, PLLC

PROFESSIONAL LAND SURVEYORS

NEW YORK · VERMONT · PENNSYLVANIA

DEDICATION · EXPERIENCE · TECHNOLOGY

THOMAS M. STORINO, PLS, PRESIDENT  
ADAM M. STORINO, PLS, VICE PRESIDENT

**SUGGESTED DESCRIPTION**  
**CITY OF WATERTOWN TAX MAP P.N. 8-01-214.100**  
**111 BREEN AVENUE**  
**LANDS OF THOMAS P. & LYNN COSTANZO**

ALL THAT TRACT OR PARCEL OF LAND, being situate in the City of Watertown, County of Jefferson, State of New York, and being further described as follows:

BEGINNING at a mag nail set in the westerly monumented margin of Breen Avenue (49.5' wide) at the northeasterly corner of Lot No. 120 as shown on "Map of Lots in the 4th Ward of the City of Watertown drawn for N Winslow & Co." by W.A. Lyttle., dated August 1893, filed in the Jefferson County Clerk's Office on August 24, 1893 in Book No. 1 of Maps, at Page 104, said Lot No. 120 also shown on "Map of Lots in the 4th Ward of the City of Watertown drawn for N. Winslow & Co." by W.A. Lyttle, dated August 15 1893, filed in the Jefferson County Clerk's Office on August 26, 1894 in Book No. 1 of Maps, at Page 112, said mag nail set being situate N 04°51'03" E, a distance of 54.04 feet from the northeasterly corner of a 0.009 Acre parcel (Map No. 111, Parcel No. 121) appropriated by the People of the State of New York, recorded in the Jefferson County Clerk's Office on August 13, 1952 in Liber 572 of Deeds, at Page 507, said mag nail set also being situate S 45°18'20" W, a distance of 0.79 feet from a railroad spike found;

THENCE N 87°25'16" W, parallel with the northerly monumented margin of Arsenal Street (width varies), a distance of 111.00 feet to a 1/2" iron rebar found in the easterly property line of the parcel of land conveyed by Wayne Clark to Aaron A. Netto in a deed dated March 21, 2007, recorded in the Jefferson County Clerk's Office as Instrument Number 2007-5311 on April 2, 2007, said rebar being situate N 04°51'03" E, a distance of 76.06 feet from a 1/2" iron pipe found;

THENCE the following four (4) courses and distances along said Clark to Netto conveyance:

1. N 04°51'03" E, parallel with the westerly monumented margin of Breen Avenue, a distance of 6.91 feet to a railroad spike found;
2. N 65°11'20" W, a distance of 33.91 feet to a 3/4" pinched iron pipe found;
3. N 05°33'53" E, a distance of 15.75 feet to a railroad spike found;
4. S 87°01'02" W, a distance of 24.18 feet to a 1/2" iron rebar found;

THENCE S 07°10'02" W, a distance of 109.47 feet to a 1/2" iron rebar found in the northerly monumented margin of Arsenal Street, said rebar being situate N 87°25'16" W, a distance of 134.10 feet from the southwesterly corner of the aforementioned 0.009 Acre parcel (Map No. 111, Parcel No. 121);

THENCE N 87°25'16" W, along said northerly monumented margin of Arsenal Street, a distance of 63.81 feet to a 3/4" iron pipe found, said pipe being situate S 87°25'16" E, a distance of 151.00 feet from the margin cut-back at Boon Street (40.0' wide);

THENCE N 05°53'31" E, passing through a 1/2" capped iron rebar found (BCG) at 132.00 feet and continuing a total distance of 231.06 feet to a 1/2" capped iron rebar set;

THENCE S 87°25'16" E, parallel with the northerly monumented margin of Arsenal Street, a distance of 68.97 feet to a 1/2" capped iron rebar set, said rebar being situate S 27°33'47" E, a distance of 0.44 feet from a 3/4" iron pipe found (1' below grade);

THENCE S 07°10'02" W, a distance of 38.79 feet to a point;

THENCE S 87°25'16" E, parallel with the northerly monumented margin of Arsenal Street, a distance of 79.31 feet to a point;

THENCE S 04°51'03" W, parallel with the westerly monumented margin of Breen Avenue, a distance of 26.70 feet to a 1/2" capped iron rebar set;

THENCE S 87°25'16" E, parallel with the northerly monumented margin of Arsenal Street, a distance of 17.50 feet to a 1/2" iron pipe found;

THENCE S 04°51'03" W, parallel with the westerly monumented margin of Breen Avenue, a distance of 6.00 feet to a 1/2" capped iron rebar set;

THENCE S 83°06'43" E, a distance of 66.49 feet to a mag nail set in the westerly monumented margin of Breen Avenue;

THENCE S 04°51'03" W, along the westerly monumented margin of Breen Avenue, a distance of 78.40 feet to the point and place of BEGINNING.

CONTAINING 0.699 Ground Acres of land more or less.

Bearings in this description are referenced to the New York State Plane Coordinate System, Central Zone (3102), as realized from static GPS observations referenced to NAD 83 (2011) made on April 14, 2017.

Distances in this description are ground distances (U.S. Survey Feet).

Caps on all 1/2" capped iron rebars set are yellow and read "STOR GEOM PLS 50035".

The monumented margins referred to herein are those as monumented by the Department of Engineering of the City of Watertown, New York that are on file in the City Engineer's office, Room 305, Municipal Building, 245 Washington Street.

SUBJECT TO a gas main easement granted by Thomas Costanzo to Niagara Mohawk Power Corporation in an agreement dated February 26, 1992, recorded in the Jefferson County Clerk's Office on March 13, 1992 in Liber 1294 of Deeds, at Page 73.

ALSO SUBJECT TO overhead utility easement granted by Thomas P. Costanzo to Niagara Mohawk Power Corporation in an agreement dated April 6, 2006, recorded in the Jefferson County Clerk's Office as Instrument Number 2006-21232 on December 20, 2006.

ALSO SUBJECT TO AND INCLUDING any and all other rights or restrictions of record.

TOGETHER WITH a maintenance easement granted by Richard P. and Philomena C. Canale to Thomas P. Costanzo in a deed dated June 24, 1985, recorded in the Jefferson County Clerk's Office on June 24, 1985 in Liber 983 of Deeds, at Page 271, described as follows:

"TOGETHER WITH the right and easement to enter upon the southerly part of the remaining premises of the grantors from which the foregoing piece is taken as may be reasonably required for the purpose of painting, repairing, maintaining or replacing any part of the existing building now (1985) known as 111 Breen Avenue and occupied by "Canale's Restaurant", provided that any damage done shall be repaired at the grantee's cost, such right and easement to be perpetual and to run with the land.

SUBJECT, however, to the right of the grantors, their successors and assigns, to use that portion of the premises herein conveyed which is not currently occupied by any structure as a part of their driveway or for parking of vehicles, provided that such use does not interfere with the right and easement last above described."



ALSO TOGETHER WITH a parking easement reserved in a deed from Canale's Inc. to Garns Realty Co., Inc., dated August 24, 1971, recorded in the Jefferson County Clerk's Office on September 3, 1971 in Liber 831, Page 658, described as follows:

"Excepting and reserving, however, to the grantor herein, in common with the grantee, its successors and assigns, an easement for ingress and egress for the purpose of parking motor vehicles by the grantor's, or its successors' or assigns' patrons, guests and invitees, so long as the grantor or its successors or assigns operates the present "Canales" as a restaurant."

Said parking easement being further described as follows:

BEGINNING at a mag nail set at the intersection of the easterly monumented margin of Breen Avenue (49.5' wide) with the northerly street margin of Cedar Street Extension (width varies) conveyed by The People of the State of New York to the City of Watertown in Liber 1293 of Deeds, at Page 70, said mag nail set being situate N 04°51'03" E, a distance of 140.23 feet from the northerly margin of Arsenal Street (width varies), said mag nail set also being situate N 33°21'21" E, a distance of 103.72 feet from a mag nail set marking the point of beginning of the 0.699 Acre parcel described above;

THENCE N 04°51'03" E, along the easterly monumented margin of Breen Avenue, a distance of 122.00 feet to a mag nail set at the intersection of said margin with the former southerly margin of Leroy Street;

THENCE S 85°08'57" E, along the former southerly margin of Leroy Street, a distance of 320.25 feet to a 1/2" capped iron rebar set;

THENCE S 02°57'02" W, parallel with the westerly monumented margin of Cedar Street, a distance of 109.05 feet to a 1/2" capped iron rebar set in the northerly margin of Cedar Street Extension, said rebar being situate N 87°26'57" W, a distance of 165.00 feet from a 1/2" iron pipe found at the intersection of the westerly monumented margin of Cedar Street with the northerly street margin of Cedar Street Extension;

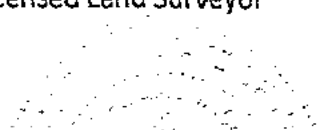
THENCE N 87°26'57" W, along the northerly margin of Cedar Street Extension, a distance of 324.12 feet to the point and place of BEGINNING.

AS SURVEYED by STORINO GEOMATICS, Land Surveying Services & Consulting, PLLC, on 4/14, 4/18, 4/20, and 5/3/2017, shown on a plat titled "SURVEY PLAT OF A PARCEL OF LAND KNOWN AS TAX MAP P.N. 8-01-214.100 LANDS OF THOMAS P. & LYNN COSTANZO", dated 5/3/2017, a copy of which is part of this instrument.

INTENDING to more accurately describe and assemble the parcels of land conveyed by Thomas P. and Lynn Costanzo to Thomas P. and Lynn Costanzo in a deed dated October 21, 2014, recorded in the Jefferson County Clerk's Office as Instrument Number 2014-15701 on November 5, 2014.



Thomas Michael Storino, PLS No. 50035  
Licensed Land Surveyor



This Deed is being prepared without benefit of a review of an abstract of title, title search, tax search or survey. Legal services limited solely to the preparation of this deed using information provided by the grantor.

# 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  
C501 - SITE DETAILS

PREPARED BY:

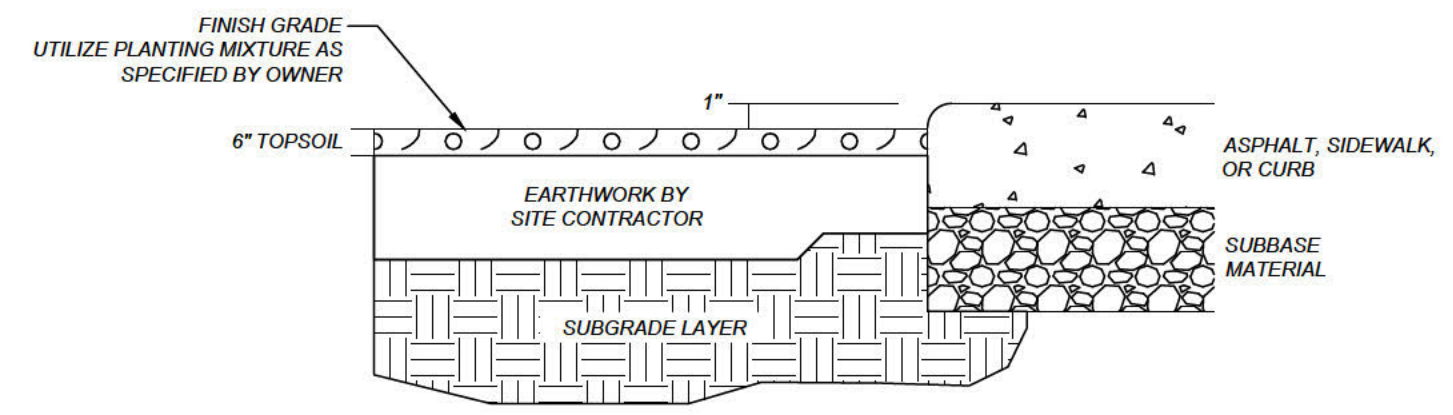
**S** **G**  
STORINO GEOMATICS, PLLC  
PROFESSIONAL LAND SURVEYORS  
NY · NJ · PA · VT

HAYWARD B. ARTHUR  
P.E. NO. 110862

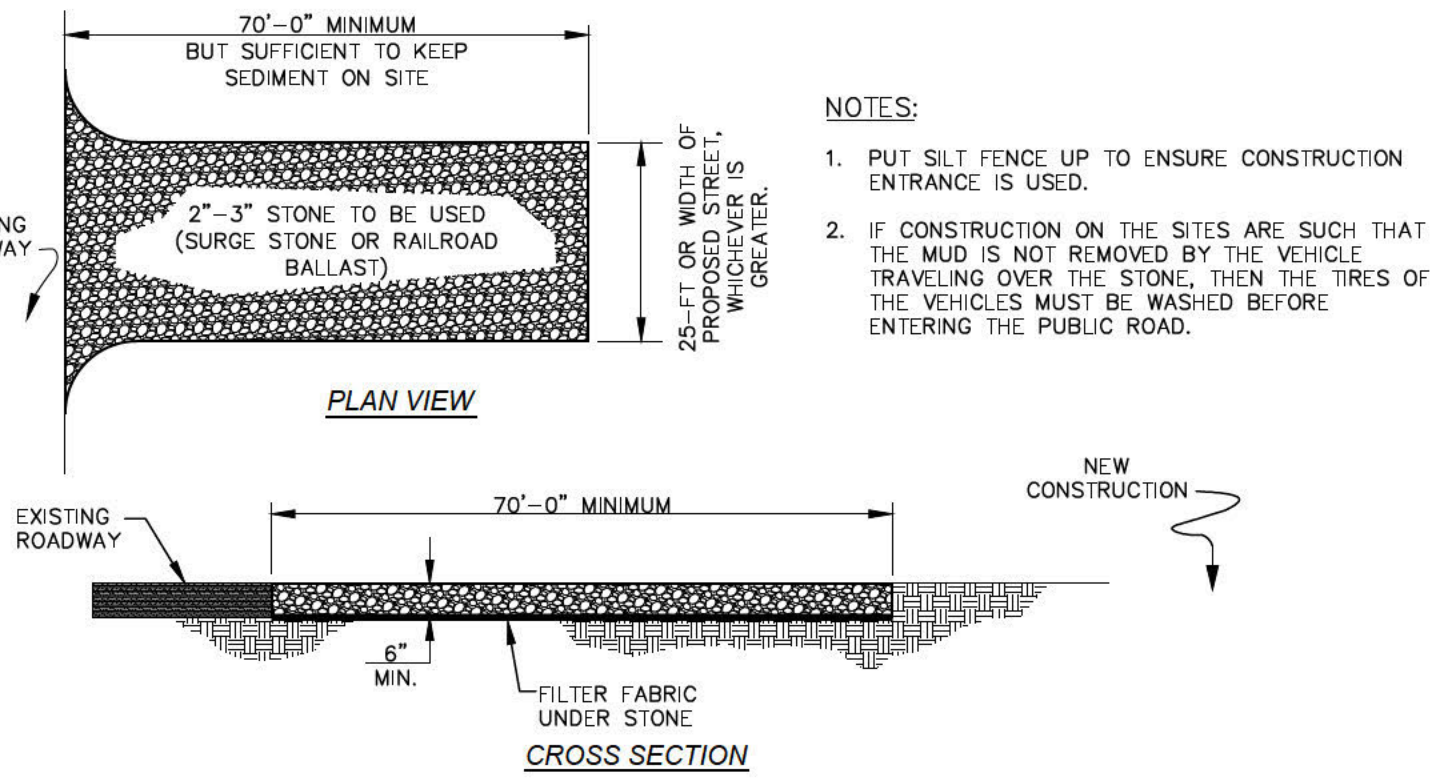
★  
**Arthur**  
ENGINEERING

PREPARED FOR:

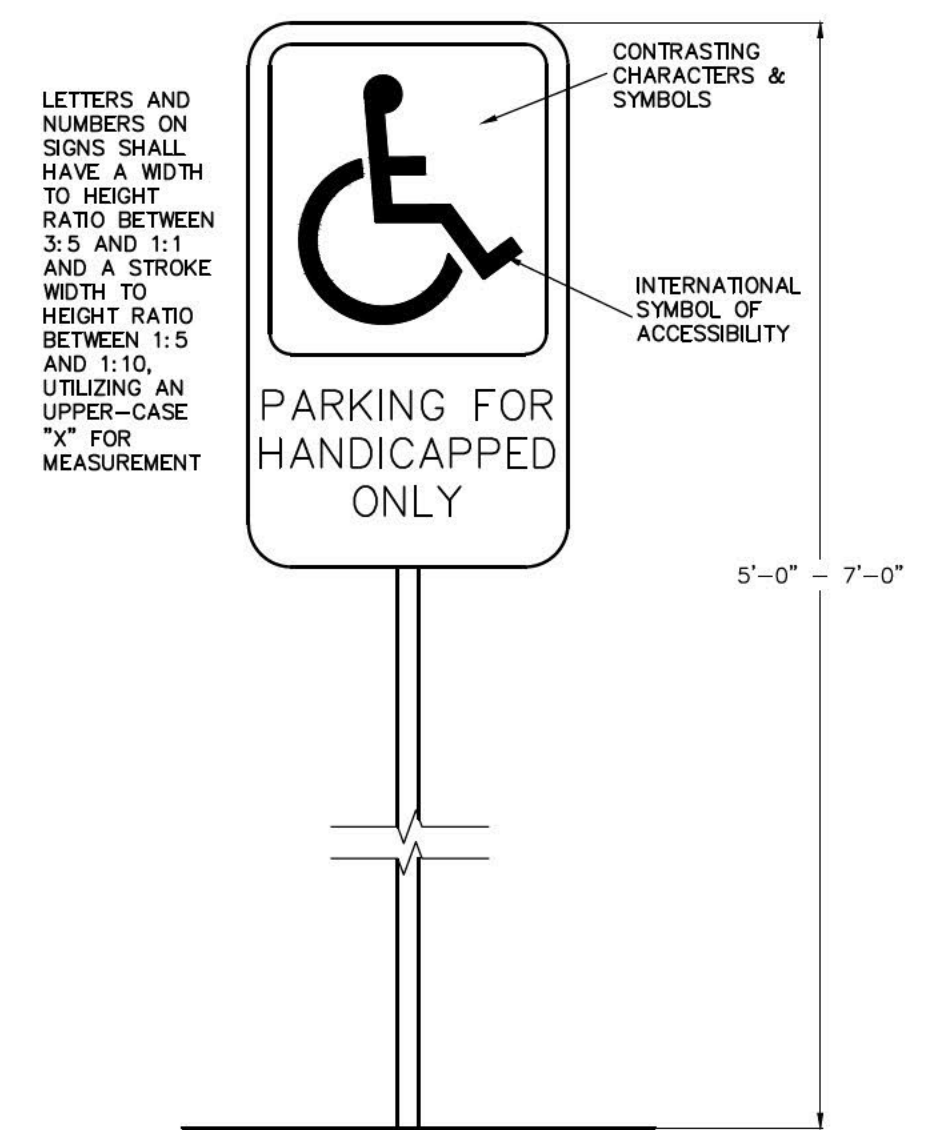
PUCCIA OLIVE OIL COMPANY  
POC: MR. GEOFFREY PUCCIA



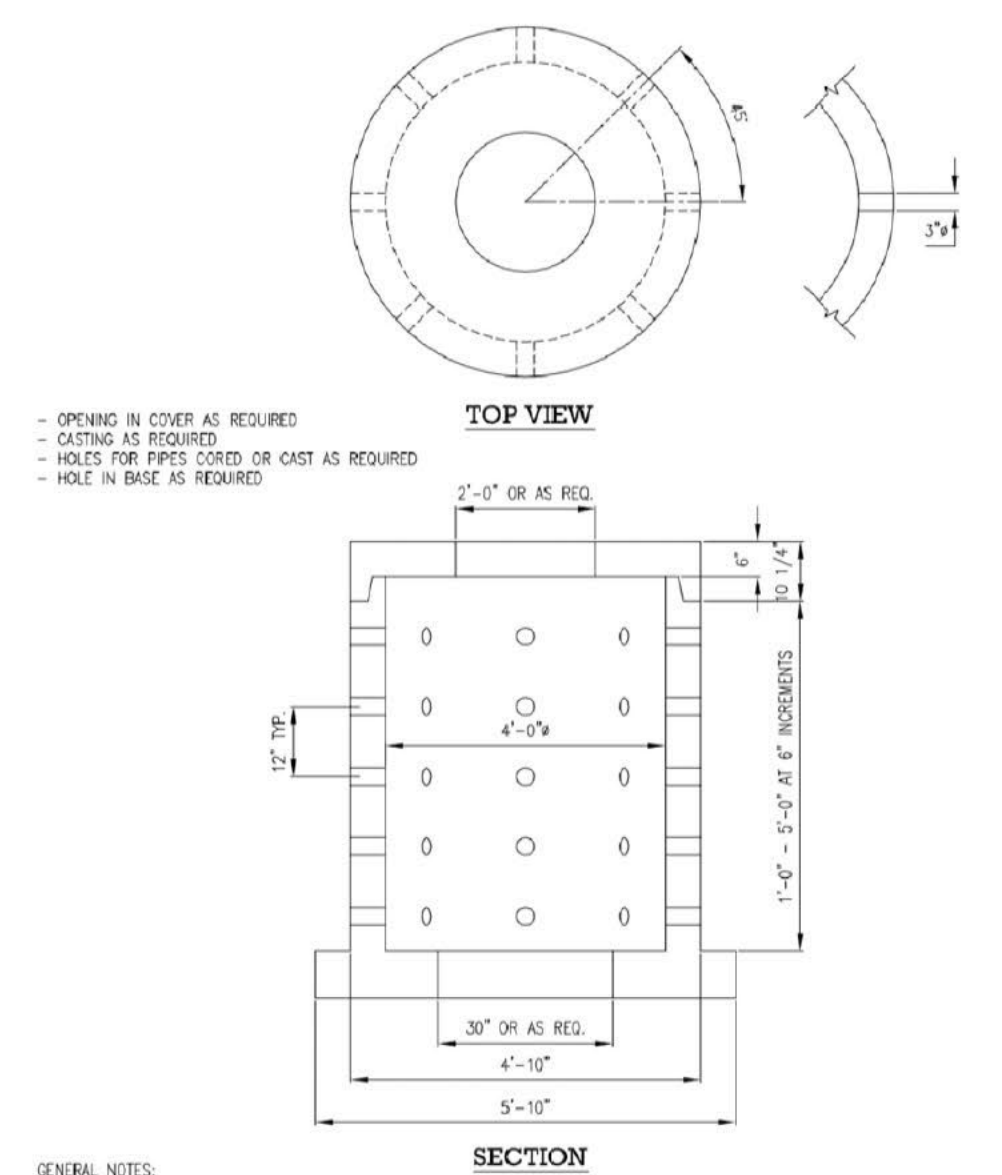
1 | LAWN RESTORATION DETAIL  
C501 | NOT TO SCALE SG-20



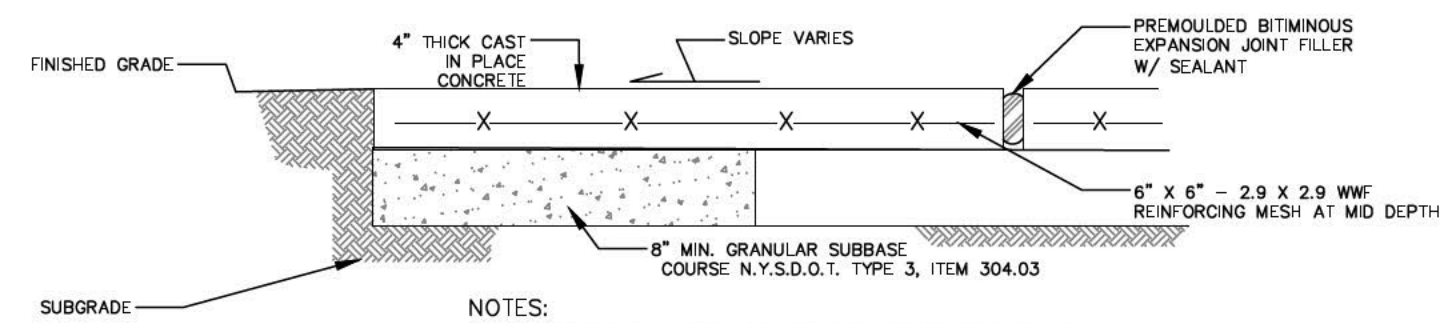
2 | STABILIZED CONSTRUCTION ENTRANCE  
C501 | NOT TO SCALE SG-20



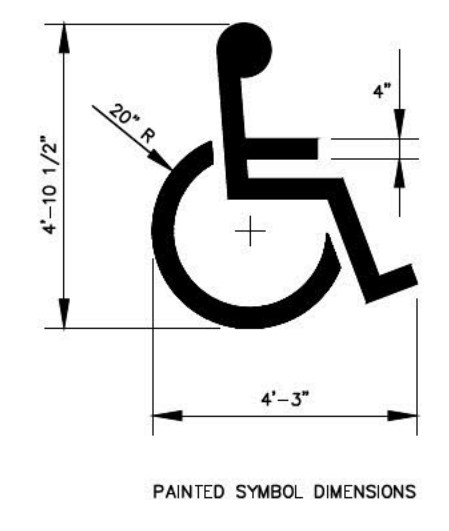
5 | STANDARD SIGNAGE DETAIL  
C501 | NOT TO SCALE SG-20



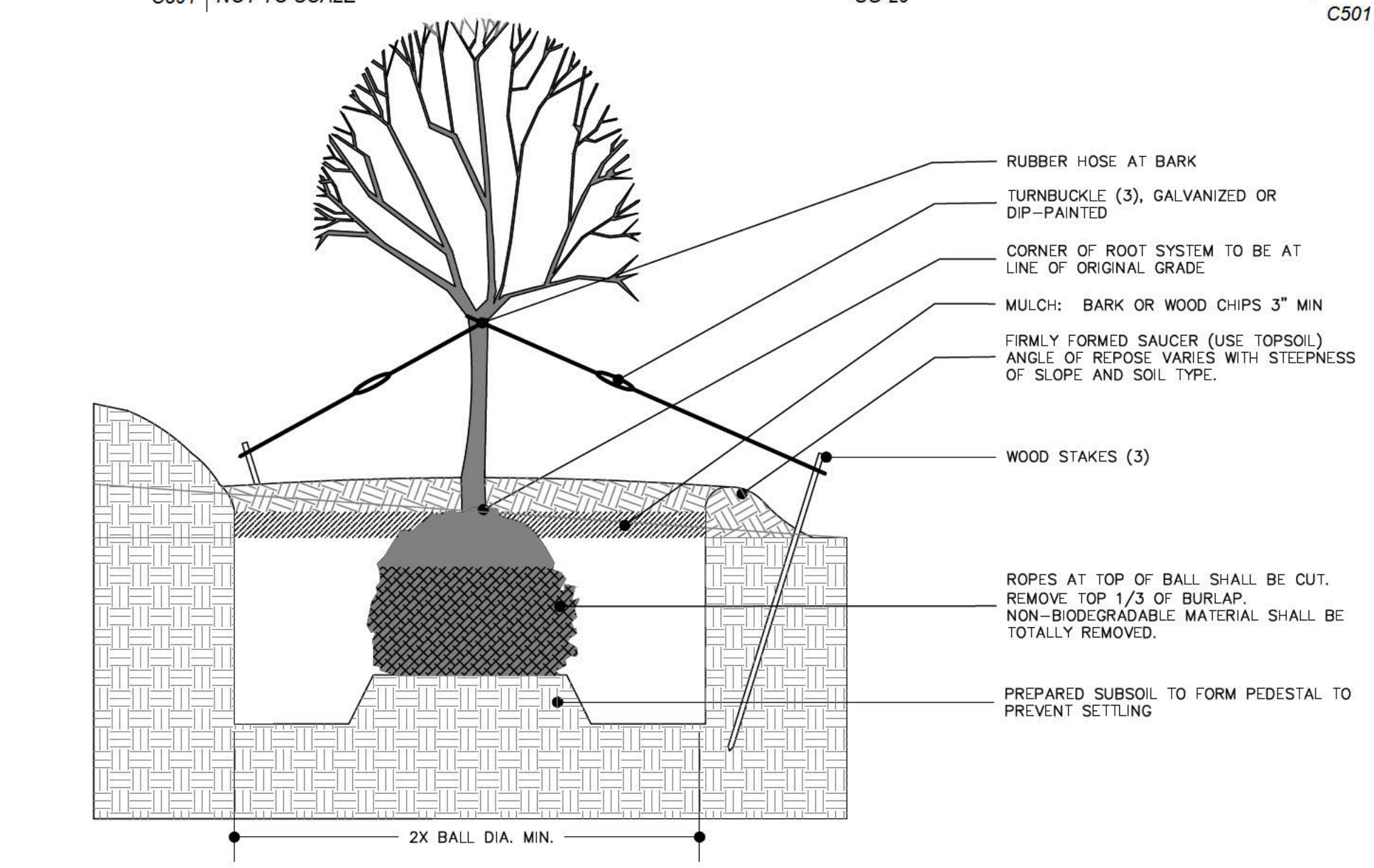
8 | DRY WELL DETAIL  
C501 | NOT TO SCALE



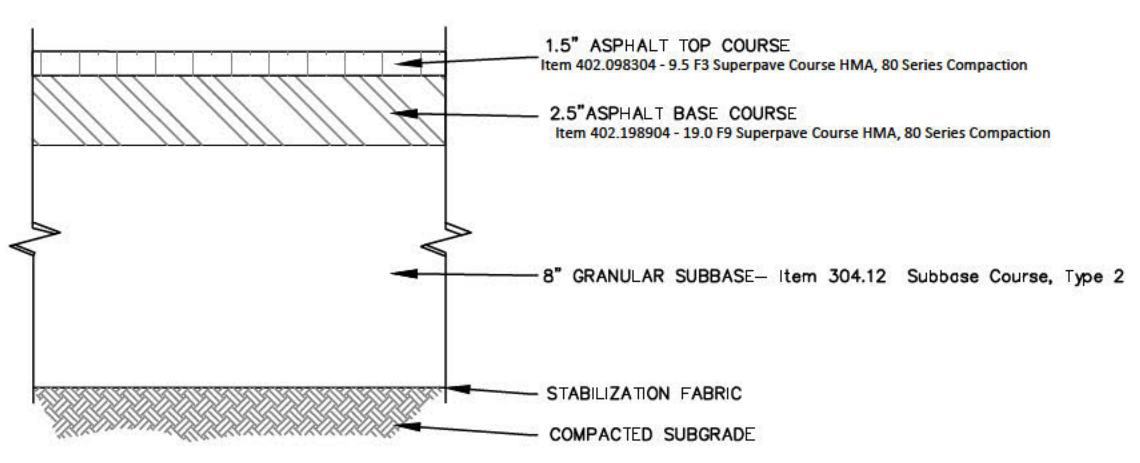
3 | CONCRETE WALK DETAIL  
C501 | NOT TO SCALE SG-20



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



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



7 | ASPHALT SECTION DETAIL  
C501 | NOT TO SCALE SG-20

FOR APPROVALS ONLY  
NOT FOR CONSTRUCTION

**SITE DETAILS**  
**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



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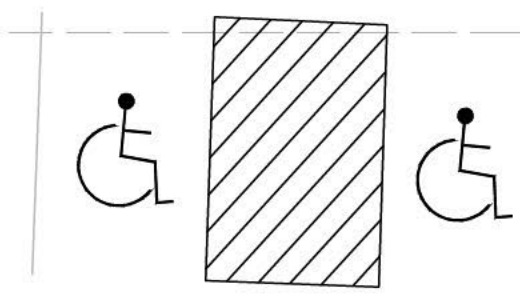
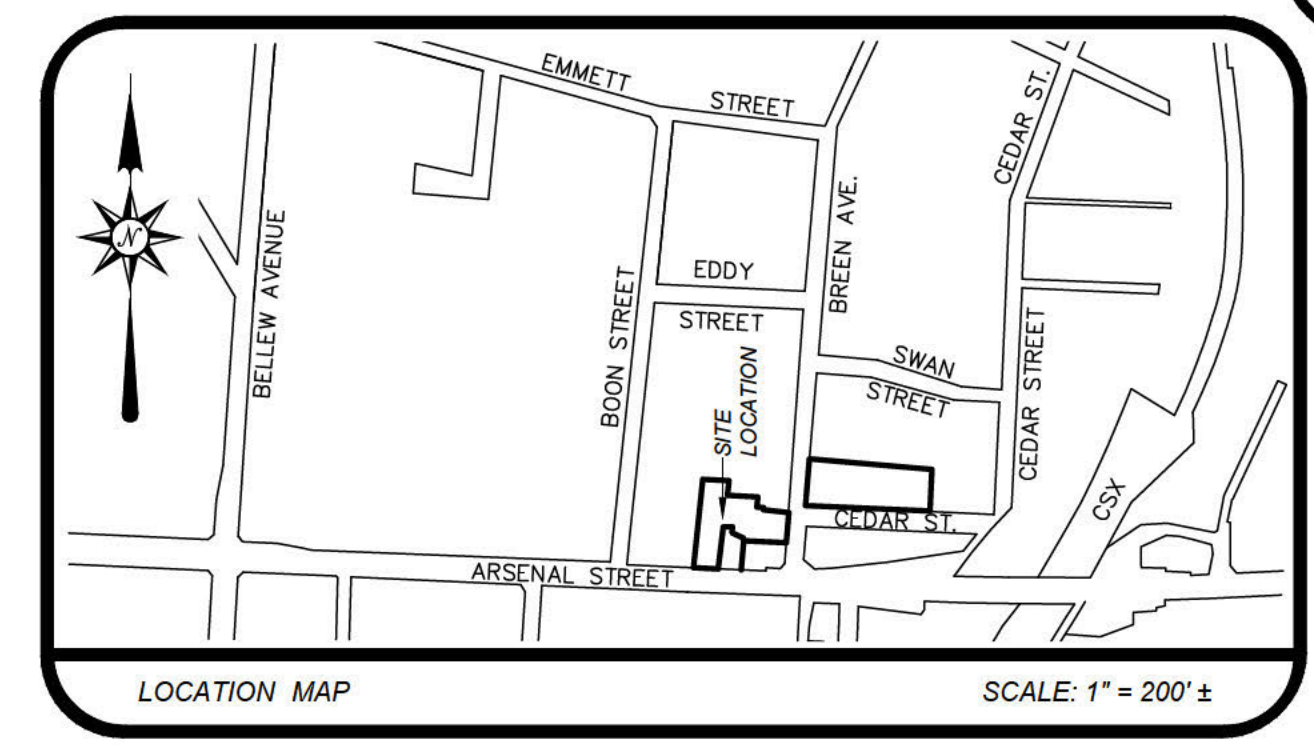


DATE: 05/13/2026  
SCALE: 1" = 10'  
DRAWN BY: THR  
CHECKED BY: THR/AMS/HBA  
FILE NO. 2017-015.04  
DWG. NO.

HAYWARD BRADFORD ARTHUR  
P.E. NO. 110862

NY · NJ · PA · VT

**C501**  
1 OF 1



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

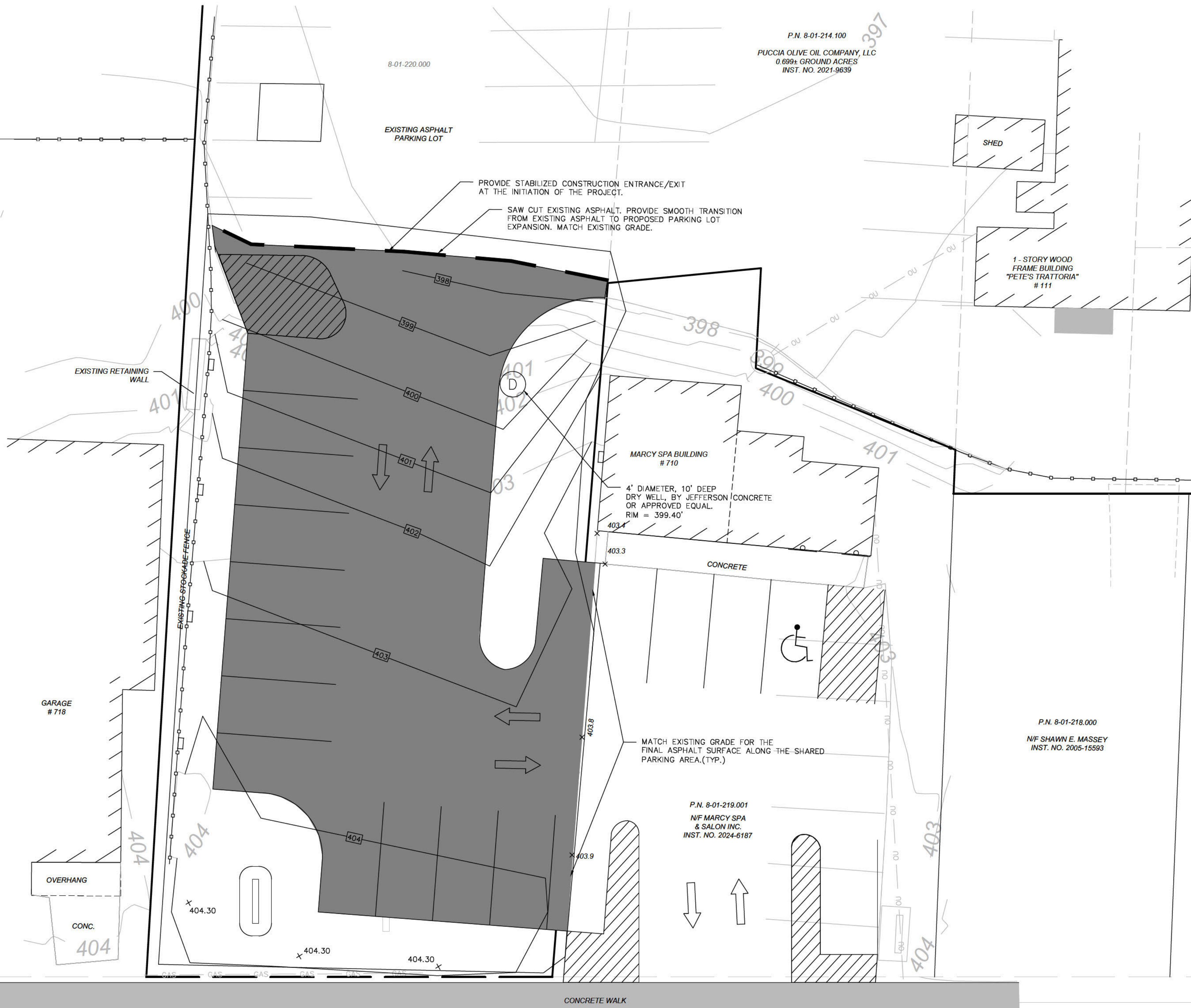
P.N. 8-01-214.100  
PUCIA OLIVE OIL COMPANY, LLC  
0.699± GROUND ACRES  
INST. NO. 2021-9639

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

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



CONCRETE WALK

CONCRETE WALK

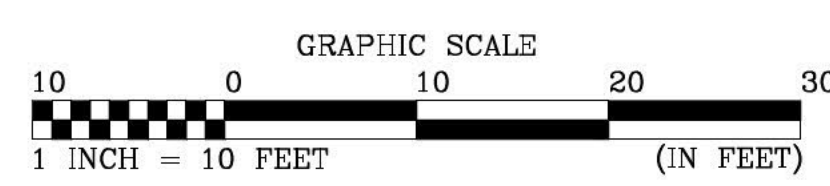
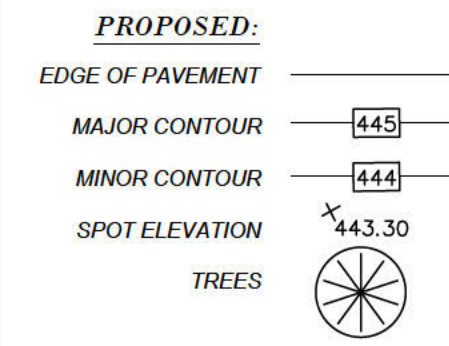
NYS ROUTE 3 (ARSENAL STREET)

SNMH  
RIM: 403.55

PROPOSED NYS DOT  
COMMERCIAL DRIVEWAY  
(DETAILED NYS DOT  
SUBMISSION AND DRAWINGS  
FORTHCOMING)

NG 26-1  
DROP

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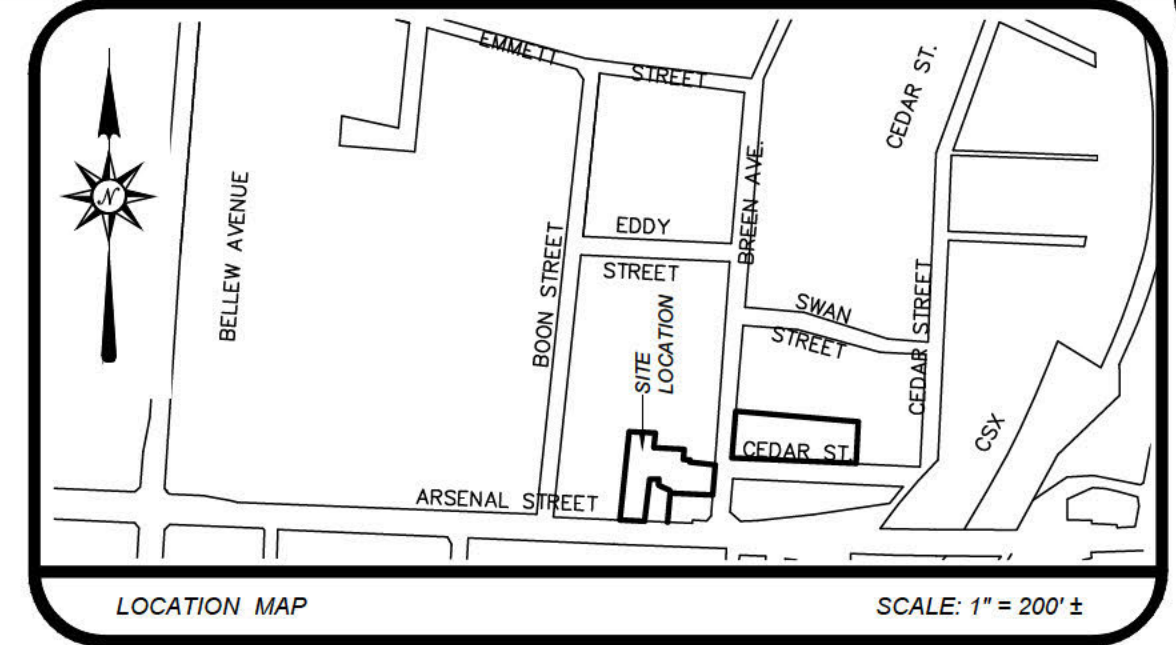
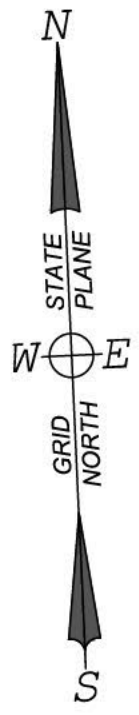
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**UTILITY AND GRADING PLAN**  
**PETE'S TRATTORIA PARKING LOT EXPANSION**  
TAX MAP P.N. 8-01-214.100 8-01-219.001  
111 BREEN AVENUE / 710 ARSENAL STREET  
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STATE OF NEW YORK

HAYWARD BRADFORD ARTHUR  
P.E. NO. 110862

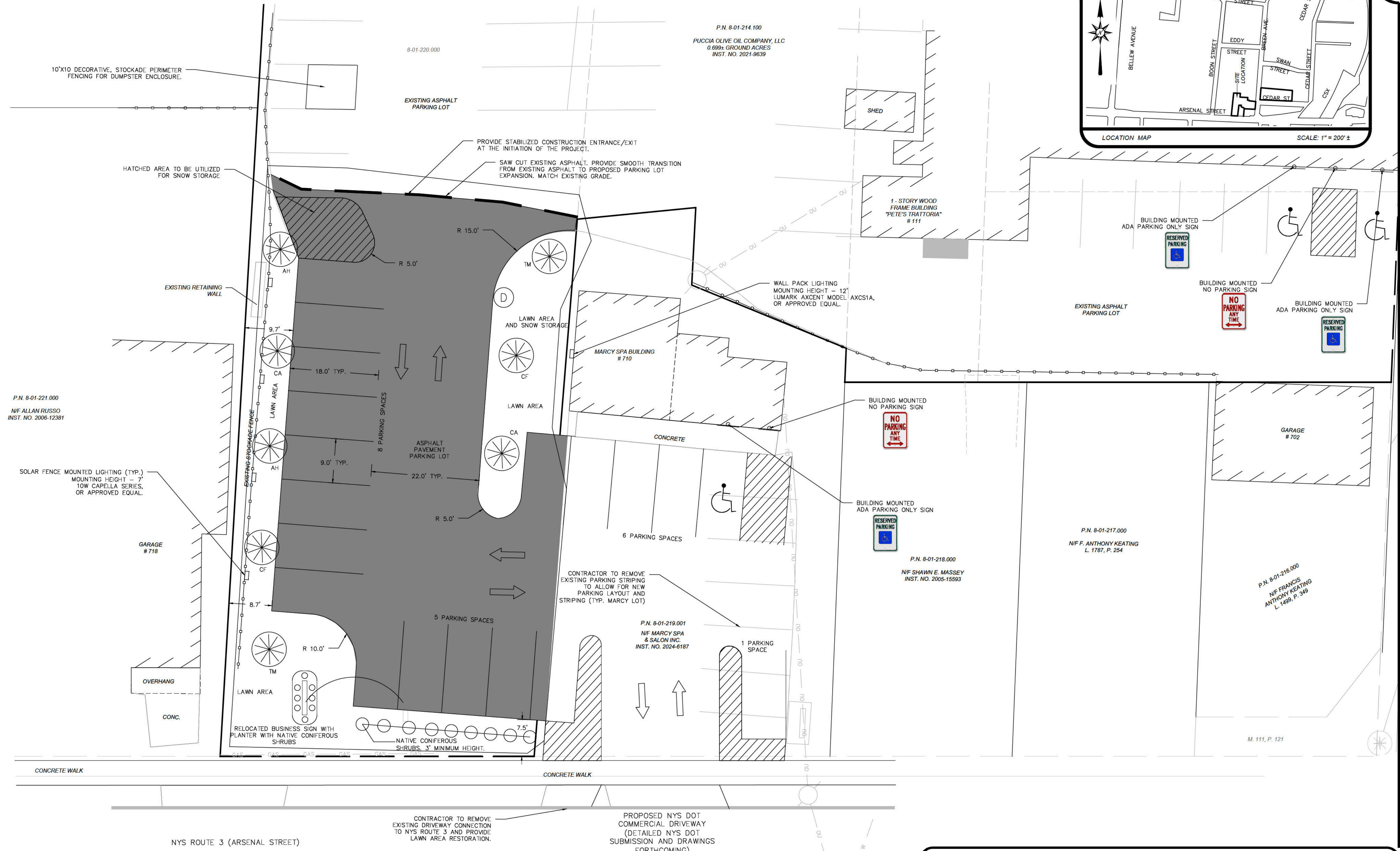
**STORINO GEOMATICS, PLLC**  
PROFESSIONAL LAND SURVEYORS  
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DATE: 05/13/2026  
SCALE: 1" = 10'  
DRAWN BY: THR  
CHECKED BY: THR/AMS/HBA  
FILE NO. 2017-015.04  
DWG. NO.  
**C102**  
1 1



**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 911) 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.



**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

**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

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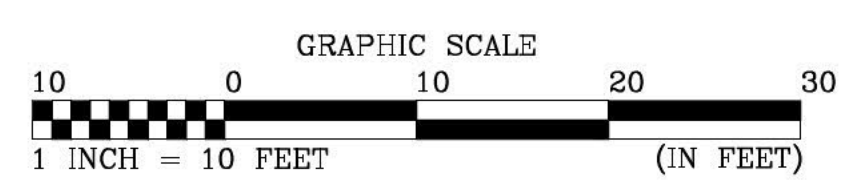
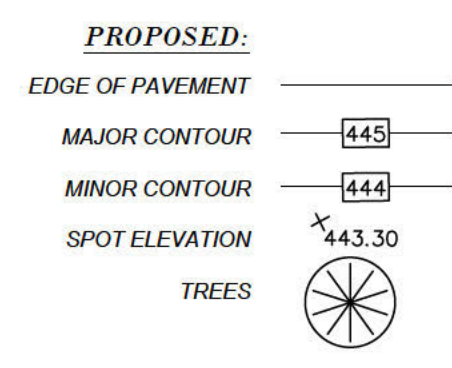
**SITE AND LANDSCAPING PLAN**  
**PETE'S TRATTORIA PARKING LOT EXPANSION**

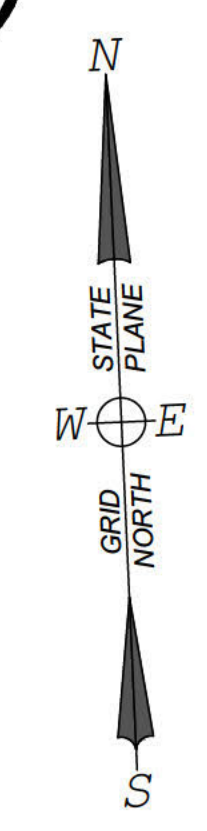
TAX MAP P.N. 8-01-214.100 AND 8-01-219.001

111 BREEN AVENUE / 710 ARSENAL STREET  
COUNTY OF JEFFERSON

CITY OF WATERTOWN  
STATE OF NEW YORK

<p><b>STORINO GEOMATICS, PLLC</b> PROFESSIONAL LAND SURVEYORS</p>	<p>DATE: 05/13/2026 SCALE: 1" = 10' DRAWN BY: THR CHECKED BY: THR/AMS/HBA FILE NO. 2017-015.04 DWG. NO. C101 1 1</p>
<p>HAYWARD BRADFORD ARTHUR P.E. NO. 110862</p>	<p>NY · NJ · PA · VT</p>





**SURVEY NOTES:**

- BEARINGS ARE REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (3102), AS REALIZED FROM STATIC GPS OBSERVATIONS REFERENCED TO NAD 83 (2011) MADE ON APRIL 14, 2017.
  - DISTANCES ARE GROUND DISTANCES (U.S. SURVEY FEET).
  - SURVEY DATES: 12/5 AND 12/11/2025
  - ALL ADJOINERS AND REFERENCES ARE PER THE CITY OF WATERTOWN ASSESSMENT DEPARTMENT.
  - THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF AN UPDATED ABSTRACT OF TITLE.
- SURVEYOR HAS MADE NO INVESTIGATION NOR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT ABSTRACT TITLE SEARCH MAY DISCLOSE.
- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES SHOWN HEREIN PER FIELD LOCATED MARKINGS, ABOVE GROUND VISIBLE FEATURES, AND AVAILABLE RECORDS, THEREFORE THEIR LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED.
- THE SURVEYOR REQUESTED MARKING OF UTILITIES AND RECORD INFORMATION FOR THE PROJECT AREA (FRONTING ON ARSENAL STREET) VIA THE UDIG-NY EXCATX PLATFORM. RESPECTIVE UTILITY COMPANIES/ENTITIES WERE EITHER (1) UNRESPONSIVE, (2) DEEMED THE SITE HAD NO UNDERGROUND INFRASTRUCTURE AND CLEARED THE SITE IN RESPONSE TO THE REQUEST, (3) PROVIDED RECORD INFORMATION, AND OR (4) PROVIDED LIMITED MARKOUT OF UTILITIES.
- ADDITIONAL UNDERGROUND FACILITIES, STRUCTURES AND OR UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREIN. PRIOR TO CONSTRUCTION CONTACT PRIVATE UTILITY LOCATE AND DIG SAFELY NEW YORK FOR LOCATIONS OF UNDERGROUND UTILITIES. (1-800-962-7962 OR 811).
- (M) MEASURED DISTANCE (D) DEED DISTANCE (R) RECORD MAP DISTANCE
  - (M) MEASURED DISTANCE (D) DEED DISTANCE (R) RECORD MAP DISTANCE
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  - (M) MEASURED DISTANCE (D) DEED DISTANCE (R) RECORD MAP DISTANCE
- ADJOINER REFERENCES:
- GERALD E. HARRINGTON, JANE M. THOMPSON, WILLIAM L. & CANDY J. ROBERTS TO FRANCIS ANTHONY KEATING DEED DATE: MARCH 8, 1996 DATE RECORDED: MARCH 11, 1996 LIBER 1499, PAGE 349
  - BANKERS TRUST COMPANY OF CALIFORNIA, N.A. TO F. ANTHONY KEATING DEED DATE: APRIL 10, 2001 DATE RECORDED: APRIL 25, 2001 LIBER 1781, PAGE 254
  - THE BOARD OF EDUCATION OF THE WATERTOWN ENLARGED CITY SCHOOL DISTRICT TO PAUL & ADRIENNE ALTERI DEED DATE: MARCH 4, 2005 DATE RECORDED: MAY 2, 2005 INSTRUMENT NUMBER: 2005-6610
  - PAUL J. & PHYLLONA E. PECORI TO SHAWN E. MASSEY DEED DATE: AUGUST 28, 2005 DATE RECORDED: SEPTEMBER 30, 2005 INSTRUMENT NUMBER: 2005-15593
  - LUANNE O. MARCH TO ALAN RUSSO DEED DATE: JULY 24, 2006 DATE RECORDED: JULY 25, 2006 INSTRUMENT NUMBER: 2006-12381
  - (QUITCLAIM DEED) ANTHONY J. & JENNIFER A. DOLDO TO ANTHONY J. & JENNIFER A. DOLDO DEED DATE: JULY 29, 2014 DATE RECORDED: JULY 30, 2014 INSTRUMENT NUMBER: 2014-10330
  - PUCCIA OLIVE OIL COMPANY, LLC TO THE MARCY SPA & SALON INC. DEED DATE: MARCH 20, 2024 DATE RECORDED: APRIL 25, 2024 INSTRUMENT NUMBER: 2024-6197
  - PUCCIA OLIVE OIL COMPANY, LLC TO THE MARCY SPA & SALON INC. DEED DATE: JUNE 15, 2024 DATE RECORDED: JUNE 18, 2024 INSTRUMENT NUMBER: 2024-9639

**EASEMENT REFERENCES:**

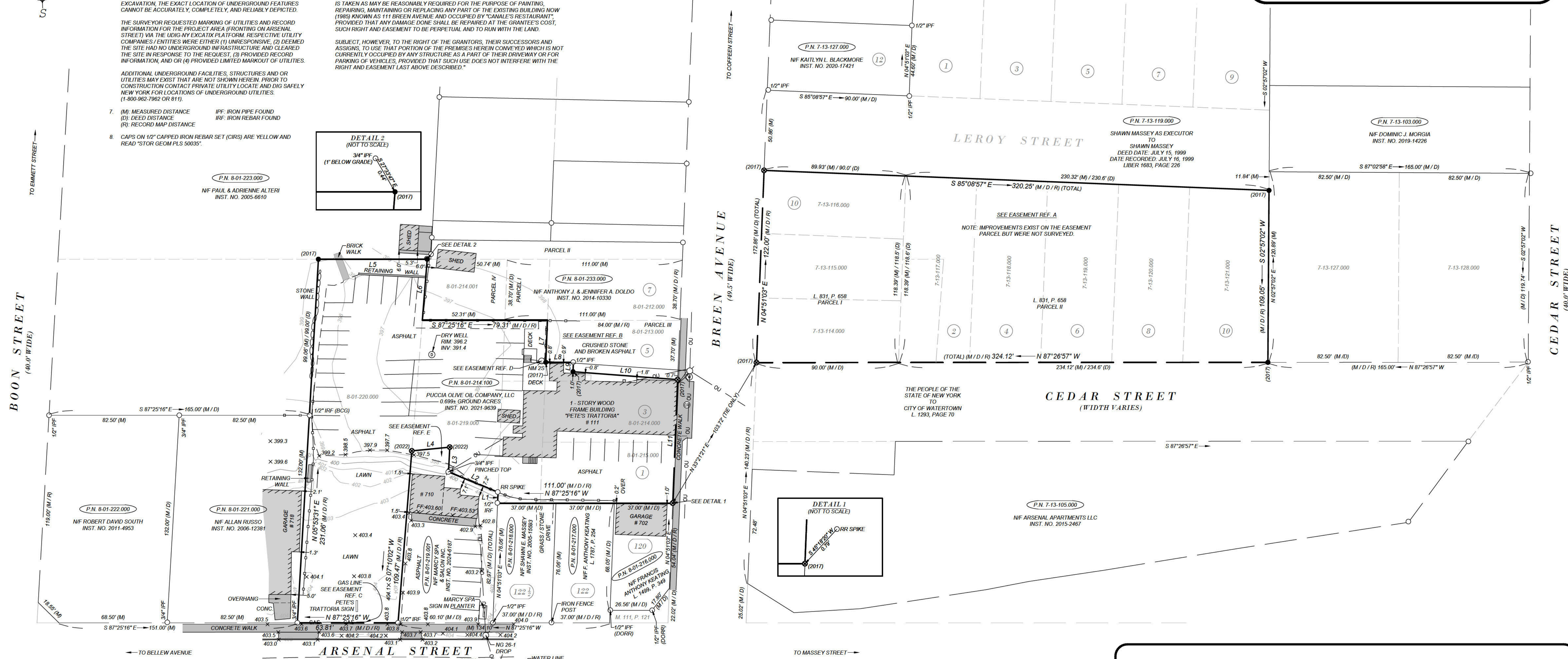
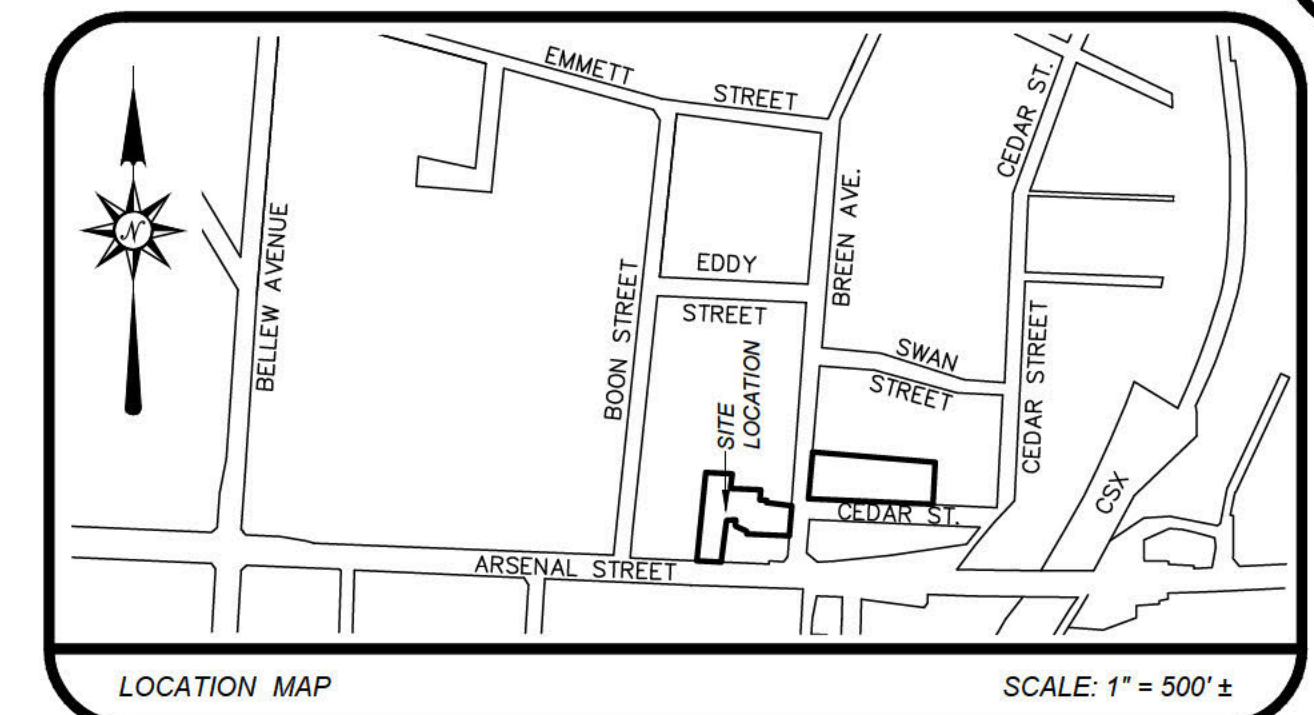
- PARKING EASEMENT CANALES INC. TO GAINS REALTY CO., INC. DEED DATE: AUGUST 24, 1971 DATE RECORDED: SEPTEMBER 3, 1971 LIBER 831, PAGE 658
- "EXCEPTING AND RESERVING, HOWEVER, TO THE GRANTOR HEREIN, IN COMMON WITH THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT FOR INGRESS AND EGRESS FOR THE PURPOSE OF PARKING MOTOR VEHICLES BY THE GRANTORS, OR ITS SUCCESSORS OR ASSIGNS PATRONS, GUESTS AND INVITEES, SO LONG AS THE GRANTOR OR ITS SUCCESSORS OR ASSIGNS OPERATES THE PRESENT "CANALES" AS A RESTAURANT."
- MAINTENANCE EASEMENT RICHARD P. & PHILOMENA C. CANALE TO THOMAS P. COSTANZO DEED DATE: JUNE 24, 1985 DATE RECORDED: JUNE 24, 1985 LIBER 963, PAGE 271
- "TOGETHER WITH THE RIGHT AND EASEMENT TO ENTER UPON THE SOUTHERLY PART OF THE REMAINING PREMISES OF THE GRANTORS FROM WHICH THE FOREGOING PIECE IS TAKEN AS MAY BE REASONABLY REQUIRED FOR THE PURPOSE OF PAINTING, REPAIRING, MAINTAINING OR REPLACING ANY PART OF THE EXISTING BUILDING NOW (1985) KNOWN AS 111 BREEN AVENUE AND OCCUPIED BY "CANALES RESTAURANT", PROVIDED THAT ANY DAMAGE DONE SHALL BE REPAIRED AT THE GRANTEE'S COST, SUCH RIGHT AND EASEMENT TO BE PERPETUAL AND TO RUN WITH THE LAND."
- SUBJECT, HOWEVER, TO THE RIGHT OF THE GRANTORS, THEIR SUCCESSORS AND ASSIGNS, TO USE THAT PORTION OF THE PREMISES HEREBY CONVEYED WHICH IS NOT CURRENTLY OCCUPIED BY ANY STRUCTURE AS A PART OF THEIR DRIVEWAY OR FOR PARKING OF VEHICLES, PROVIDED THAT SUCH USE DOES NOT INTERFERE WITH THE RIGHT AND EASEMENT LAST ABOVE DESCRIBED."

- GAS MAIN EASEMENT THOMAS COSTANZO TO NIAGARA MOHAWK POWER CORPORATION AGREEMENT DATE: FEBRUARY 26, 1992 DATE RECORDED: MARCH 13, 1992 LIBER 1294, PAGE 73
- OVERHEAD UTILITY EASEMENT THOMAS P. COSTANZO TO NIAGARA MOHAWK POWER CORPORATION AGREEMENT DATE: APRIL 8, 2006 DATE RECORDED: DECEMBER 20, 2006 INSTRUMENT NUMBER: 2006-21232

- PERMANENT & PERPETUAL PARKING EASEMENT PUCCIA OLIVE OIL COMPANY, LLC TO PUCCIA OLIVE OIL COMPANY, LLC AGREEMENT DATE: SEPTEMBER 19, 2023 DATE RECORDED: OCTOBER 2, 2023 INSTRUMENT NUMBER: 2023-15172
- "AN EASEMENT FOR PARKING OVER AND ACROSS LOT 1 FOR THE BENEFIT OF LOT 2" (LOT 1 BEING TAX MAP P.N. 8-01-219.001 LOT 2 BEING TAX MAP P.N. 8-01-214.100)
- "WITH THE RIGHT TO ENTER UPON LOT 1 WITH PERSONS, EQUIPMENT AND MACHINERY TO SURVEY, INSTALL, MAINTAIN, INSPECT AND REPAIR, A NON-EXCLUSIVE EASEMENT ACROSS LOT 1 FOR THE BENEFIT OF LOT 2."
- "THE RIGHTS GRANTED HEREUNDER SHALL ALLOW THE LLC THE RIGHT TO INSTALL SUCH STRUCTURES AS SHALL BE NECESSARY FOR USE OF THE EASEMENT, INCLUDING GRAVEL, GRADING, PAVING, DRAINAGE, AND SUCH OTHER ITEMS THAT MAY BE USEFUL IN THE USE OF SAID EASEMENT."

**MAP REFERENCE:**

"SURVEY PLAT OF A PARCEL OF LAND KNOWN AS TAX MAP P.N. 8-01-214.100 LANDS OF THOMAS P. & LYNN COSTANZO", FILE NO. 2017-015, BY STORINO GEOMATICS, PLLC, DATED MAY 3, 2017.



- LEGEND:**
- BOUNDARY LINE
  - FORMER BOUNDARY LINE
  - FORMER LOT NUMBER
  - STREET MARGIN
  - IRON FOUN (AS NOTED)
  - 1/2" CAPPED IRON REBAR SET
  - MAG NAIL SET
  - STOCKADE FENCE
  - OVERHEAD UTILITY LINE
  - UTILITY POLE
  - GUY WIRE
  - SEWER CLEANOUT
  - WATER VALVE
  - CONTOUR
  - INDEX CONTOUR

- ADJOINER REFERENCES:**
- GERALD E. HARRINGTON, JANE M. THOMPSON, WILLIAM L. & CANDY J. ROBERTS TO FRANCIS ANTHONY KEATING DEED DATE: MARCH 8, 1996 DATE RECORDED: MARCH 11, 1996 LIBER 1499, PAGE 349
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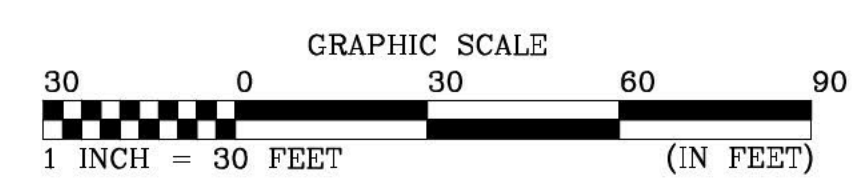
- DEED REFERENCE:**
- CANTO 111 LLC TO PUCCIA OLIVE OIL COMPANY, LLC DEED DATE: JUNE 15, 2024 DATE RECORDED: JUNE 18, 2024 INSTRUMENT NUMBER: 2024-9639

**LINE TABLE:**

LINE	BEARING	DISTANCE
L1	N 04°51'03" E	6.91' (M/D/R)
L2	N 65°11'20" W	33.91' (M/D/R)
L3	N 05°33'53" E	15.75' (M/D/R)
L4	S 87°01'02" W	24.18' (M/D/R)
L5	S 87°25'16" E	68.97' (M/D/R)
L6	S 01°10'02" W	38.79' (M/D/R)
L7	S 04°51'03" W	26.70' (M/D/R)
L8	S 87°25'16" E	17.50' (M/D/R)
L9	S 04°51'03" W	6.00' (M/D/R)
L10	S 83°06'43" E	66.49' (M/D/R)
L11	S 04°51'03" W	78.40' (M/D/R)

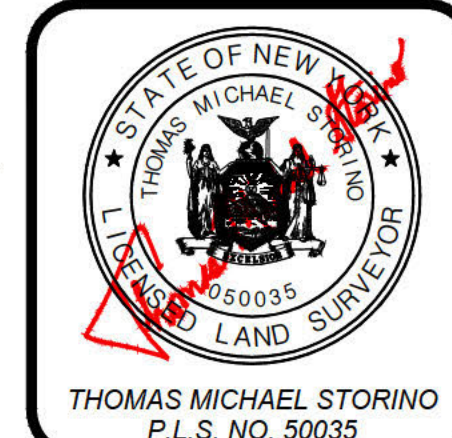
**REVISION NO. DATE DESCRIPTION**

1	12/12/2025	ADD TOPOGRAPHIC AND UTILITY DATA, UPDATE DEED AND EASEMENT REFERENCES
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**SURVEY PLAT OF LANDS OF PUCCIA OLIVE OIL COMPANY, LLC - "PETE'S TRATTORIA" -**

TAX MAP P.N. 8-01-214.100  
111 BREEN AVENUE  
COUNTY OF JEFFERSON  
CITY OF WATERTOWN  
STATE OF NEW YORK



**STORINO GEOMATICS, PLLC**  
PROFESSIONAL LAND SURVEYORS

DATE: 9/20/2022  
SCALE: 1" = 30'  
DRAWN BY: A.M.S.  
CHECKED BY: T.M.S./A.M.S.  
FILE NO. 2017-015-04  
DWG. NO.

**V101**  
1 OF 1