



**INTEROFFICE MEMO  
PLANNING AND COMMUNITY  
DEVELOPMENT DEPARTMENT**

DATE: July 2, 2026

TO: James Corriveau, ZBA Chairperson

FROM: Geoffrey Urda, Senior Planner

SUBJECT: 440 State Street  
Parcel Number 12-03-220.300  
Zoning – Urban Mixed Use  
Petition for an Area Variance to decrease the minimum ground floor, front façade transparency in an Urban Mixed Use (UMU) District  
File #621

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This petition, presented by 454 State Street NNY LLC., is for an Area Variance to decrease the required building façade transparency. Section 310-21 (D)(7)(A) of the Zoning Ordinance, which governs dimensional regulations, contains the following transparency requirements for building façades in the Urban Mixed Use District:

A	Ground floor transparency, front façade (min.)	40 percent
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The applicant submitted the following calculations:

- Ground floor, front façade: 31 percent

The proposed transparency, per the applicant’s calculations, is just over three quarters of the required amount. It would therefore represent a 22.5 percent (or just under one quarter) Variance.

The Planning Commission granted Site Plan Approval and a Special Use Permit to develop a Café with a Drive-Through, Accessory component. The applicant submitted elevation drawings as part of their Site Plan and Special Use Permit application, which are attached to this report.

When evaluating Area Variance requests, the Zoning Board of Appeals is tasked with granting the minimum Variance necessary. The ZBA and the applicant should discuss the feasibility of enlarging the primary window and or adding transom or sidelight window(s) to the north façade of the building.

Granting this Variance represents an Unlisted Action pursuant to SEQRA. The ZBA 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 request.

cc: ZBA Members  
File

June 22, 2026

City of Watertown Zoning Board of Appeals  
245 Washington Street  
Watertown, NY 13601

Re: Proposed State Street Jumping Goat Drive-Thru  
Subj: Area Variance Application  
File: 5074.001.001

Dear Members of the City of Watertown Zoning Board of Appeals:

454 State Street NNY, LLC (Applicant) is proposing a coffee shop featuring drive-thru and walk-up service at the properties of 430 and 440 State Street (Tax Parcel IDs: 12-03-220.200 and 12-03-220.300, respectively), in the City of Watertown, Jefferson County, New York.

The proposed project includes a 544-square-foot coffee shop with two drive-thru lanes and a walk-up ordering window. Site improvements will include on-site parking for six (6) vehicles, pedestrian access, exterior lighting, landscaping, and stormwater management improvements (i.e., green space). The project also includes a 162-square-foot storage shed, internal vehicular circulation areas, and seven (7) parking spaces for the adjacent State Street Market (also owned by the Applicant). Subdivision, Site Plan, and Special Use Permit approvals were granted by the Planning Commission on June 9, 2026.

The Applicant respectfully requests an area variance from the Urban-Mixed Use District requirement that a minimum of 40 percent of the ground-floor front façade consists of transparent glazing. The attached hardship test provides a detailed description of the requested variance along with supporting arguments for approval. The proposed development represents a significant investment in the property and is not expected to create undesirable changes to the character of the neighborhood or adversely affect nearby properties.

On behalf of the Applicant, enclosed are the following materials submitted in support of this Area Variance application:

<b>List of Attachments</b>
Site Drawing
Property Deeds/Metes and Bounds Descriptions
Tax Map



Hardship Test
Record of Denial

We respectfully request placement on the agenda for the July 15, 2026, Zoning Board of Appeals meeting to present the application and formally request the area variance. If you have any questions regarding these initial application documents, please contact me at (315) 701-9810 or [kkibling@bartonandloguidice.com](mailto:kkibling@bartonandloguidice.com).

Sincerely,

BARTON & LOGUIDICE, D.P.C.

A handwritten signature in black ink, appearing to read 'Kayla Kibling', written in a cursive style.

Kayla J. Kibling  
Staff Engineer

KJK/jjb

cc: Jake Johnson (454 State Street NNY, LLC)

Attachments

## **Hardship Test**

1. **Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.** Please explain how the requested variance, if granted, will not produce an undesirable change to the neighborhood and why it would not produce any negative effects to other surrounding properties.

*Response: The project is located within a commercial corridor along State Street that contains a variety of retail, restaurant, and drive-thru establishments. The requested relief pertains solely to the amount of front façade transparency and does not alter the scale, use, intensity, or overall appearance of the proposed development. The project has been designed to be compatible with surrounding commercial uses and is not expected to adversely affect neighboring properties or alter the character of the existing commercial corridor.*

2. **Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance.** Please explain why you have no other means to achieve the benefit that you are seeking (implementing your project) other than the ZBA granting you this variance.

*Response: The benefit sought by the Applicant cannot be reasonably achieved through another feasible method. The proposed building has been designed to accommodate the operational needs of a small-format drive-thru coffee shop while maintaining safe and efficient customer service functions. Increasing the amount of front façade transparency would require significant modifications to the building layout and wall space needed for utilities and operational functions. Given the compact size of the structure, the requested variance represents the minimum relief necessary to allow the project to function as intended.*

3. **Whether the requested area variance is substantial.** Please discuss how substantial your request is when weighed against the current Zoning regulations (e.g. if you are seeking to reduce a required 20-foot setback to 15 feet, then that is a 25 percent reduction, which is not substantial). If your request is substantial, please explain why it is necessary for the ZBA to grant in full and why less substantial variance would not provide the relief that you seek.

*Response: The requested variance would reduce the required front façade transparency from 40 percent to approximately 31 percent. While the requested*

*relief is measurable, it is limited in scope and affects only the transparency requirement for the front façade. The variance does not alter the permitted use of the property, building height, setbacks, density, or other dimensional standards. Therefore, the Applicant does not believe the request is substantial in the context of the overall development.*

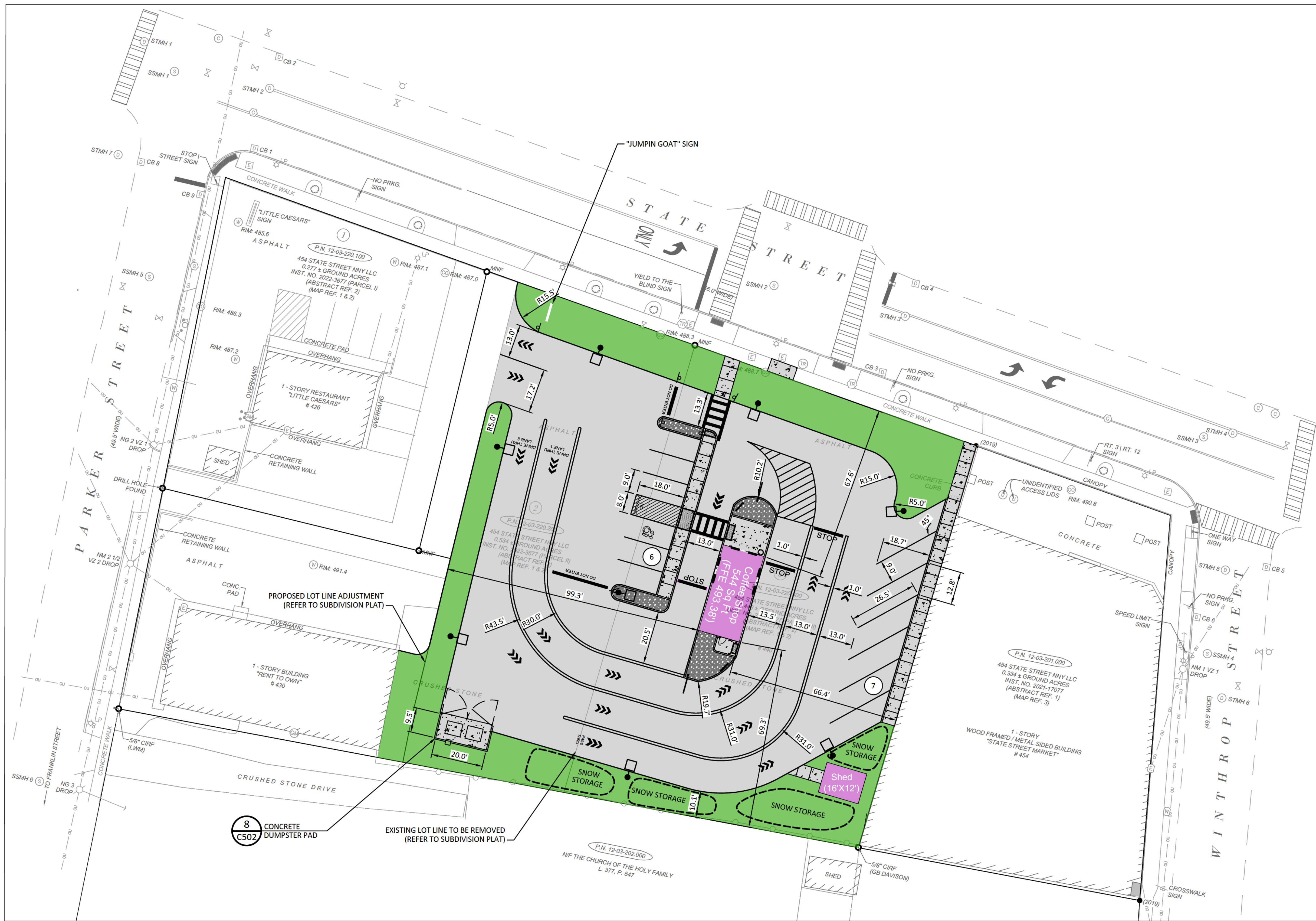
4. **Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.** Please explain why the variance, if granted, would not produce any negative physical or environmental effects to the surrounding neighborhood.

*Response: Granting the requested variance will not result in any adverse physical or environmental impacts. The variance relates only to the amount of front façade transparency and does not affect site grading, drainage, traffic circulation, landscaping, lighting, utilities, or other physical site improvements, which were all reviewed as part of the Site Plan and Special Use approvals. The project was also reviewed under SEQRA and determined not to result in significant adverse environmental impacts.*

5. **Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.** Please explain why the circumstances causing you to seek relief in the form of an area variance were not the result of any action that you or any other previous property owner undertook. Lack of awareness of Zoning restrictions at time of purchase shall be considered a self-created hardship as it is the buyer's responsibility to be aware of what Zoning District a property is in and all associated regulations prior to closing on the property.

*Response: While the need for the variance is associated with the proposed development, the request is necessary to accommodate the proposed building layout and operational needs of the drive-thru coffee shop while maintaining an efficient site layout. Although the need for relief may be considered self-created, that factor alone does not preclude the granting of an area variance.*

Plotted: May 19, 2026 - 8:02AM  
 i:\Projects\5000\5074.001.001 - Site Plans.dwg  
 Drawn by: KJK  
 Checked by: CAW  
 Designed by: KJK  
 In charge of: CAW  
 SYR By: Kibling



**LEGEND**

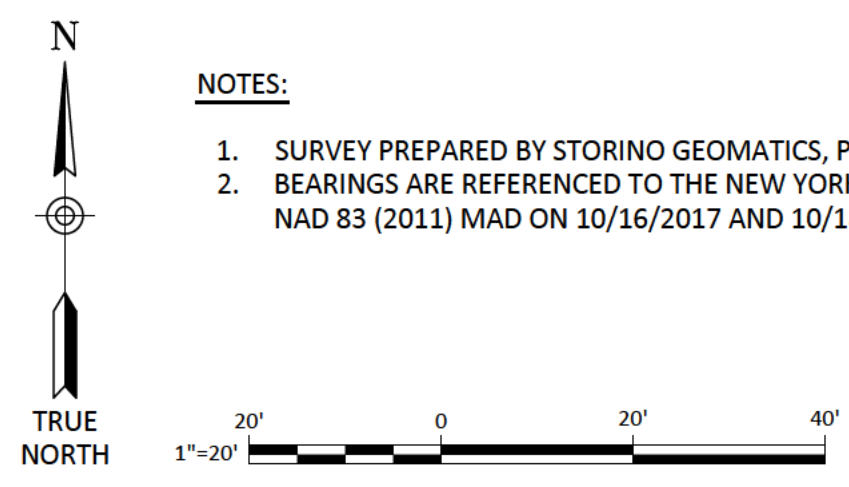
- PROPOSED ASPHALT PAVING (SEE DETAIL 5/C502)
- PROPOSED CONCRETE (SEE DETAIL 3/C502)
- DETECTABLE WARNING UNITS
- SIGN & SIGN POSTS
- LIGHT POLE BASE (REFER TO PHOTOMETRICS PLAN, BY OTHERS)
- PROPOSED REFUSE ENCLOSURE FENCE
- LAWN AREAS (SEE DETAIL 7/C502)
- LANDSCAPING AREAS

**PROJECT DATA**

PARCEL INFORMATION		
PARCEL ADDRESS	440 STATE STREET, WATERTOWN, NY 13601	
TAX NUMBERS	12-03-220.300 (REFER TO SUBDIVISION PLAT)	
PARCEL AREA	±0.8 ACRES (REFER TO SUBDIVISION PLAT)	
DISTURBED AREA/WORK LIMITS	±0.8 ACRES	
ZONING INFORMATION		
ZONING DISTRICT	URBAN MIXED USE	
PROPOSED USE	CAFE WITH ACCESSORY DRIVE THRU	
	<u>REQUIRED</u>	<u>PROPOSED</u>
LOT AREA	NO MIN.	±0.8 ACRES
LOT WIDTH (MIN.)	15 FEET	±200 FEET
LOT COVERAGE (MAX.)	90%	75%
ACCESSORY STRUCTURE MAX. TOTAL FOOTPRINT	N/A	-
FRONT YARD SETBACK (MIN./MAX.)	0 FEET/12 FEET	67.6 FEET*
FACADE LENGTH (MAX.)	N/A	-
SIDE YARDS (MIN. TOTAL)	N/A	-
REAR YARD (MIN.)	5 FEET	-
PARKING & LOADING SETBACK	N/A	-
ACCESSORY STRUCTURE SETBACK	N/A	-

- NOTES:**
- SURVEY PREPARED BY STORINO GEOMATICS, PLLC ON 2/17, 2/23, AND 2/24/2026.
  - 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) MAD ON 10/16/2017 AND 10/18/2017 FOR THE CITY OF WATERTOWN 2017 GPS NETWORK - FILE 2017-027.

- \*VARIANCE REQUESTS APPROVED BY THE CITY OF WATERTOWN ZONING BOARD OF APPEALS ON APRIL 15, 2026:**
- AREA VARIANCE TO INCREASE THE MAXIMUM FRONT-YARD SETBACK TO 67.6 FEET.
  - AREA VARIANCE TO WAIVE THE REQUIREMENT THAT PEDESTRIAN ACCESS FROM THE SIDEWALK NOT CROSS A DRIVE-THROUGH EXIT LANE. VARIANCE IS CONTINGENT UPON THE INSTALLATION OF TWO PEDESTRIAN CROSSING SIGNS ON EITHER SIDE OF THE INTERNAL CROSSWALK CONNECTING THE STATE STREET SIDEWALK TO THE PRIMARY BUILDING.
  - AREA VARIANCE TO INCREASE THE MAXIMUM UN-BUILT FRONTAGE FROM 24 FEET TO 167.8 FEET.
  - AREA VARIANCE TO DECREASE THE REQUIRED LANDSCAPED BUFFER ALONG THE EASTERN SIDE PROPERTY LINE FROM 10 FEET TO 0 FEET.



IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145 §7209 SPECIAL PROVISIONS, FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED. THE ALTERING PROFESSIONAL SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

REVISIONS	

**SITE PLAN**

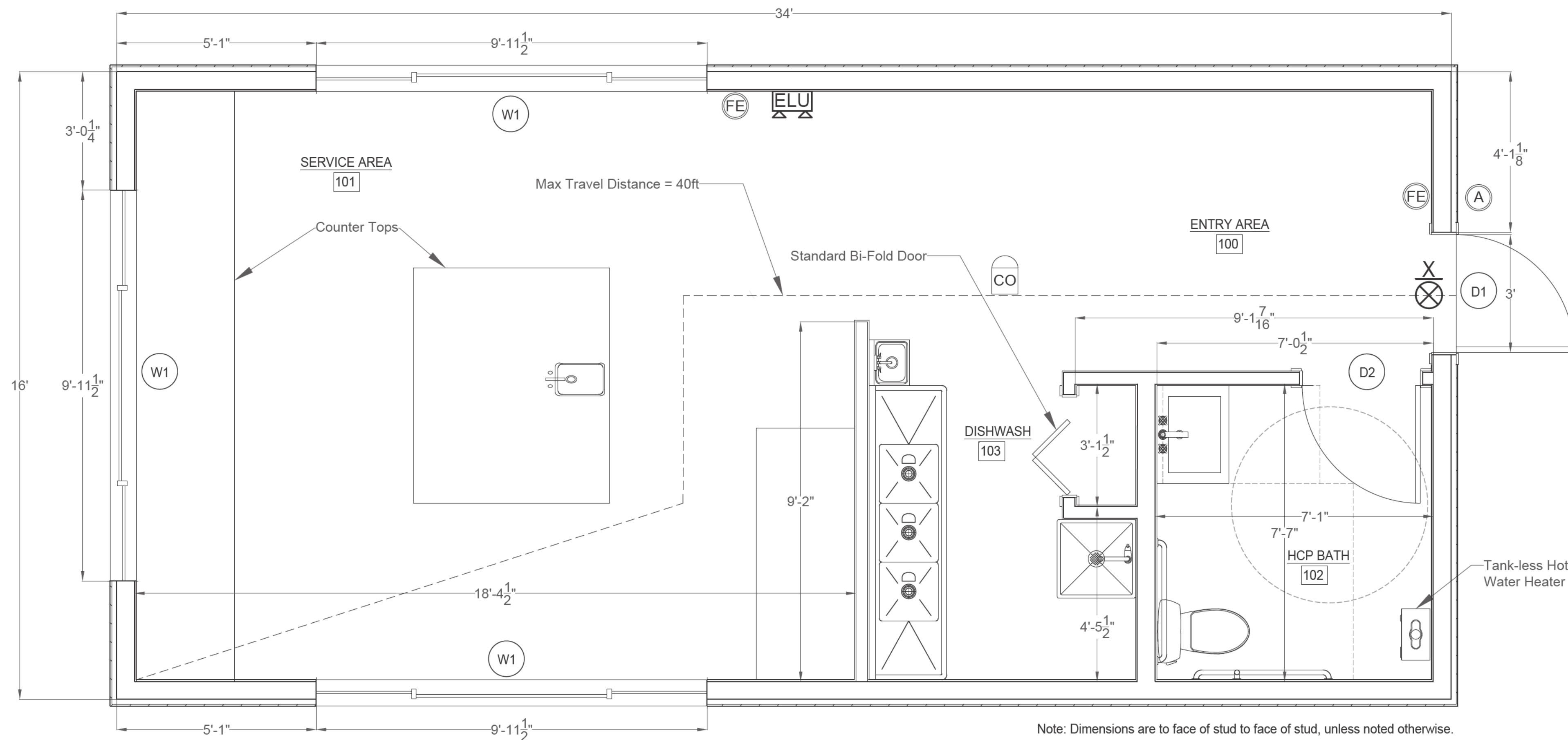
454 STATE STREET NNY LLC  
STATE STREET JUMPIN' GOAT DRIVE-THRU CAFE

JEFFERSON COUNTY, NEW YORK

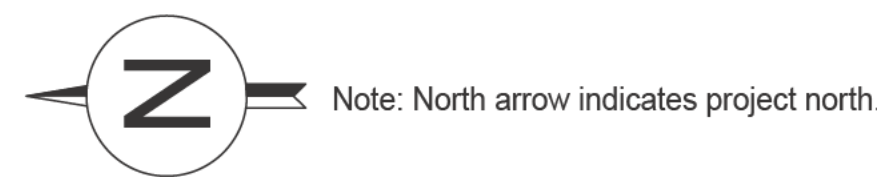
**Barton & Loguidice, D.P.C.**

REVIEW ONLY NOT FOR CONSTRUCTION
Date MAY 2026
Scale AS SHOWN
Sheet Number <b>C101</b>
Project Number 5074.001.001

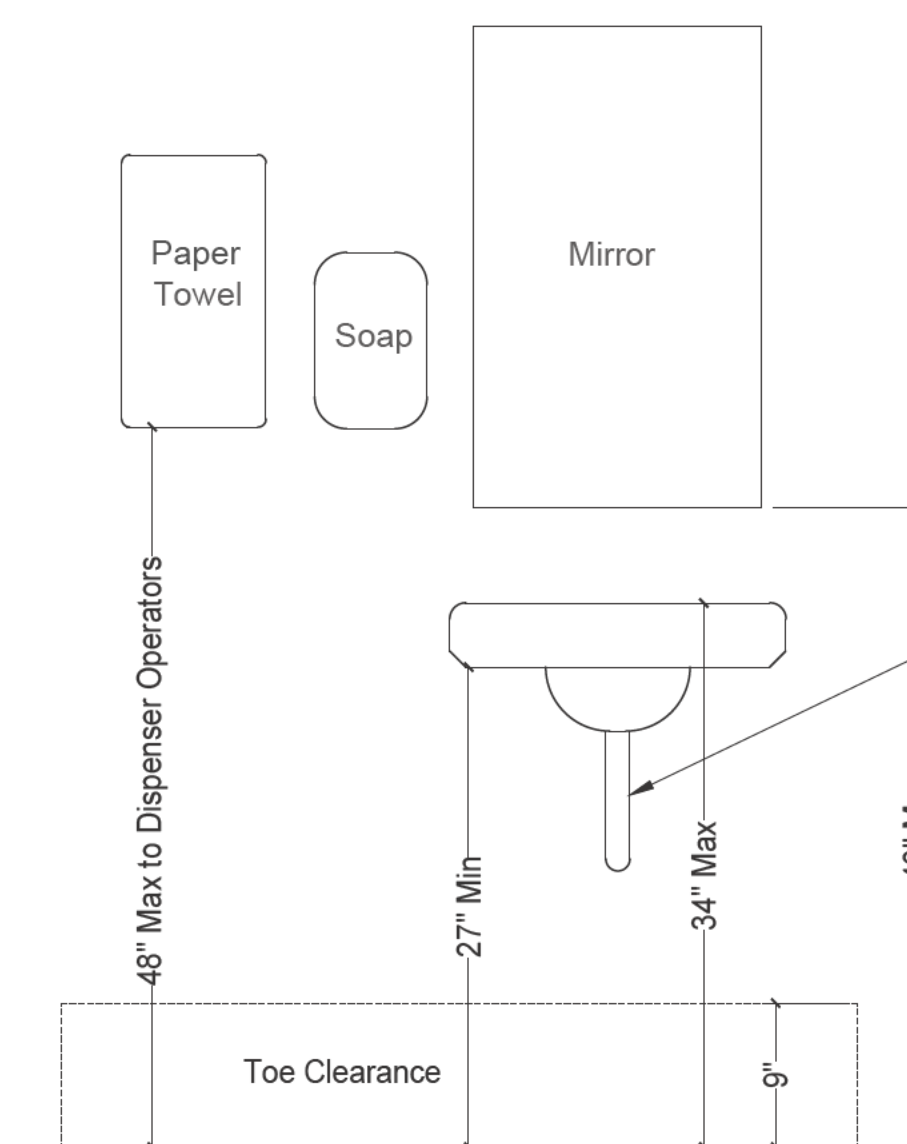
REVIEW ONLY NOT FOR CONSTRUCTION



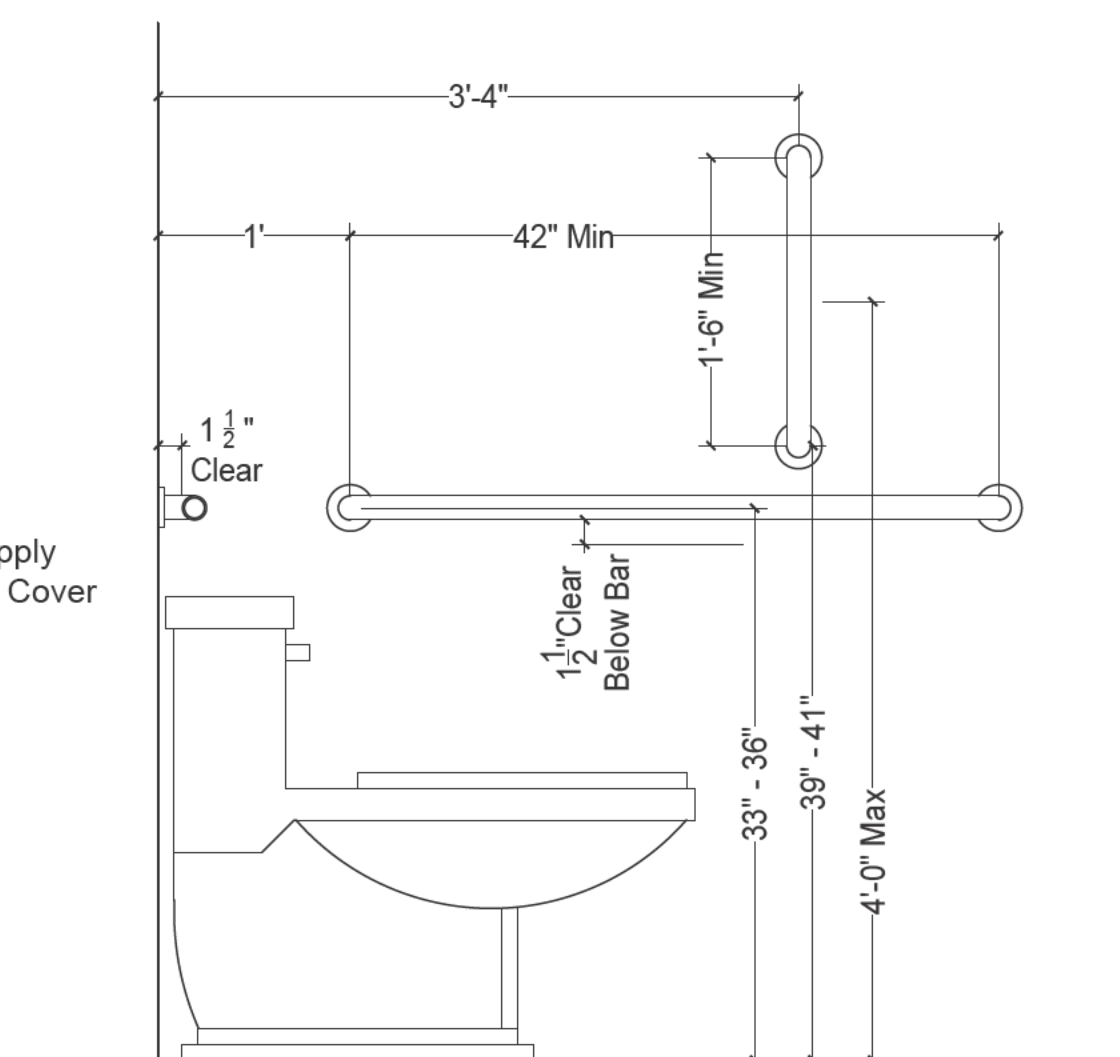
Symbols	
Emergency Light Unit, 90 minute Battery Back Up	ELU
Emergency Light/Exit Combo	X
Fire Extinguisher	FE
Carbon Monoxide Detector	CO
Exterior Wall Sconce – To Be Determined	A



**FLOOR PLAN**  
SCALE: 1/2" = 1'-0"

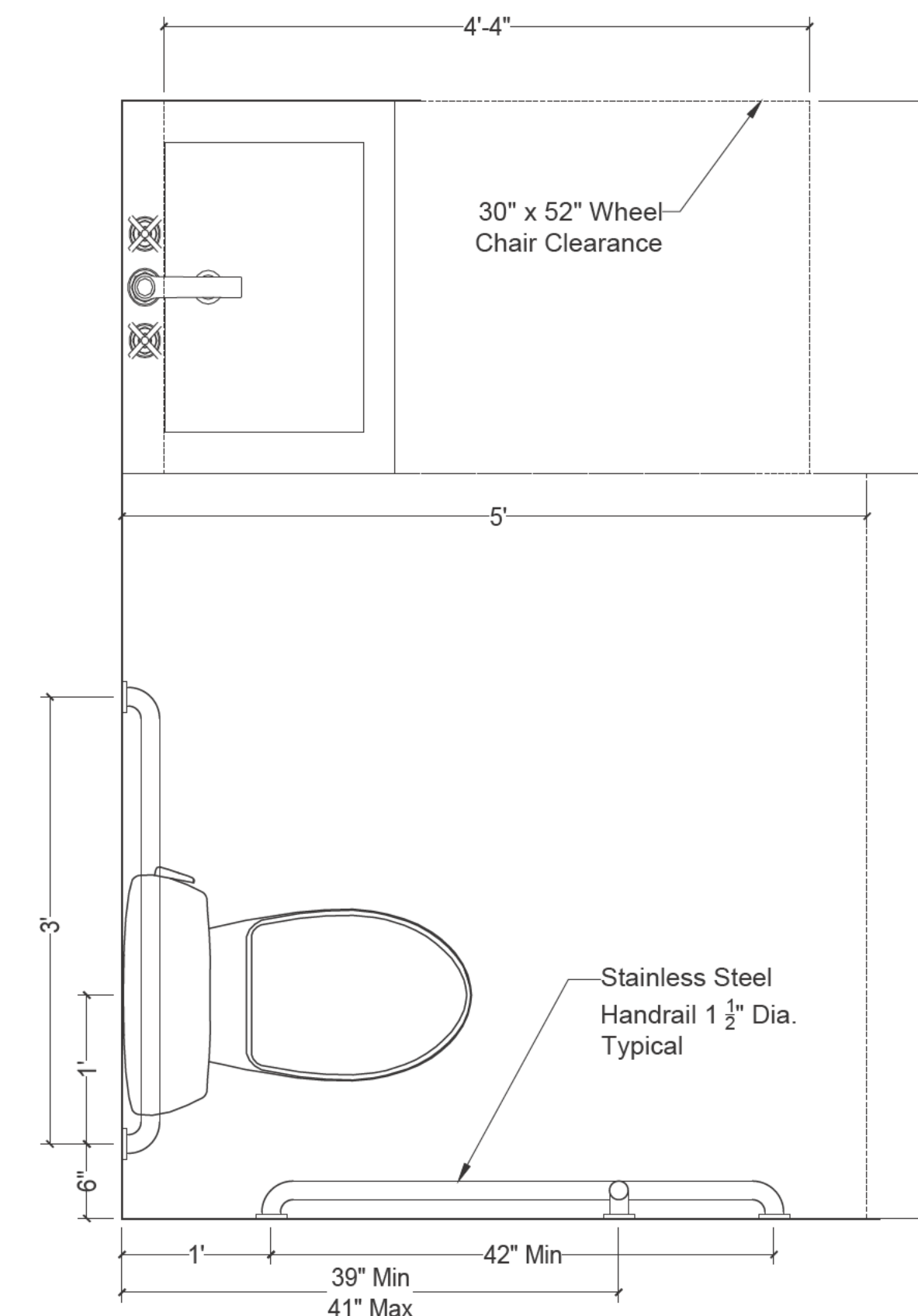


Accessory Heights



Hand Flush Controls shall be mounted on the open side of the water closet and shall comply with ANSI A117 Section 309

Side Wall View



Fixture Plan View

Note: Provide adequate blocking for grab bars and bathroom accessories

**ADA BATHROOM LAYOUT**  
SCALE: 1" = 1'-0"

**Jumpin' Goat Drive Through Shop**  
440 State Street Watertown, NY 13601

MARK	DATE	DESCRIPTION

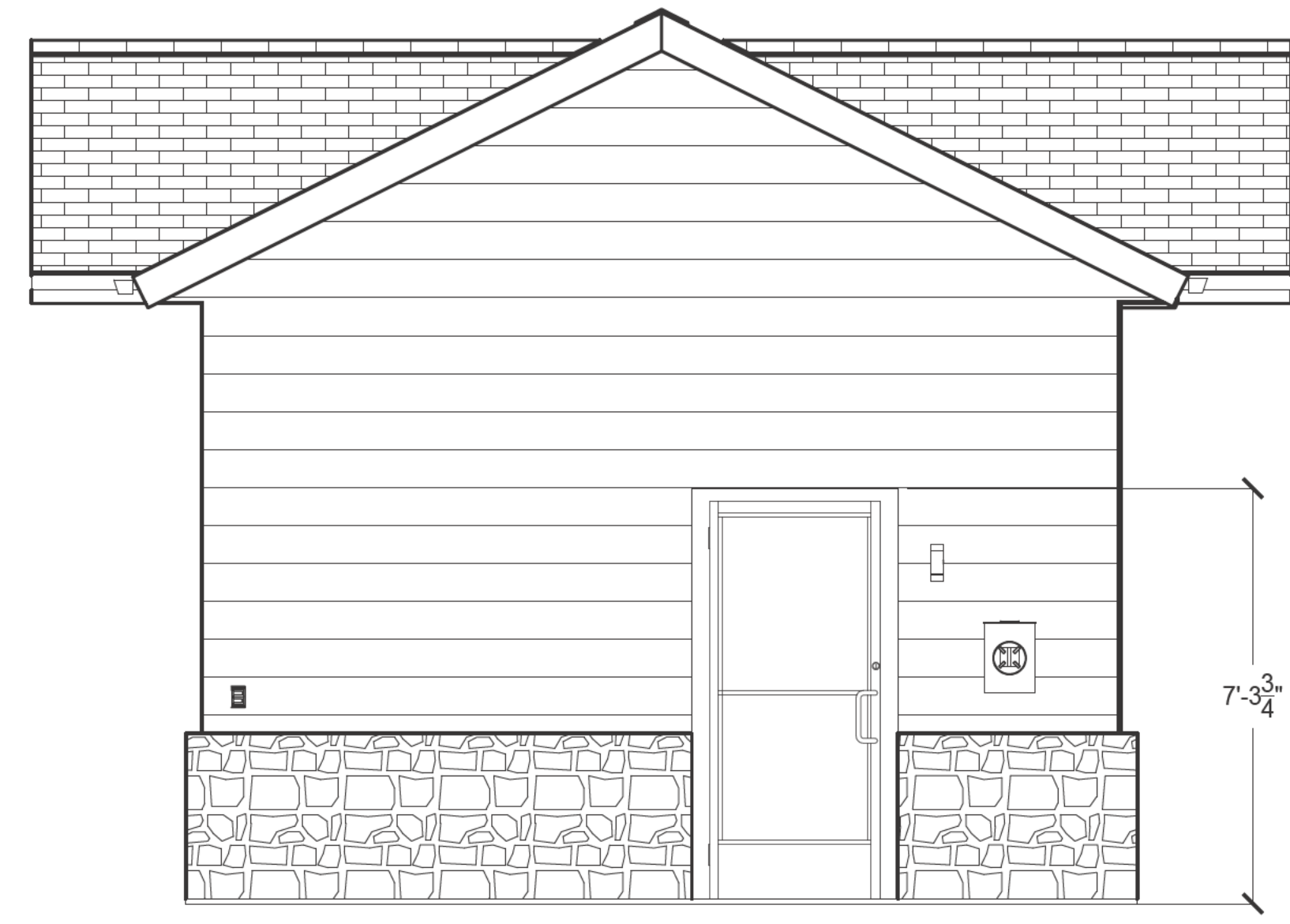
Project No.:	JG-JOHNSON-001
Drawn By:	AMS
Checked By:	AMS
Date:	5/19/2026
Scale:	X/X"=1'-0"

Sheet Title  
**Floor Plan**

Sheet No.



**NORTH ELEVATION**  
SCALE: 3/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 3/8" = 1'-0"



**EAST ELEVATION (WEST ELEVATION SIMILAR)**  
SCALE: 3/8" = 1'-0"

**Jumpin' Goat Drive Through Shop**  
440 State Street Watertown, NY 13601

MARK	DATE	DESCRIPTION
	5/19/2026	ISSUE

Project No.:	JG-JOHNSON-001
Drawn By:	AMS
Checked By:	AMS
Date:	5/19/2026
Scale:	X/X"=1'-0"

Sheet Title  
**Elevations**

Sheet No.  
**3**

# 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: Jumpin' Goat Drive-Thru Shop			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action: The proposed action includes a coffee shop featuring drive-thru and walk-up service at the properties of 430 and 440 State Street (Tax Parcel IDs: 12-03-220.200 and 12-03-220.300, respectively), in the City of Watertown, Jefferson County, New York. The proposed project includes an approximately 544-square-foot coffee shop with two drive-thru lanes and a walk-up ordering window. Site improvements will include on-site parking for six (6) vehicles, pedestrian access, exterior lighting, landscaping enhancements, and stormwater management improvements (i.e., green space). The project also includes a 162-square-foot storage shed, internal vehicular circulation areas, and seven (7) parking spaces for the adjacent State Street Market (also owned by the Applicant). A lot line adjustment between Parcel 12-03-220.300 and the adjacent Parcel 12-03-220.200, is also proposed. A zoning change was approved for both properties to Urban Mixed-use (UMU). Four (4) area variances were also approved by the City ZBA including relief to increase the maximum front-yard setback, relief to increase the maximum unbuild frontage allowance, relief to decrease the minimum landscaped buffer requirement along a street ROW, and waiver of the requirement of Code Section 310-50.			
Name of Applicant or Sponsor:		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: 142 Arcade Street			
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	YES
		<input checked="" type="checkbox"/>	<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:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 0.77 acres	
b. Total acreage to be physically disturbed?		_____ 0.77 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 1.59 acres	

4. Check all land uses that occur on, are adjoining or near the proposed action:

5.  Urban  Rural (non-agriculture)  Industrial  Commercial  Residential (suburban)  
 Forest  Agriculture  Aquatic  Other(Specify): Institutional  
 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: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" 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 type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" 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"/>	

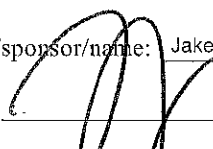
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

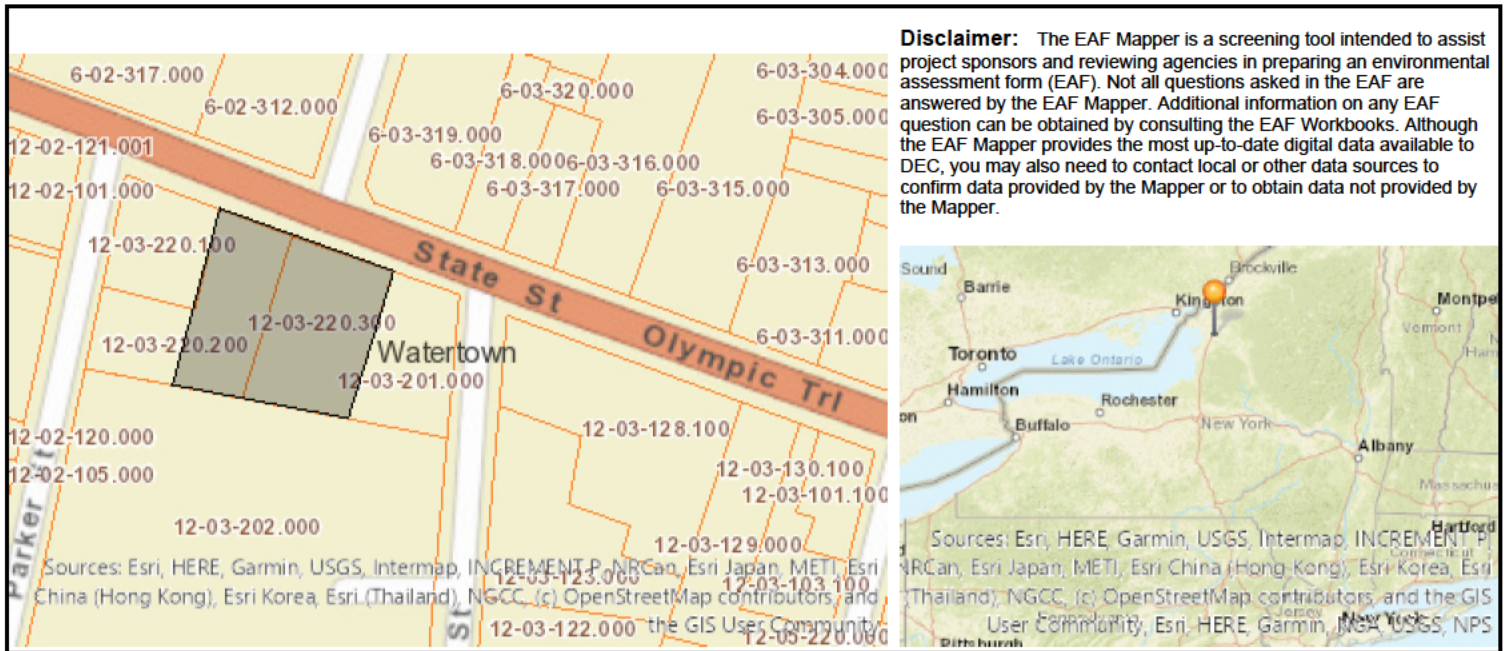
Shoreline   
 Forest   
 Agricultural/grasslands   
 Early mid-successional  
 Wetland   
 Urban   
 Suburban

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? Northern Long-eared Bat	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ Stormwater runoff will be conveyed to onsite green space where possible and ultimately offsite to the City's storm sewer system. _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
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)? If Yes, explain the purpose and size of the impoundment: _____	NO <input checked="" type="checkbox"/>	YES <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? If Yes, describe: _____	NO <input checked="" type="checkbox"/>	YES <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? If Yes, describe: 420 State Street (spill # 2202009; closed 2/8/2023), 422 State Street (spill #s 9810923, 9811517, 0013571; closed 3/5/2033, 3/12/2003, 9/23/2020), 440 State Street lot 3 (spill # 1108355; closed 7/24/2012).	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>

**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor/name: Jake Johnson Date: 4/20/2026

Signature:  Title: Project Sponsor



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]	Yes
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]	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]	Yes