



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 Board Members

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

SUBJECT: Site Plan Approval – 111 Breen Avenue

DATE: December 1, 2022

Request: Site Plan Approval for a 12,632 SF parking lot expansion and associated site improvements at 111 Breen Avenue, Parcel Number 8-01-214.100

Applicant: Thomas H. Ross of Storino Geomatics, PLLC on behalf of Puccia Olive Oil Company, LLC

Proposed Use: Restaurant (Sales-Oriented Retail)

Property Owners: Puccia Olive Oil Company, LLC

Submitted:

Property Survey: Yes	Preliminary Architectural Drawings: N/A
Site Plan: Yes	Preliminary Site Engineering Plans: Yes
Vehicle and Pedestrian Circulation Plan: No	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

Project History: In August, the property owner sought and obtained a Waiver of Site Plan Approval for construction of a 900 SF greenhouse. A site inspection conducted at the time by the City Code Enforcement Bureau revealed that the property owner had paved well in excess of 12,000 square feet of

new impervious parking area without Planning Board approval. As the area of new pavement exceeds the 2,500 SF limit to be eligible for a Waiver, a full Site Plan Approval is necessary for this expansion.

Project Overview: At the time of the August 2022 Staff Review for the (unrelated) greenhouse project, Planning and Code Enforcement Staff notified the property owner that in order for the pavement expansion already completed to be legal, he must apply for and be granted a full Site Plan Approval. This application represents the property owner's attempt to fulfill that requirement and includes the paving performed on the site during the 2021 construction season.

Existing Conditions: The applicant states in the cover letter that the existing Pete's Trattoria restaurant building is 3,780 SF. However, City Assessment data indicates a building footprint of 3,552 SF. A 112 SF shed sits behind the primary building to the west. The applicant shall be prepared to discuss how they calculated the 3,780 SF building footprint and confirm to Staff and the Planning Board which measurement is accurate.

There is an existing lawn area on the south section of the parcel where the applicant previously obtained a Waiver of Site Plan Approval to construct the greenhouse.

The newly paved area for which the applicant is seeking retroactive Site Plan Approval is to the rear (west) of the restaurant. The applicant has also installed planter boxes at the northern boundary of this parking area. A wooden fence rests approximately on the northern property line shared with 119 Breen Avenue. A row of coniferous trees occupies the northern edge of the site adjacent to this fence. These trees are also part of the retroactive site plan approval, as this area was previously not landscaped. The applicant also constructed an outdoor deck and had additional customer seating farther to the north of the existing deck. These features have since been scaled back to allow for the required five-foot landscaped buffer.

Vehicular and Pedestrian Circulation: Vehicular access to and from the site would continue to be from Breen Avenue.

Section 310-47 of the Zoning Ordinance of the City of Watertown requires five spaces for every 1,000 SF of commercial floor area, exclusive of utility and storage areas. As discussed in the "Existing Conditions" section above, there is a slight discrepancy between the cover letter and City Assessment data as far as the square-footage of the building is concerned. However, the difference between 3,552 SF and 3,780 SF would only change the minimum parking requirement from 18 to 19 spaces (without deducting any storage or utilities), and since the site provides 35 parking spaces, it easily exceeds the requirement.

At the time that Planning Staff performed a site visit, the restaurant was using the northernmost spaces for snow storage, but the snow only occupied seven or eight spaces, leaving well above the minimum requirement still available.

Zoning: The proposed use is an allowed use-by-right in a Commercial District. However, the primary building enjoys legal nonconforming ("grandfathered") zero-foot setbacks in both the front (on Breen Avenue) and on the side (shared property line with 119 Breen Avenue). The Commercial Zoning District once allowed zero-foot setbacks.

This proposal does not create any new nonconformities, nor does it exacerbate any existing nonconformities. As discussed in the "Landscaping and Buffers" section, the planter boxes/coniferous trees eliminate a previously existing nonconformity.

Landscaping and Buffers: Section 310-59 (A) of the Zoning Ordinance states that:

“Where any land use in nonresidential districts abuts land in any residential district, a strip of land of a minimum of five feet in width up to a maximum of 15 feet in width shall be maintained by the owner as a landscaped area in the front, side and rear yards which adjoin this other district.”

The unapproved pavement at the northern end of the site extended all the way to the fence in the shared property line with 119 Breen Avenue, which is in a Residence B Zone. The applicant has since removed a portion of the asphalt along the fence and has installed a row of coniferous trees, as depicted on the plan, and shown in attached photos, to create the required landscaped buffer.

The restaurant also constructed an outdoor seating deck that is shown in an attached picture below. This deck previously extended farther north along the north-south property line with 119 Breen where that parcel juts out to the south and the subject parcel juts out to the north. The applicant has since removed a portion of the deck previously used for seating, and the site plan, as submitted, depicts planter boxes in the required five-foot buffer area along that Zoning District Boundary. Since this proposed work is not yet completed, the Planning Board should condition any approval on installing those planters as depicted.

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. This proposal is in harmony with the Comprehensive Plan.

Hydrology: The Engineering Department has reviewed the plans and has determined that the site drainage is in conformance with design standards. The additional impervious asphalt parking area that was placed over a compacted semi-pervious gravel lot will not adversely effect the drainage patterns or impact the adjacent parcels. The Engineering Department has reviewed hydraulic calculations and determined that this project will not have an adverse on the City’s storm system.

Lighting: The applicant did not submit a Photometric Plan. There is mounted wall pack on the building that illuminates the parking bay immediately adjacent to Breen Avenue and above the side door. There are two lights mounted on a pole along the south edge of the property adjacent to 710 Arsenal Street. One appears to illuminate the east-west drive aisle that accesses the rear of the property and the other appears to illuminate the parking bay immediately adjacent to the rear of the building.

Staff's site visit revealed two potential concerns. The first is that although these lights are affixed to the pole and both are directed onto the applicant's property (not toward 710 Arsenal), thus minimizing the risk of excessive light spillage across a property line, Staff cannot rule that possibility out and the applicant shall be prepared to indicate that any spillage is onto neighboring properties is within acceptable limits.

While this light is not directly related to the newly paved part of the site that this Site Plan Approval applies to, it is nonetheless the City's policy to use the Site Plan Approval process as an opportunity to gradually bring nonconforming sites into compliance. Although the risk of spillage appears minimal, since there is no photometric plan, the applicant nonetheless shall be prepared to discuss this light.

The other concern is the apparent lack of illumination reaching the westernmost parking bay on the subject parcel. The applicant shall also be prepared to discuss the adequacy of illumination on that part of the site.

SEQR: This project is considered an Unlisted Action under the State Environmental Quality Review (SEQR). The City Council, as Lead Agency, will complete Parts 2 and 3 of the Short Environmental Assessment Form (EAF) and will make a determination of significance.

The applicant did not provide an answer to Question 13b of the Short EAF. The applicant shall provide a revised and signed Part 1 of Short EAF prior to the City Council considering Parts 2 and 3.

Permits: The applicant must obtain a Zoning Compliance Certificate for the parking lot expansion and new landscaping.

Other: As noted above, this project requires review by the Jefferson County Planning Board, pursuant to General Municipal Law, Section 239-m. The County Planning Board reviewed the application at its November 29, 2022, meeting. The attached letter from the Jefferson County Planning Department provides a summary of their comments on the project.

Summary: The following should be discussed by the Planning Board and included as contingencies in the motion to recommend approval of the site plan:

1. The applicant shall install planter boxes, as proposed and depicted on the site plan, along the north-south property line with 119 Breen Avenue to the north of the existing deck to fulfill the five-foot buffer requirement.
2. The applicant must indicate to Staff and the Planning Board that any light spillage across onto the parcel at 710 Arsenal Street is within acceptable limits.
3. The applicant shall address the adequacy of illumination of the westernmost parking bay on the site.
4. The applicant shall submit a revised and signed SEQR Short EAF prior to the City Council considering Parts 2 and 3.
5. The applicant must obtain a Zoning Compliance Certificate.

cc: City Council Members
Michael Delaney, City Engineer
Thomas Ross
Geoffrey Puccia

Site Pictures



Above: A view of the newly paved parking area, looking northwest.

Below: The newly constructed deck and the area where the applicant proposes planter boxes.





Above: A view of the landscaped buffer on the north edge of the site.
Below: The base of an individual tree along the northern buffer.





Above: The mounted light on a pole at the southern edge of the site.

Below: A close up of the mounted light, affixed to the pole with the lights pointed onto the subject parcel.





Department of Planning
175 Arsenal Street
Watertown, NY 13601

Michael J. Bourcy
Director of Planning

(315) 785-3144
(315) 785-5092 (Fax)

November 30, 2022

Geoffrey T. Urda
City of Watertown
245 Washington Street, Room 305
Watertown, NY 13601

Re: Thomas Ross, Storino Geometrics, Site Plan Review, Pete's Restaurant, JCDP File # C 10 - 22

Dear Geoff,

On November 29, 2022, the Jefferson County Planning Board reviewed the above referenced project, referred pursuant to General Municipal Law, Section 239m.

The Board adopted a motion that the project does not have any significant County-wide or intermunicipal issues and is of local concern only.

During the review the County Planning Board identified the local advisory comment that the local board should require the applicant to depict the snow storage and dumpster location on the site plan.

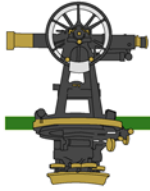
Please note that the advisory comment is not a condition of the County Planning Board's action. It is listed to assist the local board in its review of the project. The local board is free to make its final decision.

General Municipal Law, Section 239m requires the local board to notify the County of its action on this matter within thirty (30) days after taking a final action.

Thank you.

Sincerely,

Sara Freda
Community Development Coordinator



STORINO GEOMATICS

LAND SURVEYING SERVICES & CONSULTING, PLLC

NJ · NY · PA · VT
DEDICATION · EXPERIENCE · TECHNOLOGY

PROFESSIONAL LAND SURVEYORS

THOMAS M. STORINO, PLS
ADAM M. STORINO, PLS

15 November 2022

Mr. Michael Lumbis
Planning and Community Development Director
City of Watertown
245 Washington Street, Room 305
Watertown, NY 13601

**RE: Proposed Pete's Trattoria Improvements – Site Plan Application Submission
Puccia Olive Oil Company, LLC – Geoffrey Puccia
111 Breen Avenue, City of Watertown (Tax Map P.N. 8-01-214.100)**

Sto Geo File: 2022-048.01

Dear Mr. Lumbis and City Planning Board Members:

On behalf of our client, Puccia Olive Oil Company, LLC, Storino Geomatics, PLLC is excited to be submitting the above-mentioned project to begin the Site Plan Waiver process at the City of Watertown's December Meeting (or next scheduled meeting). The project entails site improvements to provide enhanced experiences to their dining clientele, including paving the rear parking lot. Note that the improvements have been completed and this Site Plan Approval Request is being completed retroactively.

Enclosed please find the following for the boards review:

- City of Watertown Site Plan Approval Application Form;
- Short Form State Environmental Assessment Form;
- Letter of Authorization;
- Engineering Report (included in this letter);
- Tax Mapping;
- Site Development Plan (C101) and Existing Conditions Survey (V101), and
- Check No. 2873, in the amount of \$150.00.

If you have any questions, comments, or require any additional information please contact me at (T) 315-788-0287, (M) 315-767-5669, or by E-mail at thross@storinogeomatics.com.

Respectfully Submitted,

Thomas H. Ross, Project Engineer

Attachments

MUNICIPAL · PRIVATE · COMMERCIAL · INDUSTRIAL

Engineering Report

Existing Conditions/Project Summary

The property is located on City of Watertown Tax Parcel 8-01-214.100 and is located at 111 Breen Avenue (Owner is Puccia Olive Oil Company, LLC). It should be stated that this Site Plan Review and Approval process is requesting the work that was completed to be reviewed retroactively, with some minor improvements to meet zoning requirements. Note that the rear parking area is already paved. The owner has removed asphalt to allow revisions to the property to provide proper vegetative buffers to residential zones per City of Watertown Zoning Code.

The improvements that are being covered under this application, include the following:

- Paving of the Existing Gravel Parking Area (at the rear of the restaurant). The new asphalt surface is 0.29 acres.
- Proposed planting buffer from Residentially Zoned Properties.

Existing Critical Environmental Items (wetlands, endangered species) and historically significant areas were reviewed as part of the SEQR and due diligence process. While some of these items exists (as reviewable on the SEQR), the nature and location of the project make them less of a concern. Note the project will not/has not been intrusive with earthwork and all work is to be completed within previously disturbed areas. No impacts to archaeologically sensitive or environmental aspects are anticipated with the proposed project.

Parking and Access

Parking requirements for a restaurant required 1 space/200 sf of floor area. The restaurant is 3,780 SF and requires 19 parking spaces. The restaurant offers approximately 35 spaces for patrons. Note that this does not include spaces existing on the east side of Breen Avenue (TP # 7-13-119) and included within a deeded parking easement for the restaurant.

No revisions to the vehicular flow of the parking areas is proposed from what existed. Access for emergency vehicles/refuse vehicles will remain unchanged. Note that there is a hydrant located on the corner of Arsenal and Breen Avenue. Utilizing a standard 250' hose length, the entire property can be reached for fire suppression (except for the very northwest corner of the parking area).

Utilities

The restaurant is served with City of Watertown Water Service and Sewer Collection facilities. No revisions or additions to these systems are necessary as part of this project.

Storm Water Management

The grading of the property allows storm water to be collected in a dry well located in the center of the rear parking lot. Water is conveyed from the perimeter of the parking lot (on all sides) and is infiltrated into the ground via this dry well.

Storino Geomatics staff has visited the site several times in the past few months during significant rain events, including on 11/12/22 (approximately 2" of rain was seen in Watertown on 11/11/22). No ponding of water was noticed during any events, and no runoff to adjacent properties (which is very difficult considering the grading of the parking lot in question) was noticed during these site visits.

In our professional opinion, the drainage of the parking area (and increased runoff to the dry well) is sufficient to convey most rainfall events with minimal to no impacts to the property or adjoining properties.

Lighting

There are no planned revisions to the existing lighting of the project. Several site visits were made by Storino Geomatics staff and minimal light spillage, if any, was noted to adjoining properties. There are very few existing lighting fixtures in the rear of the building.

It is our professional opinion that the existing lighting of the rear parking lot is within the zoning code requirements of the City of Watertown.

Landscaping

A buffer zone (minimum of 5') is proposed between the neighboring residential zone. Medium size coniferous trees and lawn area were selected for this buffer area. This buffer area is shown on C101, along with planting details.

Summary

The parking lot improvements project and associated proposed buffer will not adversely effect the neighborhood and the owner of the restaurant hopes that the improvements provide an elevated experience for his customers.



City of Watertown
SITE PLAN APPROVAL APPLICATION FORM

City of Watertown, Planning and Community Development Dept.
245 Washington Street, Room 305, Watertown, NY 13601
Phone: 315-785-7741 Email: planning@watertown-ny.gov

Received:

Please Note: The Site Plan Approval Application form is for projects where the building or parking area coverage of the lot will increase by more than 2,500 square feet.

Please provide responses for all sections and submit all required materials as noted on Page 2. Failure to submit all required information by the submittal deadline may result in Staff **not** placing your request on the agenda for the upcoming Planning Board meeting.

PROPERTY INFORMATION:

PROPOSED PROJECT NAME: Pete's Trattoria Site Improvements Project

TAX PARCEL NUMBER: 8 - 01 - 214.100

PROPERTY ADDRESS: 111 Breen Avenue, Watertown NY 13601

ZONING DISTRICT: C - Commercial

APPLICANT INFORMATION:

NAME: Storino Geomatics, PLLC - Thomas Ross

ADDRESS: 165 Mullin Street
Watertown, NY 13601

PHONE NUMBER: 315-788-0287

E-MAIL ADDRESS: thross@storinogeomatics.com

PROPERTY OWNER INFORMATION (if different from applicant):

NAME: Puccia Olive Oil Company, LLC

ADDRESS: 111 Breen Avenue
Watertown, NY 13601

PHONE NUMBER: 315-486-1675

E-MAIL ADDRESS: petestrattoria@gmail.com

ENGINEER/ARCHITECT/LANDSCAPE ARCHITECT INFORMATION:

NAME: Blue Line Engineering, DPC

ADDRESS: 200 Washington St., Suite 403
Watertown, NY 13601

PHONE NUMBER: 518 - 928 - 7692

E-MAIL ADDRESS: jtubolino@bledpc.com

REQUIRED MATERIALS:

** The following drawings with the listed information **ARE REQUIRED, NOT OPTIONAL.** If the required information is not included and/or addressed, Planning Staff **will not** process the Site Plan Application.

All of the following drawings **must** be adequately dimensioned, including radii and must use darker line work and text for proposed features than for existing features.

- COVER LETTER:** Must clearly and fully explain the proposed project in sufficient detail.

- BOUNDARY and TOPOGRAPHIC SURVEY:** Depict existing features as of the date of the Site Plan Application. A Professional Land Surveyor licensed and currently registered to practice in the State of New York must perform the survey and create the map. **At least one copy** must contain the surveyor's original PLS wet stamp and an original signature. The rest may be copies thereof. The survey drawing **must** depict and label **all** of the following:
 - **All** existing features and utilities on and within 50 feet of the subject property
 - **All** existing property lines (bearings and distances), margins, acreage, zoning, easements, right-of-ways, existing land use, reputed owner, adjacent reputed owners and tax parcel numbers
 - One-foot contours are with appropriate spot elevations
 - North arrow and graphic scale
 - All elevations are North American Vertical Datum of 1988 (NAVD88).

- DEMOLITION PLAN** (if applicable)
 - Depict and label **all** existing features on and within 50 feet of the subject property and (using darker text) all items proposed for demolition.

- SITE PLAN:** The drawing must clearly label all proposed features as "proposed" and use darker line work and text for all proposed features than for existing features. It must also include a reference to the coordinate system used (NYS NAD83-CF preferred). In addition, the drawing **must** depict and label **all** of the following:
 - **All** proposed **above** ground features
 - **All** proposed easements and right-of-ways
 - Land use, zoning, and tax parcel number
 - Proposed parking and loading spaces, including **all** required ADA accessible spaces
 - Proposed snow storage areas
 - Refuse Enclosure Area (Dumpster), if applicable. **Please note:** Section 161-19.1 of the Zoning Ordinance states, "No refuse vehicle or refuse container shall be parked or placed within 15 feet of a party line without the written consent of the adjoining owner, if the owner occupies any part of the adjoining property."
 - North arrow and graphic scale

GRADING PLAN: This drawing must depict and label **all** of the following:

- **All** proposed **below** ground features, including elevations and inverts
- **All** proposed **above** ground features, including easements and right-of-ways
- One-foot existing contours (shown dashed and labeled with appropriate spot elevations)
- One-foot proposed contours (shown and labeled with appropriate spot elevations)
- Sediment and Erosion control, unless separate drawings are included as part of a Stormwater Pollution Prevention Plan (SWPPP).
- All elevations are North American Vertical Datum of 1988 (NAVD88).

UTILITY PLAN: This drawing must include a note stating, "All water main and service work must be coordinated with the City of Watertown Water Department. The Water Department requirements supersede all other plans and specifications provided." It must also depict and label **all** of the following:

- **All** proposed above and below ground features
- **All** existing above and belowground utilities, including water, sanitary water, stormwater, electric, gas, telephone, cable, fiber optic, etc.
- **All** existing and proposed easements and right-of-ways.

LANDSCAPING PLAN: This drawing must depict and label **all** of the following:

- **All** proposed **above** ground features
- **All** proposed trees, shrubs, other plantings and other proposed landscaping additions, keyed to a plant schedule that includes the scientific name, common name, size, quantity, etc. **Please note:** For additional landscaping requirements where nonresidential districts and land uses abut land in any residential district, please refer to Section 310-59, Landscaping of the City's Zoning Ordinance.
- **The Site Plan complies with and meets acceptable guidelines set forth in Appendix A - Landscaping and Buffer Zone Guidelines (August 7, 2007).**

VEHICULAR AND PEDESTRIAN CIRCULATION PLAN

- Depict all vehicular **and** pedestrian traffic circulation, including a delivery or refuse vehicle and a City fire truck entering and exiting the property.
- Sidewalks within the City Right-of-Way **must** meet Public-Right-of-Way (PROWAG) standards.
- **The Site Plan is consistent with and, wherever possible, incorporates principles set forth in Appendix B – City of Watertown Complete Streets Policy (January 17, 2017).**

PHOTOMETRIC PLAN (if applicable): This drawing must depict and label **all** of the following:

- **All** proposed **above** ground features
- Photometric spot elevations or labeled photometric contours of the property. **Please note:** Light spillage across **all** property lines shall not exceed 0.5 foot-candles.

CONSTRUCTION DETAILS and NOTES:

- Provide **all** details and notes necessary to complete the project including, but not limited to, landscaping, curbing, catch basins, manholes, water line, pavement, sidewalks, trench, lighting, trash enclosure, etc.
- Provide maintenance and protection and traffic plans and notes for **all** required work within City streets including driveways, water laterals, sanitary laterals, storm connections, etc.
- The drawings must include the following note: "All work to be performed within the City of Watertown margin will require sign-off from a Professional Engineer, licensed and currently registered to practice in the State of New York, that the work was built according to the approved site plan and applicable City of Watertown standards. Compaction testing will be required for all work to be performed within the City of Watertown margin and must be submitted to the City of Watertown Codes Department."

PRELIMINARY ARCHITECTURAL PLANS (if applicable): These plans must include **all** of the following for proposed buildings: Floor plan drawings, including finished floor elevations, exterior elevations including exterior materials and colors, as well as roof outlines depicting shape, slope and direction.

ENGINEERING REPORT

**** The engineering report at a minimum must include the following:**

- Project location and description
- Existing and proposed sanitary sewer flows and summary
- Water flows and pressure
- Storm Water Pre and Post Construction calculations and summary
- Traffic impacts
- Lighting summary
- Landscaping summary

COMPLETED SEQR ENVIRONMENTAL ASSESSMENT FORM: (Contact us if you need help choosing between the Short EAF and the Full EAF). The Complete EAF is available online at: <http://www.dec.ny.gov/permits/6191.html>

GENERAL INFORMATION

- **All** items must include a valid stamp and an original signature by a Professional Engineer, Architect, Landscape Architect, or Surveyor licensed and currently registered to practice in the State of New York.
- If required, submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the City of Watertown Engineering Department for review to obtain an MS4 SWPPP Acceptance Form.

Post Construction SWPPP Requirements to Complete:

In accordance with City Code Section 260, provide the following:

- *Submit a detailed as-built topographic and boundary survey of the site with all stormwater practices.*
 - *Perform and submit results of insitu infiltration testing, updated drainage area maps and hydraulic calculations in a comprehensive Engineering Report based on As-Built Conditions.*
 - *Submit a detailed post construction Maintenance Plan for all Stormwater Management Practices (SMP's) and provide a Maintenance Agreement with irrevocable letter of credit for approval. Maintenance Agreement shall be filed at the County Clerk's Office as a deed restriction on the property.*
- ****** If required, a copy of all submittals sent to the New York State Department of Environmental Conservation (NYSDEC) for the sanitary sewer extension permit will also be sent to the City of Watertown Engineering Department.
 - ****** If required, a copy of all submittals sent to the New York State Department of Health (NYSDOH) will also be sent to the City of Watertown Engineering Department.
 - ****** When NYSDEC or NYSDOH permitting is required, the property owner/applicant shall retain a licensed Professional Engineer to perform inspections of the proposed utility work and to certify the completed works were constructed in substantial conformance with the approved plans and specifications.**
 - Signage is not approved as part of this submission. It requires a Sign Permit from the City Code Enforcement Bureau. See Section 310-52.2 of the Zoning Ordinance.
 - For non-residential uses, the applicant must include the proposed Hours of Operation.

OPTIONAL MATERIALS:

- PROVIDE AN ELECTRONIC (.DWG) COPY OF THE SITE PLAN WITH AS-BUILT REVISIONS.** This will assist the City in keeping our GIS mapping up-to-date.

SUBMITTAL INSTRUCTIONS:

Submit 15 complete collated sets of all required materials, addressed to:

Michael A. Lumbis, Planning and Community Development Director
City of Watertown
245 Washington Street, Room 305
Watertown, NY 13601

If the application requires Jefferson County Planning Board review, then the applicant must submit 16 "sets." Planning Staff will inform the applicant if this is necessary.

Submissions must be collated and properly folded.

If the applicant is not the property owner, the submission must include a signature authorization form or letter signed by the owner authorizing the applicant to apply on behalf of the owner.

For any item(s) not checked in the Site Plan Approval Checklist, attach an explanation and comments.

Provide an electronic copy of the entire submission in the form of a single, combined PDF file of the entire application, including cover letter, plans, reports, and all submitted material.

Submit the required Application Fee

\$150 for Site Plan Minor

\$250 for Site Plan Major (any proposal to disturb more than 1 acre represents a Site Plan Major)

SIGNATURE

I certify that the information provided above is true to the best of my knowledge.

Applicant's name (please print) Geoffrey Puccia

Applicant's Signature Thomas Ross FOR OWNER Date: 11/14/22

Digitally signed by Thomas Ross
DN: C=US,
E=thross@storinogeomatics.com,
O="Storino Geomatics, PLLC",
CN=Thomas Ross
Date: 2022.11.14 20:32:24-05'00'

Meeting Information: The Planning Board normally meets at 3:00 p.m. on the first Tuesday of every month in Council Chambers at City Hall, 245 Washington Street. The application deadline is 14 days prior to the scheduled meeting date. Planning Board action does not represent final approval, as the Planning Board only votes to make a recommendation to City Council, which holds the sole authority to grant Site Plan Approval.

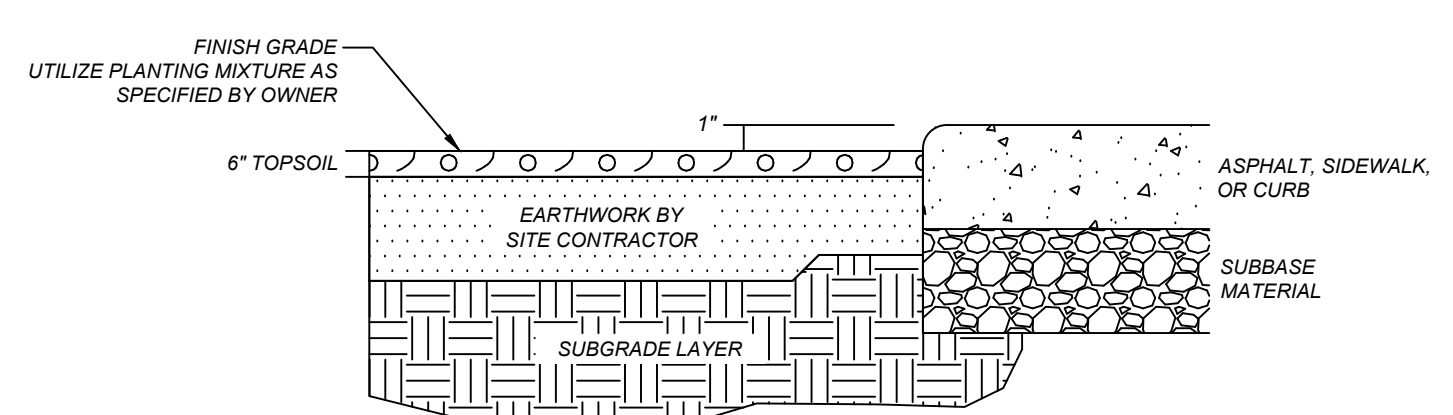
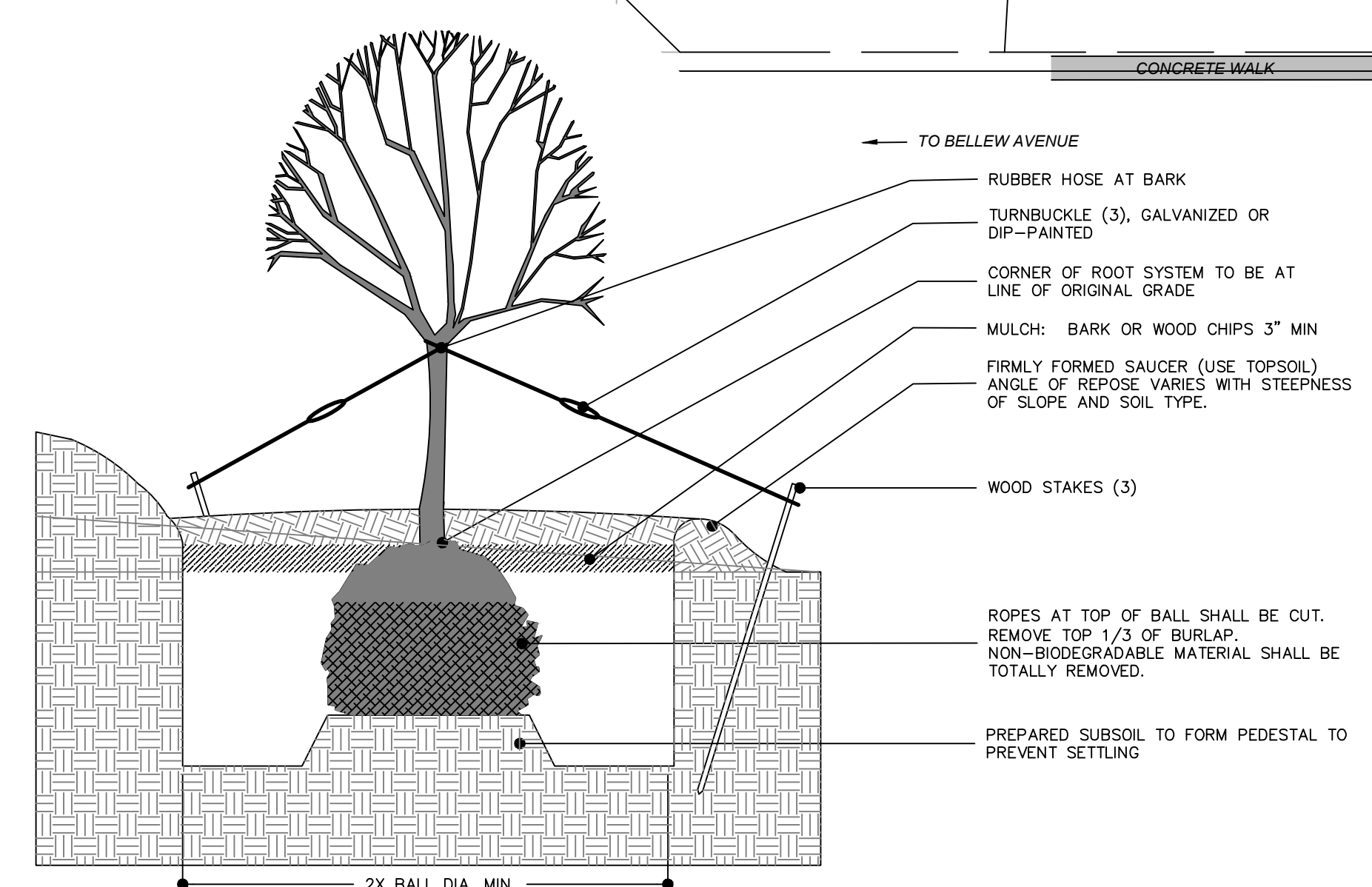
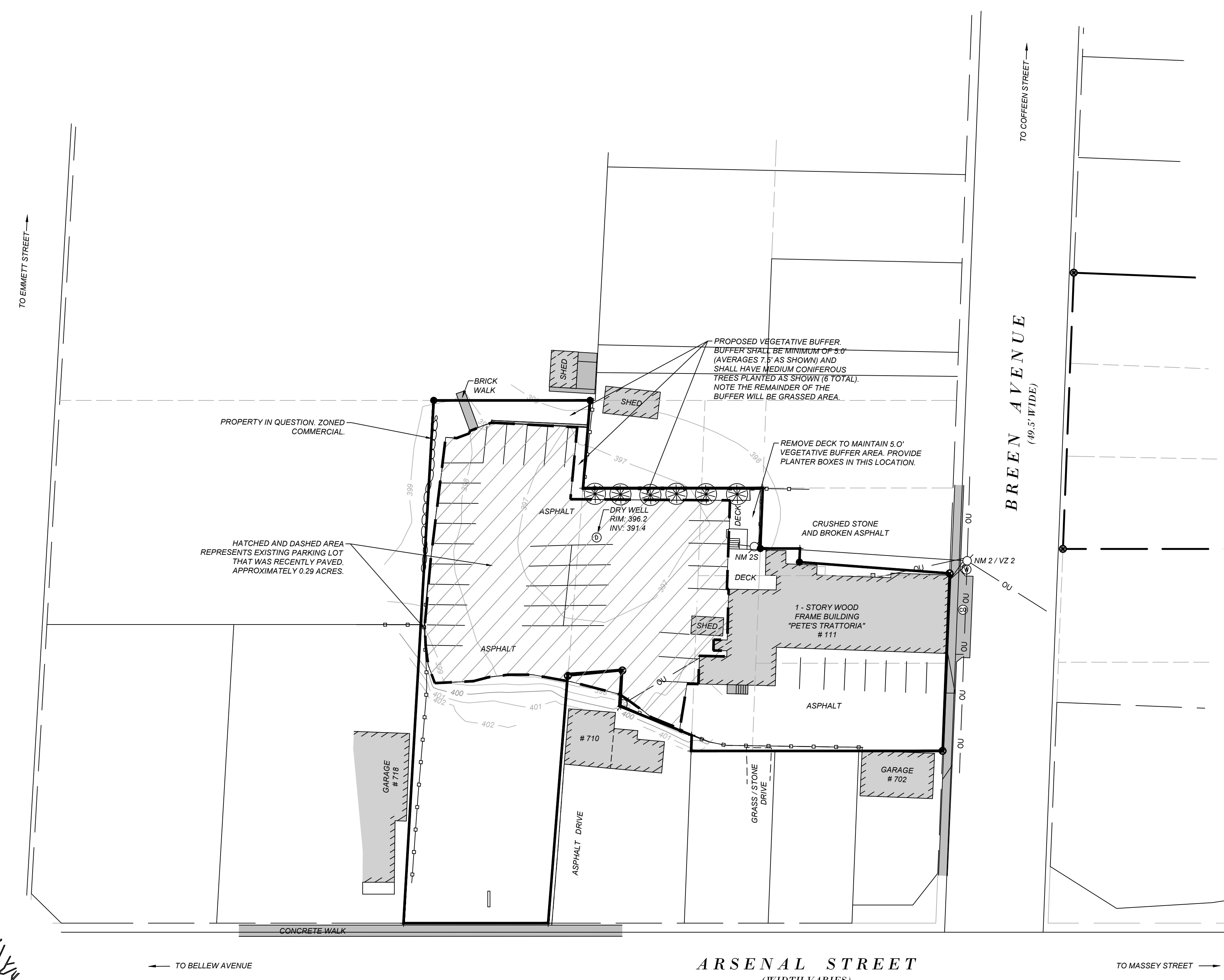
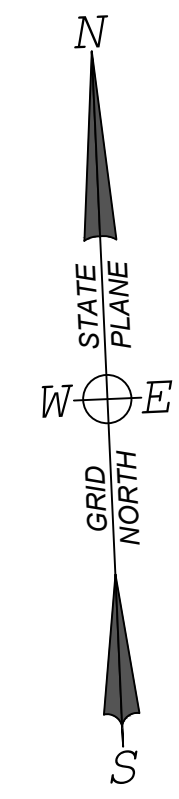
Occasionally, due to holidays or other reasons, meetings may occur on other dates and/or times. The City will announce any changes to meeting dates in advance on its website at www.watertown-ny.gov. Planning Staff *strongly* recommends scheduling a pre-application meeting prior to submitting a Site Plan Application. The entire site plan application process typically takes four-to-six weeks, depending on whether the application requires Jefferson County Planning Board review.

TAX PARCEL: 8-01-214.100
 ZONING CLASSIFICATION: COMMERCIAL

FOR APPROVALS ONLY
 NOT FOR CONSTRUCTION

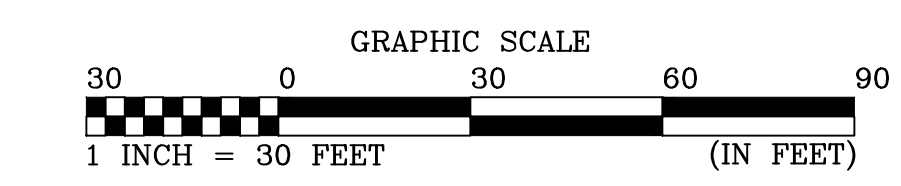
GENERAL NOTES AND INFORMATION:

1. 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. (1-800-962-7962 OR 811) CONTRACTOR IS RESPONSIBLE FOR LOCATING AND WORKING WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
2. THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED AND UPDATED BY STORINO GEOMATICS, PLLC.
3. ALL 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.
4. THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, SECURITY, BONDS, FEES, AND PAYMENTS TO OBTAIN SAID PERMITS WHERE APPLICABLE.
5. 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.
6. THE CONTRACTOR IS RESPONSIBLE FOR MAKING SURE THAT BREEN AVENUE IS CLEAR OF DEBRIS AND MUD ON A DAILY BASIS DURING THE ENTIRE CONSTRUCTION PROCESS.
7. A STORM WATER POLLUTION PREVENTION PLAN IS NOT REQUIRED FOR THE PROJECT AS IT DISTURBS LESS THAN ONE ACRE.
8. 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.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK.
11. ALL PROPOSED WORK MAY BE VARIED IN THE FIELD BY THE ENGINEER TO MEET EXISTING CONDITIONS.
12. DISTURBED AREAS SHALL BE RESTORED AS WORK PROGRESSES AS DEEMED APPROPRIATE BY THE ENGINEER.
13. 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.
14. ALL CONSTRUCTION STAKE OUT IS THE RESPONSIBILITY OF THE CONTRACTOR.



LEGEND:

PROPERTY LINE	—
FORMER PROPERTY LINE	- - -
FORMER LOT NUMBER	---
IRON FOUND (AS NOTED)	—
1/2" CAPPED IRON REBAR SET (CIRS)	—
MAG NAIL SET	●
STOCKADE FENCE	⊗
OVERHEAD UTILITY LINE	—
UTILITY POLE	OU
GUY WIRE	⊕
SEWER CLEANOUT	⊕
WATER VALVE	⊕



SITE DEVELOPMENT PLAN
PUCCIA OLIVE OIL COMPANY, LLC
"PETE'S TRATTORIA"

111 BREEN AVENUE
 COUNTY OF JEFFERSON

CITY OF WATERTOWN
 STATE OF NEW YORK

JEFFREY TUBOLINO
 P.E. NO. 084536

STORINO GEOMATICS
 LAND SURVEYING SERVICES & CONSULTING, PLLC
 PROFESSIONAL LAND SURVEYORS

165 MULLIN STREET
 WATERTOWN, NY 13601

TEL: (315) 788-0287
 WWW.STORINGEOMATICS.COM

DATE: 11/15/2022
 SCALE: 1" = 30'
 DRAWN BY: T.H.R.
 CHECKED BY: AMS/JJT
 FILE NO. 2022-048.01
 DWG. NO.

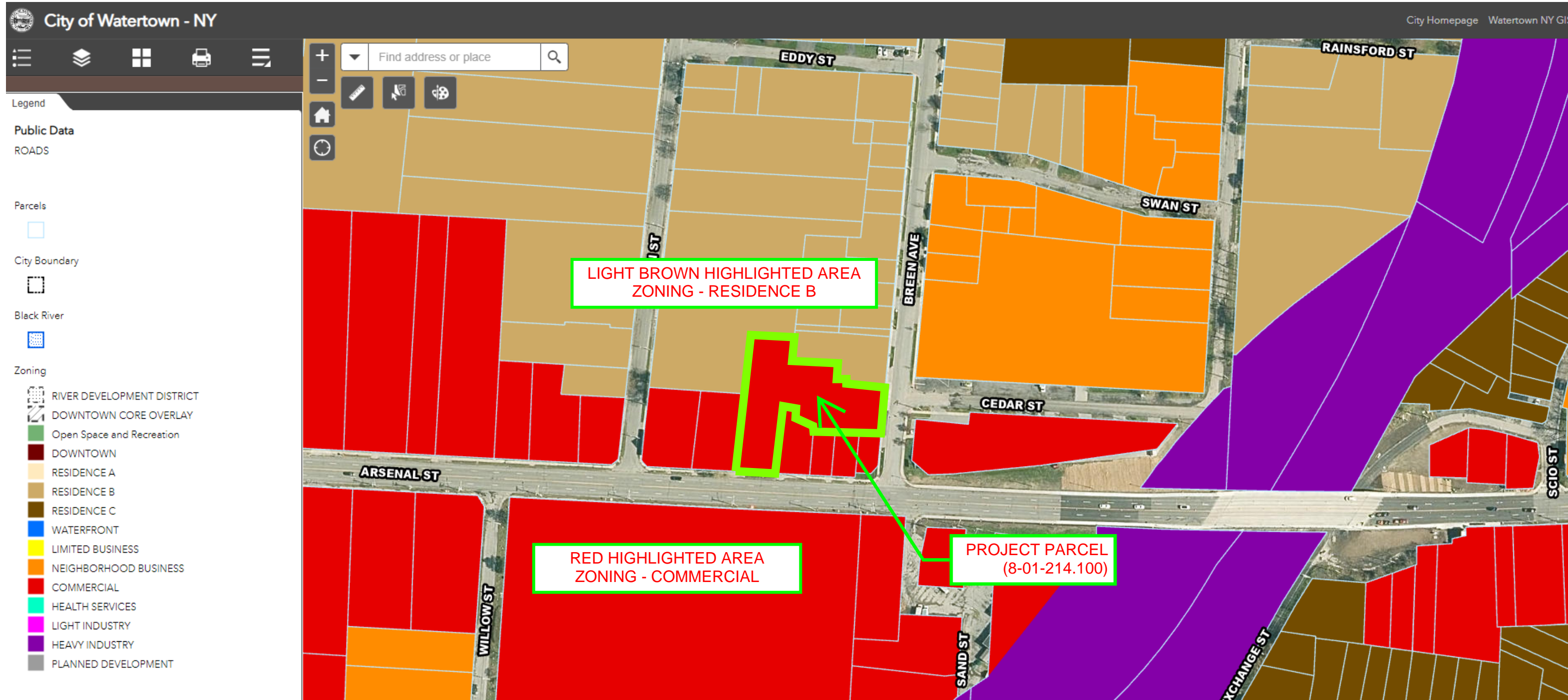
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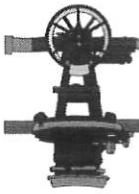
1 OF 1

BLUE LINE
 engineering, dpc

200 Washington Street, Suite 403
 Watertown, New York 13601
 518-528-7592

UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING AN ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.





STORINO GEOMATICS

LAND SURVEYING SERVICES & CONSULTING, PLLC

NJ · NY · PA · VT
DEDICATION · EXPERIENCE · TECHNOLOGY

PROFESSIONAL LAND SURVEYORS

THOMAS M. STORINO, PLS
ADAM M. STORINO, PLS

LETTER OF AUTHORIZATION

Let it be known that **Storino Geomatics, PLLC** has been retained to act as agent to perform all acts for my property as identified below:

Minor Subdivision Major Subdivision Lot Line Adjustment Subdivision Modification

Site Plan Approval Process

These acts include:
(Initial all that apply.)

Pre-application meetings with municipal staff, filing applications and/or other required documents relative to all Planning/Zoning Board applications.

Main point of contact for municipal staff.

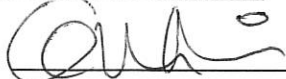
Agent will be contacted on all matters instead of the owner.

Attend all Planning/Zoning Board meetings on my behalf.

Tax Map Parcel Number(s): 8-01-214.100

Address: 111 Breen Avenue, Watertown NY 13601

Property Owner(s) Information:

Signature:  Date: 7.19.22

Printed Name: Geoffrey Puccia

Signature: _____ Date: _____

Printed Name: _____

Signature: _____ Date: _____

Printed Name: _____

Address: 111 Breen Avenue

City: Watertown State: NY Zip: 13601

Phone: (315) 782-6640 Fax: _____ E-mail: petestrattoria@gmail.com

MUNICIPAL · PRIVATE · COMMERCIAL · INDUSTRIAL

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

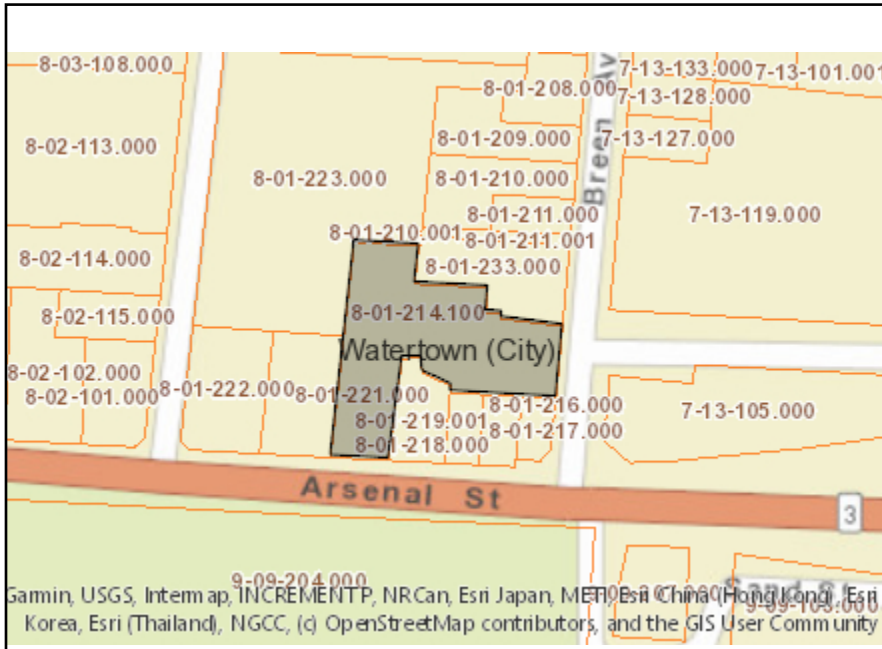
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

Part 1 – Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address:				
City/PO:		State:	Zip Code:	
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:			NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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)				
<input type="checkbox"/> Forest Agriculture Aquatic 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 type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input 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 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 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 type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input 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 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 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 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 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 type="checkbox"/> <input 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 Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> 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?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<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: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input 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	YES
	<input type="checkbox"/>	<input type="checkbox"/>
49. 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	YES
	<input 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? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ Signature: _____ Title: _____		



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 in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
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