

1. 6:00 P.M. Planning Board Agenda  
Materials may be found at the following address:

[APPLICATION MATERIALS](#)

Documents:

[PBA 02 24 2020.PDF](#)



**CITY OF PLATTSBURGH**  
**PLANNING BOARD**  
COMMUNITY DEVELOPMENT OFFICE

James A. Abdallah, Chairman  
Maurica Gilbert, Member  
Derek Rosenbaum, Member  
Richard Perry, Member  
Reginald Carter, Member

Curt Gervich, Alternate  
Loretta Rietsema, Alternate  
Malana Tamer, Planner  
Shelise Marbut, Secretary

**Planning Board Agenda**  
**Monday, February 24<sup>th</sup>, 2020**

- A. Call Meeting to Order
- B. Pledge of Allegiance
- C. Monthly Project Review
  - 1) **PB# 2020-01, 5057 South Catherine Street**  
**Project Description:** Request to construct a 12 unit, 6,120 sf multi-family dwelling structure and associated parking and site improvements. Zoned R2 Tax Map Parcel ID #221.7-1-15  
**Applicant:** George Barnett  
**Plan Preparer:** Aaron Ovios, RMS, P.C.
    - (1) Sketch Site Plan Review
  - 2) **PB# 2019-09, Vilas Home, 61 Beekman Street**  
**Project Description:** Request to expand an existing 42 unit assisted living facility by constructing a 94-unit 3-story addition and associated parking and site improvements on a 3.43 acre parcel located on the corner of Beekman Street, University Place, and Cornelia Street. Zoned R1. Tax Map Parcel ID #207.18-6-38  
**Applicant:** Vilas Home, LLC  
**Plan Preparer:** Mike Coon, AEDA.
    - (1) SEQRA Determination
  - 3) **PB# 2020-02, 52 US Oval**  
**Project Description:** Request to subdivide an approximate 1.43 acre lot into 2 parcels to create an approximate 1.24 acre parcel with the City Recreation Center and an approximate 0.19 acre parcel with a 2 story brick building known as the Chaplin House. Zoned RC2. Tax Map Parcel ID #221.12-2-6  
**Applicant:** City of Plattsburgh  
**Plan Preparer:** Mike Coon, AEDA
    - (1) Minor Subdivision Sketch Plan Review
  - 4) **PB# 2020-03, Arts Park, Durkee and Margaret Streets**  
**Project Description:** Renovation of the existing 0.56-acre park area between Durkee and Margaret Streets, known as Westelcom Park. New features to include improved walkway access, splash pad, and art sculptures. Zoned C. Tax Map Parcel ID #s  
**Applicant:** City of Plattsburgh  
**Plan Preparer:** Saratoga Associates
    - (1) Advisory Review
  - 5) **PB# 2020-04, Farmer's Market Relocation, Green Street**

**Project Description:** Request to renovate an existing ~3,700 sf building, construct a ~2,500 sf pavilion, and striping of a parking lot to provide 126 parking spaces located on a 15.7 acre parcel with an existing municipal building. Zoned I. Tax Map Parcel ID #207.20-1-1.

**Applicant :** City of Plattsburgh

**Plan Preparer :** Mike Coon, AEDA.

(1) Advisory Review

6) **PB# 2020-05 , Arnie Pavone Memorial Parking Plaza, Margaret Street**

**Project Description:** Request to demolish an existing 6,700 sf building and associated site amenities to reconfigure and construct a new parking lot with approximately 103 parking spaces and associated pedestrian paths, site lighting, and landscaping enhancements. Zoned C. Tax Map Parcel ID #207.19-3-15

**Applicant :** City of Plattsburgh

**Plan Preparer :** Mike Coon, AEDA.

(1) Advisory Review

7) **PB# 2020-06, Broad Street Parking Lot, Broad Street**

**Project Description:** Request to expand an existing 22,300 sf parking lot within by 4,000 sf to increase overall parking area from 59 to 80 spaces. Zoned C. Tax Map Parcel ID #207.20-7-15

**Applicant :** City of Plattsburgh

**Plan Preparer :** Mike Coon, AEDA.

(1) Advisory Review

8) **PB# 2019-24 , 22 Durkee Street**

**Project Description:** Request to subdivide an approximate 5.38 acre lot into 2 parcels to create an approximate .719 acre parcel and an approximate 4.66 acre developable parcel separated by Broad St. Zoned C. Tax Map Parcel ID #207.20-7-15

**Applicant :** City of Plattsburgh

**Plan Preparer :** Jeffrey Burns, RMS, P.C.

(1) Public Hearing

9) **PB# 2019-11 , 22 Durkee Street**

**Project Description:** Request to create a new Planned Unit Development (PUD) by subdividing and amending the boundaries of an existing Planned Unit Development. Zoned C. Tax Map Parcel ID #207.20-7-15

**Applicant :** City of Plattsburgh

**Plan Preparer :** Jeffrey Burns, RMS, P.C.

(1) Public Hearing

10) **PB# 2019-10 , 22 Durkee Street**

**Project Description:** Request to construct a mixed-use development consisting of 115 residential units and 10,000 sq. ft. of commercial space. Additional site improvements to include 286 parking spaces, open space, and access to the Saranac River waterfront, and re-development of the approximate 3,400 sq ft farmer's market building. The proposed development is located within a new Planned Unit Development. Zoned C. Tax Map Parcel ID #207.20-7-15

**Applicant :** Prime Plattsburgh, LLC

**Plan Preparer :** Turner Bradford, P.E., McFarland Johnson

(1) Public Hearing

**D.** Other Business

- 1) Discussion of Development of Organizational Rules

James A. Abdallah, Chairman