

1. Temporary Zoning And Planning Board Procedures - COVID-19

Documents:

[ZBA AND PB MEETING PROCEDURES DUE TO COVID-19.PDF](#)

2. 4/7/2020 Special Meeting Agenda (Rev. 4/6/20)

Documents:

[PBA 04 07 2020 SPECIAL MEETING.PDF](#)

3. Application Materials

Application materials may be viewed at [THIS LINK](#).



## Temporary Board Meeting Procedures for City of Plattsburgh Zoning Board of Appeals and Planning Board due to COVID-19 Virus

Pursuant to Executive Order Nos. 202 through 202.8, issued by Governor Cuomo between March 7 and March 20, 2020, the “Proclamation of Local State of Emergency and Local Emergency Order” issued by Mayor Colin Read on March 16, 2020, and other advisories issued by Federal, State and Local officials related to the COVID-19 virus, both the City of Plattsburgh’s Zoning Board of Appeals and Planning Board will, until further notice, convene their meetings remotely as follows:

### Meeting Procedures

- A meeting notice will be published in the Press Republican and posted on the City’s website five days in advance at <https://www.cityofplattsburgh-ny.gov/>.
- The meetings will be conducted via Zoom, a web-based videoconferencing tool, with the board members, City support staff, and applicants attending remotely. While members of the public may watch the meetings live via the City’s YouTube channel, the public will not be permitted to attend board meetings via Zoom.
- Each pre-meeting and meeting will be streamed directly from Zoom to the City’s YouTube channel at <https://www.youtube.com/channel/UC7H36PiuYNJkZpczblvCbw>.
- For applications requiring a public hearing, written public comment must be received no later than 12:00 p.m. on the day of the scheduled hearing for consideration by each board. All written comments must be emailed to [cityinfo@plattsburghcitygov.com](mailto:cityinfo@plattsburghcitygov.com) and must include either “Planning Board Comment” or “Zoning Board Comment” in the Subject line of the email. The date of the board meeting for which the comment(s) is intended must also be included in the Subject line of the email.
- Public comments will not be received by either board during meetings.
- Should either board choose not to vote on an application requiring a public hearing during the same meeting in which the application’s public hearing is closed, written comments on the application may, at the discretion of the board, be accepted until 12:00 p.m. on the date one week following the close of the public hearing (i.e. if a public hearing is closed on April 20 but no vote on the application is taken by the board, written comments will be accepted until April 27). All written comments must be emailed to [cityinfo@plattsburghcitygov.com](mailto:cityinfo@plattsburghcitygov.com) and must include either “Planning Board Comment” or “Zoning Board Comment” in the Subject line of the email. The date of the board meeting for which the comment(s) is intended must also be included in the Subject line of the email.

Please note that, in order to minimize the risk of virus transmission and until further notice, the meetings of both boards will be conducted solely via videoconference. Meetings will not be held at City Hall, access to which is presently restricted.

Agenda items, applications, and content for both boards can be found at: <https://www.cityofplattsburgh-ny.gov/AgendaCenter>.

Board members and applicants will receive a link to the Zoom meeting from City staff.

Members of the public will be able to watch a live stream of the meeting on the City's YouTube channel at <https://www.youtube.com/channel/UC7H36PiuYNJkZpczbLvCbw>.

Pursuant to Executive Order No. 202.1, all remotely held meetings of both boards will be livestreamed so the public can view and/or listen to the proceedings. The meetings will also be recorded, and transcriptions will be made available to the public.



Matthew Miller  
Director of Community Development



Joseph McMahon  
Building Inspector



James Abdallah  
Chairman, Planning Board



Ronald Nolland  
Chairman, Zoning Board of Appeals



Dean Schneller  
Corporation Counsel



**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**  
**Tuesday, April 7th , 2020**

- A. Call Meeting to Order
- B. Pledge of Allegiance
- C. Other Business
  - 1) Adoption of Planning Board Rules & Regulations
  - 2) Discussion of Temporary Board Procedures
- D. 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. Area Variance Required. Zoned R2. Tax Map Parcel ID #221.7-1-15  
**Applicant:** George Barnett  
**Plan Preparer:** Aaron Ovios, RMS, P.C.
    - (1) SEQR
    - (2) Public Hearing
    - (3) Final Detailed 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. Use and Area Variance Required. Zoned R1. Tax Map Parcel ID #207.18-6-38  
**Applicant:** Vilas Home, LLC  
**Plan Preparer:** Mike Coon, AEDA.
    - (1) Public Hearing
    - (2) Final Detailed Plan Review
  - 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. Area Variance(s) Required. Zoned RC2. Tax Map Parcel ID #221.12-2-6  
**Applicant:** City of Plattsburgh  
**Plan Preparer:** Mike Coon, AEDA
    - (1) SEQR
    - (2) Public Hearing
    - (3) Final Detailed Plat Review
  - 4) **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) SEQR
- (2) Public Hearing
- (3) Final Detailed Plat Review

5) **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) SEQR
- (2) Public Hearing
- (3) Final Detailed Plat Review

6) **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. Special Use Permit Required. Zoned C. Tax Map Parcel ID #207.20-7-15

**Applicant :** Prime Plattsburgh, LLC

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

- (1) SEQR
- (2) Public Hearing
- (3) Final Detailed Plan Review

E. Adjournment

James A. Abdallah, Chairman