

1. May 27th, 2020 Agenda

Documents:

[PBA 05 27 2020.PDF](#)

2. Zoom Meeting Access Instructions - 5/27/20

Documents:

[MAY 27 2020.PDF](#)

3. Agenda Items And Application Materials

Monthly Project Review:

1. 2020-01: 5057 SOUTH CATHERINE STREET SITE PLAN (BARNETT)
2. 2020-08: 15 PLEASANT STREET HISTORIC SITE REVIEW (SPILMAN)
3. 2020-09: 98 OHIO AVE HISTORIC SITE REVIEW (CLINTON CO. HISTORICAL ASSOC.)
4. 2020-10: 18 BROAD ST HISTORIC SITE REVIEW (ST. JOHN'S CHURCH)
5. 2020-11: 114 CORNELIA ST (ST. PETER'S CHURCH)
6. 2019-24: 22 DURKEE STREET MINOR SUBDIVISION (CITY OF PLATTSBURGH)
7. 2019-11: 22 DURKEE STREET PUD MINOR SUBDIVISION (CITY OF PLATTSBURGH)
8. 2019-10: 22 DURKEE STREET SITE PLAN (PRIME PLATTSBURGH, LLC)

4. Public Comments

[LINK TO PUBLIC COMMENTS](#)



**Planning Board Agenda**  
**Wednesday, May 27<sup>th</sup>, 2020**

**A.** Call Meeting to Order

**B.** Pledge of Allegiance

**C.** Other Business

**1)** None

**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# 2020-08, 15 Pleasant St.**

**Project Description:** Request to construct an approximate 400 sq ft deck over a stone patio in the Court St Historic District. Zoned RH. Tax Map Parcel ID #207.19-5-31

**Applicant:** Paul Spilman

**Plan Preparer:** Paul Spilman

- (1) SEQR
- (2) Public Hearing
- (3) Historic Site Review

**3) PB# 2020-09, 98 Ohio Ave, Clinton County Historical Association**

**Project Description:** Request to replace an existing metal door with new wooden door in the Oval Historic District. Zoned RC2. Tax Map Parcel ID #221.12-2-11

**Applicant:** CCHA

**Plan Preparer:** CCHA, Geri Favreau

- (1) SEQR
- (2) Public Hearing
- (3) Historic Site Review

**4) PB# 2020-10, 18 Broad St., St. John's Church**

**Project Description:** Request to construct a heated handicapped accessible ramp on the South side of St. John's rectory in the Downtown Historic District. Zoned C. Tax Map Parcel ID #207.19-3-17

**Applicant:** St. John's, Rev Kevin McEwan

**Plan Preparer:** JFP Enterprises

- (1) SEQR
- (2) Public Hearing
- (3) Historic Site Review

**5) PB# 2020-11, 114 Cornelia St., St. Peter’s Church**

**Project Description:** Request to infill one (1) first floor window with brick as a result of proposed interior renovations in the St. Peter’s Church rectory in the Downtown Historic District. Zoned R2. Tax Map Parcel ID #207.15-6-34

**Applicant:** St. Peter’s, Rev Kevin McEwan

**Plan Preparer:** JFP Enterprises

- (1) SEQR
- (2) Public Hearing
- (3) Historic Site Review

**6) 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) Final Detailed Plat Review

**7) 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) Final Detailed Plat Review

**8) 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) Final Detailed Plan Review

**E. Adjournment**

James A. Abdallah, Chairman



## Planning Board Meeting on May 27, 2020 Zoom Access Instructions for Public Hearings

In response to the COVID-19 pandemic and until further notice, meetings of the City of Plattsburgh's Zoning Board of Appeals and Planning Board shall be conducted remotely via Zoom, a web-based video conferencing platform with both desktop client and smartphone applications that will allow board members, City staff, applicants, and the public to participate in meetings remotely. Temporary procedures that shall govern the meetings of both boards can be found at <http://cityofplattsburgh.com/DocumentCenter/View/4948/ZBA-and-PB-Meeting-Procedures-due-to-COVID-19>. Members of the public are strongly encouraged to review and familiarize themselves with these procedures prior to the meeting.

The information listed below applies EXCLUSIVELY to the May 27, 2020 meeting of the City's Planning Board. Information needed to access future board meetings will be made available prior to those meetings and will be attached to each meeting's agenda. For those members of the public interested in viewing the meeting but not in submitting live comments during a scheduled public hearing, please access the meeting's livestream via the City's YouTube channel at <https://www.youtube.com/channel/UC7H36PiuYNJkZpczbLvCbw>.

**For those members of the public who wish to submit live comments via Zoom during a scheduled public hearing, please choose one of the below options:**

1. Go to <https://zoom.us> and download the free application. Once downloaded, enter 957-3738-6118 as the "Join Meeting" invitation code.
2. Click on <https://zoom.us/j/95737386118> at the time of the meeting.
3. Call 1-646-558-8656 with your phone, and then enter Meeting ID: 957 3738 6118

Instructions for joining a Zoom meeting are available at: <https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>.

Instructions for using the "Raise My Hand" feature are available at: <https://support.zoom.us/hc/en-us/articles/205566129-Raise-Hand-In-Webinar>.

Please note that this meeting will be conducted remotely and will not be held at City Hall, access to which is presently restricted.

Pursuant to Executive Order No. 202.1 and 202.15, this meeting will be both livestreamed and recorded. A transcription will be made available to the public.