



Prime Plattsburgh Comment for 5/18/20 ZBA meeting

1 message

carol@irisescafe.com <carol@irisescafe.com>

Fri, May 15, 2020 at 6:41 PM

To: cityinfo@plattsburghcitygov.com

To the City of Plattsburgh Zoning Board and Planning Board,
As a local business owner and city taxpayer, I'd like to express my concern and disapproval for the proposed DRI project with Prime Properties. I have operated Irises Café and Wine Bar for 23 years on City Hall Place and have seen many changes and improvements made downtown by the City, but in my opinion this project is not one of them. I purchased my building 12 years ago and currently manage the 10 apartments above the restaurant. So I have paid an additional special assessment tax for use of the Durkee Street parking lot every year. There are a small number of parking spaces behind my building, but not nearly enough to accommodate the 20+ tenants. I'm concerned this project will negatively affect the restaurant and my rentals by not adequately addressing the parking needs of both customers and tenants in this section of Downtown. I was shocked that the City did not make it a requirement to replace ALL of the public parking by the developer on that site. The new parking lots being created by the City are not in close proximity to City Hall Place and, as such, would make it very difficult for tenants to carry groceries, car seats, supplies, etc for 2-3 blocks on an everyday basis. I'm not sure of all the details yet for the new proposed paid parking system, but if there are to be permits allowed for tenants and/or employees for them to park on nearby streets, where would the restaurant and business customers park? The current incentive for them to not park on street and use Durkee Street lot was getting a \$15 ticket, so what is incentive now? I have recently had multiple prospective tenants tell me they weren't interested in signing a lease for an apartment because of what may happen when the Durkee Street lot is gone, and currently have 2 vacant units. So this hasn't even happened yet and is already impacting my business! Besides the parking shortage, I personally feel this apartment complex is too large for that lot as it does not allow for enough community space, which was one of the original goals for the DRI directive. A small walkway with 12' concrete wall along the river is not enough. Lastly, my recent concern is the ill-timing of the proposed construction start this year because of the unknown lasting impacts to all small businesses from the Covid-19 pandemic we're currently experiencing! This is not the time to create a deterrent to coming downtown, which is made up of many small, independent restaurants. Having construction dust/trucks/noise with restricted/limited/paid parking in the coming year is not very inviting to customers who may already be wary of patronizing places anyways, and this obstacle may be the nail on the coffin for some of those restaurants or other downtown businesses. I would hope you will consider all factors before making this very consequential decision, with the possibility of decimating Downtown Plattsburgh as we know it.

Sincerely,

Carol McLean



Durkee Street Development - Stormwater Pollution Prevention Plan (SWPPP)

1 message

Kevin Farrington <kevinfarrington@aesnortheast.com>

Sat, May 16, 2020 at 9:35 AM

To: "cityinfo@plattsburghcitygov.com" <cityinfo@plattsburghcitygov.com>, "Parrotte, Sylvia" <ParrotteS@cityofplattsburgh-ny.gov>, "ron.nolland@gmail.com" <ron.nolland@gmail.com>, "mcmahonj@cityofplattsburgh-ny.gov" <mcmahonj@cityofplattsburgh-ny.gov>

Please accept this comment and I would ask that it be made part of the public record.

1. The Table on page 80 of the SWPPP, the design is claiming that all of the site's proposed impervious area is "replacing" existing impervious area. This is not true, as a portion of the proposed building adjacent to Bridge Street extends into the existing grass area in the northeast corner of the lot (former Highway Oil). Any impervious area that is replacing green area must be considered "new" impervious. New impervious area must be designed in accordance with Stormwater Design Manual Chapter 4 - New Development instead of Chapter 9 - Redevelopment.

Developers like to design stormwater treatment using Chapter 9 of the design manual for Redevelopment because the treatment standards are substantially lower, rather than the chapter 4 standard design procedure.

However, the the highway oil portion of the site is not eligible for design under chapter 9. Any impervious area that is replacing green area must be considered "new" impervious. New impervious area must be designed in accordance with Chapter 4. The current Stormwater Management Plan is not designed in compliance with the New York State Stormwater Design Manual and in turn the Clean Water Act. Correcting this design mistake could result in a significant modification to the Stormwater Management Plan and, therefore, must be corrected. The Development Plan cannot be approved without first correcting this error.

I would suggest referring this question to Laberge who reviewed the SWPPP, but seems to have overlooked this methodology error and give them an opportunity to confirm this complaint.

Thank you.
Kevin Farrington

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ZONING BOARD COMMENT

1 message

Naomi Bradshaw <n17omi@gmail.com>
To: cityinfo@plattsburghcitygov.com

Sat, May 16, 2020 at 12:33 AM

To members of the Zoning Board

RE: Prime Project

In a word: NO!

I must urge the Zoning Board to reject the proposed Prime project. It is not in the city's best interest for many reasons.

Citizens will be called on to make up the difference in taxes if Prime gets a tax break as well as an essentially free pass to buy and build on land that now provides good downtown parking. The city residents cannot afford to be so generous to Prime. No thanks! We'd rather have our free parking spaces than a hulking building full of pricey apartments.

During snow emergencies the space that Prime wants to occupy is the very space we currently use while snow is being cleared. And by the way, when snow is "cleared" where does it go that it won't be in the way?

The proposed apartments are too expensive for the budgets of people who live and work in downtown Plattsburgh. If there is indeed a shortfall in available living space, it should be filled with apartments at appropriate, reasonable prices for the people who live here.

Green space for the building's residents as well as general city use should be enlarged and opened up to include safe, attractive play space for children and pets and for families to enjoy the beauties of our area, especially the Saranac river flowing through the city as well as the Lake Champlain waterfront.

The proposed setback will provide only a narrow, congested sidewalk past an ugly building with a forbidding facade. It will not be hospitable to pedestrian traffic, just the opposite of what we need and want, especially if there are to be more retail shops that rely on walk-in traffic. I am not convinced of the wisdom of additional retail space, when there are already too many retail spaces downtown that stand empty!

The pandemic and its associated disruptions hadn't arisen when the plans for this project were imagined, but right now the city planners need to look ahead with a realistic vision for how Plattsburgh and its citizens will emerge from the current situation. Right now, Plattsburgh appears to be a ghost town.

While a city parking garage would be generally welcome to shoppers, residents, and visitors to the downtown area, there will be insufficient convenient parking and accessibility for the building's residents and their guests, for people with special needs, for emergency and service vehicles such as trash and recycle pickup, delivery trucks, moving vans. Both Broad Street and Durkee Street should allow ample access to parking and the living quarters as well as to attractive green space that enhances the quality of life in the City.

I urge the Members of the Board to look around, and to listen. Observe the Farmers Market, the retail traffic, and the local cultural events. Find out who lives here, who works here, who shops here, and who attends public cultural events in Plattsburgh's downtown area. Let plans for any development of the city grow organically from Plattsburgh's natural assets.

Do not let Prime get away with ramming this proposal through for the immediate financial gain of Prime and perhaps a few local investors. I am not alone in believing that Prime is not here for the long haul. They are not invested in

living in our community and will have no hesitation at pulling out, leaving in their wake a white elephant of a building to become an expensive derelict drain on our resources.

You are the front line of protectors of the quality of our city.

Respectfully,

Naomi Bradshaw

107 Maryland Rd.



DRI

1 message

Scott LaValley <jscottlavalley@gmail.com>

Sun, May 17, 2020 at 10:26 AM

To: "cityinfo@plattsburghcitygov.com" <cityinfo@plattsburghcitygov.com>

Good morning,

This letter is to express my displeasure with the entirety of the DRI plans. The current plans are short-sighted and will be simply another example of opportunities that Plattsburgh has squandered. Echoing the concerns of many who live in the North Country the current plans will do nothing to enhance the experience of visiting downtown Plattsburgh. It does not make any sense to build a large multi-million dollar project that increases the number residents but does nothing to improve the sidewalks, roads, current structures and overall conditions of downtown. Enhancing what already exists and adding 2-3 new initiatives has much better value than this "homerun" that is envisioned.

In short, Plattsburgh has a tragic history of being susceptible to the appeal of the "homerun" solution that stems from the lack of talent and laziness of it's officials and community "leaders."

Disappointed and discouraged,
Scott LaValley