

**CITY OF PLATTSBURGH  
PLANNING BOARD  
REGULAR MEETING MINUTES  
January 25, 2016**

Call to Order: Meeting was called to order 7:05pm by Chairman Rotella

Board Members Present: Joseph Rotella, William Ferris, James Abdallah, Curt Gervich, Maurica Gilbert, John Kanoza

Board Members Absent: Curt Gervich, Gerald Hofmaister, Craig Worley

Also Present: Kevin Farrington

PB2016-01: 126 Court Street  
Bruce Barbell

PB2015-12: 460 Margaret Street  
Rob Boire  
Aaron Ovios, P.E., RMS

**Approval of minutes:**

On a motion by Ferris, seconded by Gilber, to accept the minutes of the regular meetings for October 26, 2015 and November 23, 2015, were presented to the Board this evening, was unanimously carried & passed.

**PB2016-01: 126 Court Street**

Barbell stated Duquette Brothers was the GC on the project and presented the project to replace existing vinyl windows with new energy efficient vinyl windows. Rotella questioned if vinyl window were currently there, to which Barbell stated yes and that they had been replaced before. Barbell went on to describe Mezzo Windows, double hung to match in size, exact fit, and style, as presented in the application. Discussion followed regarding age of current vinyl windows and their poor condition possibly due to size of the windows.

Abdallah discussed the addition information added that stated the project excluded changing any of the more architectural significance. Barbell explained that what was listed on the architectural survey were windows on the Well Street side of the building, half round roof pediments inside which were true divided light wood windows which are original to the building. Barbell stated that those were being left and they are not touching those.

On a motion by Ferris, seconded by Abdallah, a negative declaration was made on the SEQOR was unanimously passed and carried.

On a motion by Kanoza, seconded by Abdallah, to replace vinyl windows as presented in the application was unanimously passed and carried.

### **PB2015-12: 460 Margaret Street**

Ovios stated that since they last appeared before the Board, the applicant went back before the Zoning Board to look at the multiple structures on the building, special permit use to have a restaurant to serve alcohol, and the pre-existing to having more building coverage than what's currently allowed, to which they were successful in obtaining those necessary special use permits and variances. Ovios went on to state that they also went back to County regarding Scotion Creek which they determined to be a local issue. Ovios explained that not a lot has changed since last appearance other than obtaining approvals through other involved agencies but did go through some of the Board's previous comments.

Ovios discussed installing a new access to the lake and adding some green up along the north side of the property between them and the residents as there were some concerns brought up at the Zoning meeting regarding the site line and potential noise from the commercial development. Ovios stated that they added that as well as additional screening along the creek and to the front. Ovios continued that Kevin forwarded his review comments and they tried to incorporate those comments as well.

Ovios stated that they submitted color renderings which he felt gave a better concept to the overall look of the building and discussion followed regarding schematic elevations.

Ovios stated that the plans do identify one comment from Mr. Farrington for a separate detail for the dumpster enclosure that will get sided with the same material as the building to make it look more harmonious with the overall development.

Ovios responded to other comments such as utility locations cleaned up on the plans and Stormwater Management with the Site being designed according to State guidelines.

Ovios discussed elevation 102 and plans to pick slate up and make all the buildings just over 104 so the finished floors will be 2ft above flood plain all on slab construction so there's no basement that could flood during high water events. Ovios went on to explain extending the fill out in the front area just to the existing riprap, not looking to go out any further into the lake in any direction Ovios explained that they looked at Chapter 9 of the NY State Guidelines for Stormwater Management and they are specific on how to treat stormwater as in quality not quantity. Ovios also discussed the project reducing total impervious surface from predeveloped condition drops impervious area from about 13% which goes to water quality treatment but the State requires treating 25% so they incorporated in the final design is taking the runoff from the townhouse apartments

along the lakeside using gutters and downspouts to direct that water to three small pocket rain gardens which will be incorporated into the overall landscaping of the court yard area.

Ovios described the schematic floor plans using less commercial space and reworking the parking calculations and setbacks for the development. Ovios explained they missed parking aisle width at 24ft while City Code is 25ft. Ovios addressed Kevin's concern about pre-existing condition of 3 driveways.

Ovios described free standing sign concept which they propose to plan to place at the center entrance, coordinating with MLD regarding transformer locations and easement for old utilities that may be there.

Discussion followed regarding applicant to meet Kevin's suggestions & comments.

Abdallah questioned Ovios about submitting a Swift report today to Kevin & giving Kevin the opportunity to review it. Abdallah also inquired about quality treatment to the city and rain gardens. Farrington stated that he did not receive the report. Farrington commented that from the Planning Board's point of view that besides just crunching numbers and the technical stuff that the real implication is that if there is stormwater management facilities that are necessarily required it may affect the overall site design and there may be site plan implications associated with the Stormwater Management Plan.

Farrington challenged the reduction amount of impervious area being implied impressing upon the need for authentication and that the Board does their due diligence to make sure to verify that all of the pollution prevention controls required by the City are in place. Discussion followed.

Rotella inquired about eliminating center driveway, to which Ovios responded if it was the Board's request. The Board stated their support of eliminating center driveway.

Discussion followed regarding dumpster location and impact from restaurant and resident trash.

Discussion was had regarding code requirements for loading/unloading.

Rotella inquired about sign placement, to which Ovios described island area and discussion followed regarding view shed and direction of sign perpendicular to road.

Discussion was had regarding enter and exit signs, outdoor seating for restaurant and traffic flow.

Discussion was had regarding submission of detailed renderings substantial enough to be handed off to Zoning without questioning Board's approval, not just a good color concept. Farrington read over site plan submission requirements.

Discussion was had about protection and wave action. Farrington commented about 2011 reaching up to 103.2 and the current requirement at 102 and discussion followed regarding protecting investment, aesthetics and flood insurance.

Gilbert inquired about residential entrances by visitors, to which Boire explained the guest entrance. Discussion followed about self-contained parking in the back.

Ovios described the lighting plan, bollard lighting on the pathway and overhang projection with lighting under the canopy.

Ovios described grass, trees & foundation plantings.

Gervich pointed out his concerns about the previous overall site design strong comments and the nearly identical look of this design with the previous design submitted during the last board meeting he attended. Gervich continued to question other design considerations, goal achievement, view shed, etc... Discussion followed regarding moving forward with the direction of the current plan.

Farrington added in regards to the Planning Board's review and authority in addition to this code requirements that there is this LWRP (local waterfront revitalization plan) that is officially adopted through community support and council adoption. Farrington continued that this property is in the waterfront overlay district and one of the goals and objectives is that certain waterfront properties have community value so it's reasonable to raise the discussion about there is a resource near the lake and make sure the site plan is consistent with the objectives of the LWRP even though neighbors are not contributing money into the property.

Discussion continued about clarifying phase development in the plans.

Ovios listed SEQR, variances, and special uses have been completed.

On a motion by Abdallah, seconded by Kanoza, to table the application until next month, was unanimously carried and passed.

On a motion by Abdallah, seconded by Kanoza, unanimously carried and passed, the Board adjourned at 8:00pm