

**CITY OF PLATTSBURGH  
PLANNING BOARD  
REGULAR MEETING MINUTES  
February 22 , 2016**

Call to Order: Meeting was called to order 7:00pm by Chairman Rotella

Board Members Present: Joseph Rotella, William Ferris, James Abdallah, Craig Worley, Gerald Hofmaister, John Kanoza, Maurica Gilbert

Board Members Absent: Curt Gervich

Also Present: Kevin Farrington

PB2016-02: 303 Cornelia Street  
Eric Rumpf

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

PB2016-03: Nevada Oval East  
Aaron Ovios, P.E., RMS

PB2016-04: Louisiana Avenue  
Kenneth Mousseau  
Scott Allen, AES

**PB2016-02: 303 Cornelia Street**

Rumpf stated that the guy who was to present had a death in the family so they had him come up but he doesn't have a lot and it's his first meeting ever.

Rotella advised Rumpf that they will go through it the best they can then they can come back next month.

Ferris commented that there were some things mentioned in the pre-meeting that needed to be addressed and suggested Rumpf make note of that and let them know what changes need to happen to push it through next month.

Rotella questioned if the sidewalk would be put in the front after it was all torn up, to which Rumpf replied that it would. Rotella emphasized that sidewalks was a big topic in the City.

Rotella began to question grease trap, to which Ferris reminded him that Rumpf wouldn't be able to answer a lot of the questions. Rumpf stated that there is a 1,000

gallon grease trap out front right now and they want to know if that is a sufficient size or not. Kanoza noted that the plans show a 1,500 going in. Rumpf responded that just a few minutes ago he was on the phone with them and they told him 1,000 gallon. Discussion followed. Kanoza stated bigger is better and asked that an owner's manual for the grease trap be brought to the next meeting with a schedule of the pump out, making certain it's well cared for. Discussion followed regarding Route 3 and the number of restaurants pumping grease into that sanitary sewer. Farrington also suggested submitting the sizing criteria being used.

Abdallah asked if there were comments from Public Works regarding the sewer lateral, mentioning that the plan notes the contractor to confirm size and condition. Farrington confirmed that Public Works did and provided Rumpf with the City's Utility Drawing to give to his Engineers for reference. Farrington stated that one of the utility connections is clear across the other side of the road and requested a utility drawing/connection profile to avoid conflict.

Abdallah inquired if the condition of the existing sewer going into Cornelia was an acceptable tie-in to the existing manhole and is Public Works satisfied with it. Farrington explained that they are proposing tying into a new sanitary sewer under Cornelia St and discussion followed.

Discussion was had regarding eliminating the right turn exit, marking the pavement, signage, variance and current dumpster enclosure with storage.

Abdallah mentioned drainage to neighboring Walgreen's property being a new piped connection to their property & making sure they have necessary easements.

Gerald stated that the northeast exit doesn't show right turn only designation signage and if it remains, there should definitely be a right turn only.

Farrington noted that they are asking to remove one utility pole on the westerly driveway and they need to work with MLD and include any necessary easements. Abdallah asked if there was any question regarding the island in the middle of the driveway which he thought was basically there protecting that pole structure. Discussion followed regarding which poles were being moved with reference to the island's significance.

Abdallah asked Farrington if there were any existing drainage conditions on the calculations, to which he responded that the applicant had not provided anything on storm water. Farrington also mentioned that under 1 acre they are not subject to storm water management. Abdallah added that they clearly provide their storm water calculations for 10 year storm, rational method design but it didn't appear that there was any existing to tell and he only asked to determine if that drainage was out to the City into those right away areas and what's the pre-design storm water runoff components specifically out to the City's right away.

Abdallah inquired about electrical, power services and telephone, to which Farrington responded that there was a fair amount of transformer needed & they needed to work with MLD with regards to the easement and show on the plan. Discussion followed.

On a motion by Ferris, seconded by Worley, to table the application, with all the suggestions until next month, was unanimously carried and passed.

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

Ovios stated that they were before the Board last month and there were a few minor revisions requested such as deleting the center driveway which has been encompassed in the revised plans and provide a full swift to Kevin which he reviewed with a few minor comments and they responded to earlier that day. Ovios commented on the biggest question was with regards to the storm water to the area to the east of the existing curved island. Ovios provided historical photographs, 94 infrared imaging, of the area explaining that the area was always used as parking, gravel broken pavement. Ovios explained that they designed the site according to DEC guideline for a redevelopment site and they are reducing the amount of impervious area on the site & providing some environmental practices to help purify the additional waters coming off of the roof of the townhouse area in the front to give the compliance for the mandatory DEC 25% treatment of the water quality volume from predeveloped condition. 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 explained that they cleaned up the elevations showing floors and siding elevations providing 2D drawings, elevations that coincide with renderings, FEMA mapping flood plain limit, materials trying to add new character to the overall building, breaking up the repetitiveness. Ovios added comments about asphalt shingles, combination of hardy plank siding, stone treatments on the bottom giving a little more depth and character to the overall building for the front building and larger commercial building.

Hofmaister asked what the ratio of impervious area today versus plan area, to which Ovios detailed open space referencing City ordinance and stated they reduced impervious area 13%.

Rotella questioned raingarden inside the court yard, to which Ovios described details of 3 raingardens inside the court yard area, water quality element, shrubs & grasses and weeding, maintenance program.

Ferris stated that there was concern about storm water going into City storm water that goes into the lake and is there enough of the storm water being treated before it hits the lake, to which Ovios responded referencing DEC guidelines.

Ovios explained that they met with MLD who asked for a new electrical easement on the backside sidewalk.

Hofmaister expressed his concerns about the treatments and only having the State mandates not being enough in his opinion and would like to see a higher standard set for this site.

Ovios stated they were higher than the mandates at 27%, have incorporated a dry swale, green area along south side, and DEC allows using landscaping, tree plantings as additional treatments but they were already at minimum so they didn't bother factoring these additional methods in summarizing that landscaping and dry swale would bring it closer to 30% of water quality treatment. Ovios added that it's a balance to meeting regulatory requirements and being a project that is economically viable development.

Farrington discussed the sensitivity of the site and lack of detail to the storm water report which does not establish the water quality volume so he was unable to establish if minimum standard was being achieved. Farrington continued that there was interpretation difference with 12,000 sq ft by the lake not being developed being subjected to the standard, chapter 3 & chapter 4 methods of design where 100% of the water quality volume has to be treated. Farrington recommended a third party independent review from a qualified storm water specialist because this is a sensitive site and significant development and there are some differences and discrepancies. Discussion followed.

Discussion was had regarding dumpster location, trash procedure, flood plain elevations, easement and the turnover of the City parcel.

On a motion by Worley, seconded by Abdallah, to table the application until next month pending a 3rd party independent review of the Storm Water Management Plan, was unanimously carried and passed.

### **PB# 2016-03 Nevada Oval East**

Ovios presented the application by stating that Tall Pines had been before the Board several months ago with their overall development plan and construction had started with the 4 units on the west side with the associated garages all framed and construction is progressing well. Ovios continued that looking into Phase II there is a lender involved who has financed the project but because it is one parcel of land, they currently hold the mortgage on the entire 8 acres. Ovios stated that to start Phase II in order for the bank to release the mortgage they need to subdivide that part out from the other so they are looking to subdivide the 8 acres parcel into 2 pieces bound together by a typical easement agreement locking both parcels together sharing access, water, sewer, storm, lighting so one could travel back and for all the utilities access and everything else.

Ovios added that the lender requested that they separate these and the issue becomes the parcel was PUD will now be less than 5 acres and require variances from ZBA. Ovios stated that they will go before the County Planning Board the first Wednesday of the month and before the Zoning Board next month to hopefully obtain variances. Ovios described the Phase Plan and reasoning for subdivision line.

Ferris asked if it was a temporary line and then after part 2 is done they would mend them back together, to which Ovios replied there would be 2 separate mortgages so they still have to be combined. He added realistically 2 separate lots for a long time until mortgages are all done, then they'd have to combine them. Discussion followed regarding consequences of this lending line subdividing the parcel and going back to Zoning to get variances after already getting special use permits.

Hofmaister inquired if on the final analysis during a drive-by the site when it's finished will look exactly the same and the use will be exactly the same, to which Ovios replied yes. Farrington stated that that can't be known. Farrington continued that certain easements have to be preserved but you're still left with the approved Planned Unit Development on a greater than 5 acre parcel with the understanding that there would be this build-out that included a community club house and all these other features, the size of the lot and so forth. Farrington agreed that the full easement could be guaranteed to be preserved but the full PUD build-out has no guarantee. Discussion followed.

Farrington added for the record based upon the size, it may be considered a major subdivision which would need a sketch, preliminary and final review but he will verify. Farrington added that they may need to address if this is a coordinated review or not. Discussion followed.

#### **PB# 2016-04 Louisiana Avenue**

Allen presented the application by reading the cover letter of the application requesting to re-subdivide West Shore Subdivision lots 48, 49 & 60 into 48A, 48B, 49 & 50 on the west side of Louisiana Avenue, Phase IIA. Allen added that they thought those lots had been considered for modular type construction so they are a little wide than most of the rest of the West Shore Subdivision. Allen continued that this Phase IIA was separated out from the original phases because of the pollutant area associated with the old gas station on the air base. Allen mentioned that they added the vapors mitigation system details on the plans that applied to IIA in its entirety.

Farrington asked if there was an environmental easement on the property that requires the vapor barrier or is that something Allen feels is above and beyond the minimum requirement, to which Allen replied that he thought it was put in place for perpetuities, to which Mousseau added that it was mainly just to protect homeowners from vapors that might still seep up through even a foundation.

Allen asked that although he submitted as a preliminary subdivision, it was just an amendment to the original subdivision, would they really have to come back next month, to which Rotella replied no and it could be approved.

On a motion by Ferris, seconded by Kanoza a negative declaration on the Short Form SEQR was unanimously carried and passed.

Farrington passed on the comment from Public Works reported that the sanitary sewer shown right in the front yard in the setback area is not there and Allen was not showing the easement for the water main, to which Allen replied that is was probably because they were going on the assumption that the sanitary was there and there was a 15ft City utility easement, 15ft from the sanitary line therefore encompassing the water.

Abdallah asked if any of the storm water infrastructure was on these lots, one functioning and one abandoned. Allen responded that the one on lot 49 will be relocated to the side yard setback if they can't service the adjoining land to the west with a swale and 48A, 48B want to be continued.

Discussion was had regarding 2500 sq ft of buildable area on 48A & 48B and that there was no existing sidewalk but the plan is to continue sidewalks.

On a motion by Ferris, seconded by Gilbert to approve the Subdivision in drawing C101 as presented, was unanimously carried and passed.

On a motion by Worley, seconded by Kanoza, to accept the minutes of the regular meeting for January 25, 2016, was presented to the Board this evening, was unanimously carried & passed.

On a motion by Abdallah, seconded by Kanoza, unanimously carried and passed, the Board adjourned at 8:28pm