

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

Call to Order: Meeting was called to order 6:58pm by Chairman Rotella

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

Board Members Absent: James Abdallah, Curt Gervich

Also Present: Kevin Farrington

PB2016-05: 194 US Avenue  
Mark Faxon

PB2016-06: 176 US Ove/40 New York Ave  
Scott B. Allen, AES

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

**PB2016-05: 194 US Avenue**

Rotella noted that they have the letter stating Faxon could speak on behalf of North Country Workforce.

Faxon explained that what he basically was doing was taking out other people's repairs, removing silicone and pieces of rubber plastic slate stuffed in there over many occasions causing leaks to progress worse and worse. Faxon continued that he started to remove the areas that were leaking but moved towards under the venting upon discovering crumbling plastic. Faxon detailed the repair process to remove the plastic, add copper and replace slate.

Rotella questioned if regardless if the roof was plastic or slate, it would be replaced with slate and the copper cap in the one corner, to which Faxon confirmed it would be.

Faxon stated that some of venting dormers have structural fatigue, south end being the worst.

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

On a motion by Ferris, seconded by Kanoza, to allow repairs according to the application with the real slate with the copper cap and the venting dormers to look the same was unanimously passed and carried.

### **PB2016-06: 176 US Ave/40 New York Ave**

Allen explained that there were four things they wanted to accomplish that night.

1. The Board understands what the project is
2. Talk about the schedule and when they'll back
3. SEQR process
4. Give opportunity to address any concerns the Board may have based upon the review

Allen explained that this was a Maplefield's Convenience Store located at the intersection of US Ave & New York Road in the big big parking lot behind the old dilapidated building 100, vacant since the Air Force departure. Allen went on to explain that in order to get the convenience store sited on that lot, they need to amend lot lines to make Lot 13 larger and adjacent Lot 16, which has the old building 100 on it, smaller requiring some variances from the Zoning Board. Allen continued that they went to the April 11<sup>th</sup> unscheduled Zoning Board Meeting to introduce the project and ask the Zoning Board to be Lead Agency for SEQR, which they agreed to do. Allen stated that they were now looking for the Planning Board's concurrence as an involved agency to allow Zoning Board to be the lead agency for the SEQR process. Allen identified SHPO as involved agency because the project is located in the US Oval Historic District and they need work with SHPO on their concurrence they needed to respond to within 30 days from April 11<sup>th</sup>. Allen stated they would then go back to the Zoning Board for their regular monthly meeting on May 16<sup>th</sup> for variance and SEQR determination and plan to attend the June 27<sup>th</sup> Planning Board Meeting with full set of plans covering storm water, utility connections, etc. by June 17<sup>th</sup> submission deadline.

Allen summarized that they need a subdivision amendment for the PARC subdivision between lot lines between 13 & 16. Allen indicated that subdivisions are usually a two-step process, Sketch Plan Review and Final Plan Review, so they would like the Board to consider the Subdivision Review as the Sketch Plan Review so they can come back at the June 27<sup>th</sup> meeting asking for Final Subdivision and Historic Site Plan Review approval at that time. Allen displayed and detailed the subdivision and building layout. Allen presented a black & white rendering of the store which was passed around to the Board to review.

Rotella inquired about changing lot lines impact to Apple Valley Medical to which Allen responded that nothing to happen to but it is part of one of the variances as 2 detached primary use structures on one lot. Rotella asked about how much parking would be taken from lot 100 in the event that that building gets occupied again to which Allen responded that it would comply with parking. Discussion followed.

Ferris inquired as to who designed the facade because it looked really good.

Rotella questioned only one curb cut, to which Allen answered one on New York and one on US Ave.

Gilbert brought up discussion about keeping people from creating their own path/cut through with all that paving parking area as US Ave is approached, to which discussion followed with suggestions of curb, rear fencing, shrub, barrier or 3' island and Allen was agreeable to block off with some type of separator.

Kanoza inquired about signage other than that shown on plan, to which Allen responded just the flag pole sign and discussion followed. Hofmaister questioned if the sign would be just like Route 3, Raznick answered yes but newer version and dimensions. Gilbert inquired about a canopy over the pumps. Rotella addressed having these specifics in the package when returning for the next meeting.

On a motion by Ferris, seconded by Kanoza, to consent to allow the Zoning Board of Appeals as Lead Agency was unanimously passed and carried.

Gilbert added a comment for the record stating that she was not really happy about project being a gas station so close to an historic district. Gilbert continued that it was a beautiful building but noted her dislike that it's a gas station.

Farrington questioned if anything could be done to dress up the canopy. Raznick made a few suggestions to which Rotella responded that the applicant be creative. Kanoza questioned how tall the canopies were and suggested possibly to hide pumps behind building since the building and canopies are 1 story. Discussion followed regarding the impact of doing that.

Farrington suggested that while working on plans, provide any illustration that would help describe how it's going to look from the oval from both sides and fitting in with other buildings, the historic impact.

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

Ovios began that this was the third visit before the Planning Board for the subdivision of The Tall Pines and how they have discussed in depth about the reciprocal easement agreement. Ovios continued that after receiving the City Attorney's review and comments, they made adjustment and one thing referenced was to it filed in the City Clerk's office. Ovios stated that the original one is already filed there but can be amended. Ovios explained that the Subdivision map is noted "subject to Reciprocal Agreement" which helps bind any amendment to that has to come before this Board and it's primarily for financial purposes and they are proposing no changes to the Site Plan that this Board has approved previously.

Hofmaister verified that the City Attorney wants something more binding that maybe involves the City, something that carries with the land regardless who owns it.

Farrington stated that at the last meeting the Board agreed to have City Attorney review to which the Attorney pointed out that that agreement is between 2 parties & landowners and they could decide to void that agreement. Farrington continued that the attorney proposed an irrevocable protection that would be filed with the deed. Discussion followed.

On a motion by Ferris, seconded by Kanoza, a negative declaration on SEQR with the condition to change C.2 to Yes from No was unanimously passed and carried.

On a motion by Farris, seconded by Hofmaister, to conditionally approve the Subdivision into 2 parcels with an Agreement to be drafted then approved by the City Attorney. The Agreement is to be written with an irrevocable Agreement between the City Council, City Planning Board and the developer that any changes to current approved development must be approved and filed with the deed was passed and carried.

Favor: Ferris, Hofmaister, Kanoza, Worley

Opposed: Gilbert

On a motion by Hofmaister, seconded by Ferris, to accept the minutes of the regular meeting for March 28, 2016, as presented to the Board this evening, was carried & passed.

Favor: Ferris, Hofmaister, Kanoza, Worley

Abstained: Gilbert

On a motion by Kanoza, seconded by Worley, unanimously carried and passed, the Board adjourned at 7:38pm