

**CITY OF PLATTSBURGH  
PLANNING BOARD  
REGULAR MEETING MINUTES  
January 22, 2018**

Board Members Present: James Abdallah, Craig Worley, Maurica Gilbert, Laurie Booth-Trudo

Board Members Absent: Curt Gervich, William Ferris, John Kanoza

Also Present: Adam Frazier, Engineering Aide

Pledge of Allegiance

Abdallah called the meeting to order at 7:01pm

On a motion by Gilbert, seconded by Booth-Trudo, to accept the minutes of the regular meeting January 8, 2018, as being presented to the Board and with Board Members Abdallah, Worley, Gilbert and Booth-Trudo in attendance this evening as were in attendance January 8, 2018, was carried and passed.

PB#2017-26: The Commons at Plattsburgh Bay, 460 Margaret  
Rob Boire/Aaron Ovios

**PB#2017-26: The Commons at Plattsburgh Bay, 460 Margaret**

Abdallah called for applicant and Ovios stated that he presented to the Board at the last meeting, in order to move forward with the development Site Plan approved last year, financial obligations require subdividing the property into 3 parcels modeling this on subdivisions they've done before (Tall Pines Estates). Ovios added that they went before the Zoning Board last week to receive variances and the reciprocal easement agreement was forwarded to the City's Counsel a couple weeks ago with a response that no substantial issues other than the easement agreements are to be filed simultaneously with the map. Abdallah commented that he believed that was one of the counsel's comments that it be a condition of the approval.

Gilbert asked about the duration of the construction, to which Ovios explained that it is the same as when the site plan was presented starting with the residential structure in the northeast corner, then south side doing the next residential site and working their way out towards Margaret Street with the demolition being done right off with Phase I. Ovios continued that they will start construction and will be cleaning up the demolition so that at no point will there be old buildings remaining while working on the others. Ovios stated that even if there was a delay between Phase II and III, it will be open and green, not like anything being seen now. Abdallah confirmed that all site plan conditions had been met, to which Ovios assured they had and they now have the stamped plans.

Abdallah asked if there were any other conditions that had to be met yet with Public Works or anyone, to which Ovios explained they have to file one more easement as MLD asked for some additional right-of-way on the backside of the sidewalks and it is illustrated on the map as a proposed easement so they'll get that finalized. Aaron added that the Common Council did vote to abandon that little dead-end street so to move ahead they just need the building permits.

Abdallah opened the meeting to the Public Hearing, to which no one addressed the Board. Abdallah closed the Public Hearing.

On a motion by Gilbert, seconded by Worley, to approve PB2017-26 The Commons at Plattsburgh Bay final subdivision as shown on the plat dated 11/17/2017 revised and submitted 1/12/2018 and condition upon the recording of all mutual easements simultaneously at the County with the plat plans, was unanimously carried and passed.

Abdallah added the additional item Plattsburgh International Airport and the proposed development as discussed in the preliminary meeting stating that in the last meeting the Board discussed the Lead Agency request from Clinton County and based on new information received there seems to be different jurisdiction now with the City and the State might be doing some review which is now going to be in the hands of the City. Abdallah stated the his thought was to request additional time to go hand in hand with the other Boards that will be doing reviews in the City which need to receive a Lead Agency request as well. Discussion followed as to how much time and requesting that it goes in line with the other requests. Abdallah stated that Zoning Board and Common Council should receive requests and they haven't been received or submitted and the Planning Board should be able to respond within their same 30 day period.

On a motion by Gilbert, seconded by Booth-Trudo, to ask Clinton County to be allowed 30 days from the latest request of all other agencies that they submit to so that all agencies are in the same time frame therefore needing an extension of time due to more agencies being involved and new information, was unanimously carried and passed.

Abdallah added that they had questions and requests from the previous meeting out to City Counsel which have not had a response.

On a motion by Gilbert, seconded by Worley, was unanimously passed and carried, the Board adjourned at 7:18pm.