

**CITY OF PLATTSBURGH
PLANNING BOARD
REGULAR MEETING MINUTES
May 22, 2017**

Board Members Present: James Abdallah, John Kanoza, William Ferris, Kristyn Dantes, Gerald Hofmaister, Curt Gervich

Board Members Absent: Maurica Gilbert, Laurie Booth-Trudo, Craig Worley

Also Present: Kevin Farrington

Pledge of Allegiance

Abdallah called the meeting to order at 7:02pm and stated that the first item on the agenda is the approval of Planning Board minutes for April 24, 2017.

On a motion by , seconded by , to accept the minutes of the regular meeting April 24, 2017, as presented to the Board this evening was carried and passed.

PB#2017-09: 75 Court Street
Damian Battinelli

PB#2016-27: Enclave Estates, US Ave (South of New York Rd & Glens Fall Bank)
Erik Sandblom/Ed Zukowski

PB#2017-08: Nevada Oval (Vacant Parcel adjacent to 88/90 Nevada Oval)
Mike Coon

PB#2017-10: 134-174 US Oval
C.P. Arnold

PB#2017-09: 75 Court Street

Abdallah called for applicant and Battinelli introduced himself and presented a slight design change from the application that did not change the dimensions. Battinelli explained that they are a creative agency that does website design, logos, video and photography similar to the company Boier Benner.

Abdallah inquired about the sign material, to which Battinelli described pine pressure treated wood posts sunk in 4ft and the actual sign is blue grey, white with recessed lettering on high tech sign board, light weight composite product, as good as wood but holds the paint better.

Dantes asked if this business would take the whole building or be the only business, to which Battinelli responded that Tandem would take what was Hynes Family Dentistry and there are 3 other residential apartments.

Abdallah questioned any lighting and any other signage, to which Battinelli explained that there would be none other than a light on the inside that lights up a sticker on the wall and there would only be a sticker on the inside of the door for a sign.

On a motion by Ferris, seconded by Hofmaister, to approve PB#2017-09 as submitted with treated 4x4 white painted posts with grey sign board and inlaid lettering was unanimously carried and passed.

Submission revisited at end of meeting as no vote had been taken for SEQR determination.

On a motion by Ferris, seconded by Kanoza, that the Board finds no adverse environmental impact for SEQR determination was unanimously carried and passed.

On a motion by Ferris, seconded by Dantes, to approve PB#2017-09 as submitted with treated 4x4 white painted posts with grey sign board and inlaid lettering was unanimously carried and passed.

Abdallah stated that the agenda was going to be arranged slightly different to allow the less lengthy application to present first.

PB#2017-10: 132-174 US Oval

Arnold began with stating that they are in the process of inspecting all the roofs in the development and presented the application to repair the roof with like material as needed but need a lift to get to the 3rd floors.

Abdallah verified that the repairs would be with like materials, flashing, materials, to which Arnold responded yes.

Dantes questioned the \$3,000 estimated cost is a variable, to which Arnold responded yes and also not anticipating anything major or structural changes.

Arnold added that Farrington had walked through with them, to which Farrington added that he had and from what he saw they were using all slate repair in kind and minimal limited to only problem areas. Farrington added that they had a plan to protect the City's sidewalk facilities and they have a contractor very familiar with slate work (Mark Faxon). Arnold added that they will be using cushions along the front sidewalks and taking photos to compare for damage which would be repaired at their own cost.

Hofmaister stated that on page 11 of the SEQR there's no longer H. as a question and no to j and k regarding floodplans, d. average depth of water table probably the lake and c. soil at 100% sand and gravel.

On a motion by Hofmaister, seconded by Ferris, that the Board makes a negative declaration on SEQR, with the changes as noted, was unanimously carried and passed.

On a motion by Ferris, seconded by Kanoza, to approve PB #2017-10 to repair roof areas as needed with like materials and color, was unanimously carried and passed.

PB #2016-27: Enclave Estates, US Ave, South of New York Rd and Glens Falls Bank

Sandblom stated that the original intent for the submission was for SEQR review, there was an outstanding comment from SHPO regarding the need for a Phase I archeological assessment and the work was completed this spring after the winter fall allowed, and after it was submitted to the CRIS system with Kevin's assistance April 25 which technically leaves 3 days for SHPO to still respond within their 30 days allowed and they have not responded yet. Sandblom commented that they were disappointed but wanted to utilize this opportunity to the best extent possible and although this was their 3rd time presenting the concept of the project, with newer Board Members they wanted to refresh to the old members and introduce it to the new members to receive any preliminary comments regarding site plan and moving forward. Sandblom added that they hoped to come back next time for SEQR determination, then to Zoning for variances and then right back to Planning for Site Plan review.

Zukowski commented that on archeological report that nothing was found as in archeological materials and so forth and questioned the Board if SHPO responds in the next few days can they approve the SEQR so they can move onto the Zoning agenda to have variances approved before having to come back to Planning.

Farrington explained that the only way to do that would be that the applicant could approach the Board and request to hold a special meeting after receiving any SHPO response and whether the Board would be willing to convene or not. Abdallah advised Zukowski that at the time he receives anything, he can request it in writing through the Engineering Dept.

Zukowski went on to state that prior to purchasing this property he met with the Building Inspector and was assured that it was not an historical district or site even with the graveyard across the street. Zukowski inquired as to why they were listed for Historical Site Review as he was not present for previous meetings. Farrington explained that it was discussed in length in previous meetings, suggested Zukowski read the minutes, and continued that it was identified as substantially contiguous to the historic district based on proximity to Cemetery. Farrington continued that the Board acknowledged that it is not on the Oval, it's not in the district and it is sort of periphery. Farrington added that there were comments made to the nature of standards being a little different than being right on the Oval but it is still considered contiguous to the Cemetery across the street and that is the reason why it was being listed as a Type 1 coordinated review with SHPO and the archeological study.

Discussion followed regarding other applications (Maplefields and Lewis Heights) and why they weren't listed as Historical Site Reviews and what were standards for determining historic site reviews.

Sandblom inquired if the Board would like any additional information about the development or had any comments to offer.

Abdallah stated that as previously stated, there are new board members since the last time the applicant was before the Board and suggested a presentation a little further on the site plan.

Sandblom explained that what is envisioned is residential development of townhouses and low-rise multifamily units, 2 multifamily units, 1 a two-bedroom, another is a 1 one-bedroom. Sandblom referred to the display and explained the layout to orient the Board members and continued to explain the layout.

Sandblom went on to discuss circular traffic pattern, green space open in the center, storm water looked at with soil investigations to determine filtration, southeast corner will maximize to utilize for treatment but need underground attention, sewer access via NY Road and anticipate need for pump station with an existing easement for property, Zoning variances (# of buildings-5 buildings and 2 garages would normally be PUD but only 3.7 acres, not 5 as needed for PUD; # of units; separation between two buildings does not meet building separation requirements; total setback distance deficient by 15), number of units is 48 and provided for 90 parking spaces, required 87, - 98 provided if garages are used for vehicles.

Sandblom explained previously there were 3 color schemes and building designs being contemplated and after the Board's input, they are going with the grey concept, light grey, dark grey and stone work trying to make it look like the barracks on the other side of the road, going with the limestone **façade** and proposed stone and wood fence with PVC slats along the side that faces Route 9.

Dantes stated that as a new Board member that she had reviewed all the documentation and minutes and although involved with the sale of the property believed that shouldn't excuse her from Board action on project.

Zukowski stated they were trying to get back to quality rentals.

Hofmaister commented that one of his previous concerns was passive recreation noting applicant added 4 picnic tables and a couple bike racks which is only a small start and wants to see a significant amount for the kids. Sandblom addressed this stating the owners were looking at a ½ court basketball court (northwest corner of property by the pump station) but holding off for look at storm water balance. Discussion followed regarding green space and what counts against open space. Sandblom stated that the storm water plan had a ways to go yet.

Hofmaister added that he had had concern about things being pushed up towards US Avenue and the 8 two bedroom units on the north end are still pushed right up to the setback. Hofmaister continued that he was told they had that easement on the west side of the building but believes there could be a little bit of relief by moving it to the west (far north building). Discussion followed with regards the existing storm drain needing to be maintained & trying to keep it open for utilities.

Gervich discussed the site's impervious and pervious and that the SEQR states the proposed plan minimizes impervious surfaces to which he inquired as to what alternatives were looked at to reduce impervious surfaces. Sandblom responded that they will continue to tweak it as much as they can and full storm water analysis has not been completed but the goal is to keep the impervious down to the absolute minimum for the function of the site. Discussion followed regarding pervious pavement.

Hofmaister added that his third concern had been the end units and the view shed coming from the north, particularly on US Avenue and acknowledged the earlier comparison to the barracks, stone and brick but found them to be boring, even ugly and would like to see that dressed up architecturally. Zukowski commented that these were done back in December and hadn't since put much thought into it yet because they were awaiting feedback from SEQR and Zoning but plan to play with it. Abdallah stated to bring in sample boards and material at that time.

Gervich inquired as to the source of heat, to which Sandblom stated it to be electric baseboard. Gervich stated that on the SEQR page 6 of 13, f. regarding air omissions is checked yes and source is building heat but there are no heat omissions. Sandblom responded that it was in error due to assumption of gas as his usual design work is in VT where there's no electric.

Ferris stated there was discussion in the pre-meeting about # of buildings and the lot ineligible as PUD and expressed his concern about applicant pushing forward if there is going to be an issue with the Board on this. Zukowski commented that he discussed this with Zoning and these kinds of approvals have been done over the years and has examples. Abdallah stated that one of the items that may come back is the setback. Discussion followed which included parking and open space.

Ferris inquired as to what types of tenants were expected as in kids, older people, adults and types of storage. Discussion followed.

Dantes noted to Sandblom that in the Notes #3, minimum lot size missing a 0, 10,00 should be 10,000.

Hofmaister noted to Sandblom that the handicap on the west side in the sidewalk parallel to the stalls is shown with ramps but the 2 ramps will have to go up the sidewalks as well to make it work.

Dantes inquired about the sidewalk next to driveway that connects the parking lot to Route 9 sidewalk, and should it be moved south to line up with the sidewalk across the

driveway across the mailboxes. Discussion followed. Sandblom commented that they would be doing another version of the grading plan.

Abdallah inquired if any comments were received from other City departments. Farrington stated response from MLD was to primarily provide raw data so the electric service can be sized, grant MLD underground electric easement, switch locations and metering requirements discussions and finalized with MLD. Farrington stated there was nothing from Fire or Public Works yet but Public Works would probably want to know about metering locations for the water. Abdallah also asked if the City owned the storm sewers, to which Farrington replied that the City has an easement for the main one and Sandblom added that there are a bunch of easements across the property. Discussion followed regarding the water main, hydrants and if lines are servicing anything.

Dantes noted that the east end of the 2 bedroom unit has a pad and asked what its use is for.

Abdallah summed up that applicant has a number of items to address from Planning, with Zoning and utilities. Abdallah added that he strongly suggested coordinating with Engineering.

PB#2017-08: Nevada Oval (Vacant parcel adjacent to 88/90 Nevada Oval)

Abdallah recused himself as AEDA involved with Project. Ferris stepped in as acting chairman.

Coon introduced himself as the project engineer with AEDA and stated they had been there last month with the preliminary plan and has since received their full site survey from their land surveyor, adjusting the plan accordingly.

Coon continued that based on the comments from last time to provide an alternative design for split driveways and now that they have field located all utilities, they have located the driveways so that there are no conflicts with existing utility poles. Coon added that they had spoken with MLD and for the short term the poles will be staying, long term may be converted to light poles and the power to the duplexes will not come off the utility poles. Coon stated the Lake Forest Community was developed with a private electrical system so they will extend underground power from that Lake Forest electrical system and they won't be overhead at all, all underground.

Ferris stated it to be just elevated lighting for the road, to which Coon agreed.

Coon added that the boundary survey addressed the easements and pointed them out on the diagram as the hatched pattern, covering the sanitary mains and a 48" storm easement running through the property. Coon stated they kept all structures out of the easements and the spacing of the duplexes is mainly based on that 48" storm sewer.

Coon continued that the next comment to add a public sidewalk and include construction details had them looking at the existing sidewalk and found they do have sidewalk on the opposite side of Nevada Oval to the west and being the duplexes all being part of the Lake Forest community, Lake Forest is interested in putting a sidewalk along the frontage of the duplex lots extending over to the existing connecting via crosswalk to the New Hampshire Road sidewalk system with a drop curb at the intersection providing continuity from the old to the new sidewalk. Coon commented that they envision a lot of foot traffic.

Coon stated that they corrected the spelling of Nevada which had also been a previous comment.

Coon went on to explain the additional plans submitted for utilities and grading. Discussion followed regarding garages, grading and sidewalks.

Hofmaister inquired about driveway entrances from the street and negative grades flowing back into the units (C102 and very most right unit), ½ inch lip at the curb cut then 4% down to the sidewalk and 2% across the sidewalk, then 4% down to a swale within the drive. Hofmaister commented that it wouldn't take very much rain at all to get the street water down in there every time. Coon responded that there is a ½ ft to ¾ ft rise from points but the road is all curb and gutter. Discussion followed

Ferris summarized that they've talked about the grading, talked about the sidewalk being extended to the end of the property about 20 ft. Gervich inquired if there was sidewalk on the north end wrapping around the Oval connecting to bike path, to which Coon responded no but there is always sidewalk on one side of the road all the way. Gervich asked if they would consider extending the sidewalk from New Hampshire to the bike path, to which Coon stated that it had been discussed but there were concerns of safety not wanting to bring the public through, keeping it private and quiet and there is the sidewalk on the other side of the street.

Hofmaister asked if the noise impact on this site from the railroad was discussed previously at all. Dantes commented that they already have an existing complex there and that she lives in that area and you'll hear the rumble but no whistle until further up.

Hofmaister inquired about the sumps in the front, to which Sandblom explained there were small collection points as the soil is free draining enough so with the minimal runoff it's not going to be a problem for lawn areas. Discussion followed

On a motion by Kanoza, seconded by Gervich, that the Board finds no adverse environmental impact for SEQR was unanimously carried and passed.

On a motion by Ferris, seconded by Kanoza to approve PB #2017-08 as submitted with the conditions of extending sidewalk to southern end of the property, increasing pitch of driveway apron and sidewalk at least 2% towards the road, 1" curb reveal (little bump bump) on driveway drop curb and use standard City sidewalk detail was carried and passed.

In Favor: Kanoza, Dantes, Gervich, Ferris
Abstained: Hofmaister

Abdallah returned as chairman.

The Board members thanked Hofmaister for his service to the Planning Board as this was to be his final meeting.

Discussion followed regarding training June 5th for Historic Site Reviews.

On a motion by Kanoza, seconded by Ferris, was unanimously carried and passed, the Board adjourned at 8:14pm.