

CITY OF PLATTSBURGH PLANNING BOARD

Meeting Minutes

Common Council Chambers
City Hall, 41 City Hall Place
Plattsburgh, NY 12901

Monday, July 22, 2019

7:00 p.m.

Regular Meeting

BOARD MEMBERS PRESENT: James Abdallah
Maurica Gilbert
Derek Rosenbaum
John Kanoza
Reg Carter, Alternate

BOARD MEMBERS ABSENT: Richard Perry
Curt Gervich, Alternate
Loretta Rietsema, Alternate

ALSO PRESENT: Steve Wilson, Bohler Engineering (PB# 2018-21)

The meeting was called to order by Chairwoman Abdallah at 7:04 p.m.

A. Old Business

1. **PB #2019-09** **61 Beekman Street - Vilas Home**
APPLICANT: **Vilas Home, LLC**
PLAN PREPARER: **Vilas Home, LLC**

This item is currently tabled. Mr. Abdallah advises those in attendance that this item will not be heard this evening and will remain on the table.

2. **PB #2018-21** **424 Margaret Street - McDonald's Rebuild**
APPLICANT: **Bohler Engineering**
PLAN PREPARER: **McDonald's USA, LLC**

Mr. Steve Wilson of Bohler Engineering presents updates to the project since his last appearance before the board in April 2019. Bohler Engineering has worked with the Planning Board's hired consultant engineer, Laberge, to revise and address SWPPP and incorporate green infrastructure. Mr. Wilson states they have gone above and beyond DEC requirements.

Mr. Wilson addresses a concern raised by Laberge regarding vehicular movement at the southern entrance to the site. They have added a small island to prevent cars entering the drive-thru from the Southern entrance, directing them to circle the building to enter the queue.

Mr. Abdallah questions whether Laberge and Bohler have reached a final concurrence on all items being addressed. Mr. Wilson states he believes that would be the Board's determination. Mr. Wilson states that Bohler disagrees with some of Laberge's interpretations regarding stormwater management, but has agreed to address those comments and states they are represented in the presented plans. Mr. Abdallah states that the Board will require confirmation from Laberge that these items are addressed.

Ms. Gilbert and Mr. Kanoza inquire whether the applicant has considered relocating the dumpster. Mr. Wilson states he believes the board had moved past the idea of relocating the dumpster and had moved onto visual mitigation. Mr. Kanoza states the proposed dumpster location has always been and remains a concern.

The collective board and the applicant discuss at length potential sites for relocation of the dumpster, emphasizing the northeast or southeast corners of the lot, as recommended by Laberge.

Mr. Rosenbaum raises the concern of the site's location within the Waterfront Overlay District and asks whether the building can be turned 90 degrees to help preserve open spaces and the viewshed. Mr. Wilson states this would not significantly reduce the visual obstruction as the current site is nearly as wide as the proposal. Ms. Gilbert states that they are also proposing the relocation of the dumpster within the viewshed, intensifying this concern. The board and applicant resume discussion of relocating the dumpster.

Mr. Kanoza raises concerns regarding congestion on the western frontage of the building. Mr. Kanoza suggests relocation of the grease trap and asks whether the delivery truck can be re-routed

to the rear of the building. The applicant states this layout works in other locations. Mr. Rosenbaum questions whether any are on a unique lakefront site such as this.

Mr. Abdallah reviews with the applicant that a finalized application should include an alternative location for the dumpster, evidence of other sites with like-conditions in which this site layout works, a schedule of delivery times and locations, final architectural plans, an update to the NYSDOT detail to match the roadway, and alternate locations for the grease trap. The item is adjourned without a motion.

B. New Business

Discussion: Master Plan Update

Ms. Gilbert asks where the staff is in regard to securing funding for a Master Plan update. Secretary Shelise Marbut states there was money awarded in a prior CFA and believes there is movement on finalizing the grant, but is not aware of where that project is in the process.

Motion: *To adjourn the July 22nd, 2019 meeting of the Planning Board.*

Motioned By: John Kanoza

Seconded By: Derek Rosenbaum

Roll Call: James Abdallah, Maurica Gilbert, Derek Rosenbaum, John Kanoza, Reg Carter

Motion Carried: 5-0

The meeting was adjourned at 7:48 p.m.