

CITY OF PLATTSBURGH

Planning Board

James A. Abdallah, Chairman



Malana Tamer, City Planner

Planning Board Meeting Minutes August 26th, 2019

BOARD MEMBERS PRESENT:

James A. Abdallah, Chairman
Derek Rosenbaum
Richard Perry

Curt Gervich, Alternate
Reg Carter, Alternate
Loretta Rietsema, Alternate

EXCUSED:

Maurica Gilbert
John Kanoza

CITY STAFF and OFFICIALS PRESENT:

Malana Tamer, City Planner
Dean Schneller, Esq., Corporation Counsel

OTHERS PRESENT:

Chairman James Abdallah called the meeting to order at 7:05pm.

1. **PB #2018-21: 424 Margaret Street**

Project Description: Request to demolish existing McDonald's restaurant and reconstruct a new McDonald's restaurant with a dual lane drive-thru. Additional site improvements to include new parking, trash enclosure, utilities, lighting, and landscaping.

Applicant: McDonald's USA, LLC

Plan Preparer: Bohler Engineering

Chairman Abdallah advised those in attendance that the project's representative has requested to remove the item from this evening's agenda.

Upon motion duly made by Board Member Derek Rosenbaum and seconded by Curt Gervich, the Board resolved to table the item for 30 days.

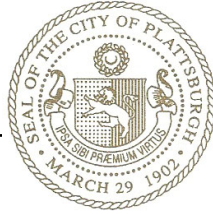
Roll Call: James Abdallah, Derek Rosenbaum, Richard Perry, Curt Gervich, Reg Carter

Motion Carried: 5-0-0

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2. **PB #2019-09, 61 Beekman Street [Tabled]**

Project Description: Request to construct a 70,350 sf building addition and create additional parking.

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.

3. **PB# 2019-11, 22 Durkee Street - Information Only**

Project Description: Request to amend PUD application.

Applicant: City of Plattsburgh

Plan Preparer: City of Plattsburgh

Gail Henderson-King of White and Burke presented the informational session regarding the application on behalf of the City of Plattsburgh. The City is seeking to modify the boundaries of the existing Planned Unit Development on the site to create a new PUD. The transformers will remain on the lot and a utility easement will be obtained. The cost of relocating the transformers is prohibitive.

4. **PB# 2019-10, 22 Durkee Street - Information Only**

Project Description: Request to review site plan for a mixed use development to include 114 residential units, 10,000 sq ft of commercial space, two surface parking lots, and a large underground parking garage.

Applicant: Prime Plattsburgh, LLC

Plan Preparer: Turner Bradford, P.E., McFarland Johnson

Turned Bradford and Deb Osterhoudt of McFarland Johnson and Prime Plattsburgh, LLC, respectively, presented the information session regarding the application for Prime Plattsburg, LLC. Board members inquired regarding the following matters and received the subsequent responses, with most responses provided by Ms. Osterhoudt:

Q: Where will deliveries occur?

A: Potentially on the south side.

Q: Will the complex have a 24-hr on-site property manager?

A: Yes

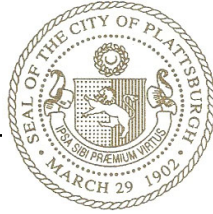
Q: What type of commercial entities will fill the commercial space?

A: Retail and Office, primarily.

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Q: What are the occupancy rates of the residential units?

A: A market study has been done. This needs to be fleshed out more and may change, but the plan right now is to have a 60/40 split of 1-bedroom and 2-bedroom units.

Q: Is this project planned to be a “Build it and they will come” project or to meet existing demand?

A: We do market studies to ensure the product is sought after. This is too large of a project to risk a “build it and they will come” model.

Q: What will the rental rate structure look like?

A: We’re looking at \$1,000 to start. This would include many utilities. Water, sewer, trash, and cable are included. Electric is not but we strive to include as much as possible.

Q: How will on-site parking be controlled?

A: This has not been detailed out yet.

Q: How do the architectural features relate to the existing downtown?

A: Similar rooflines, relief, brick coloring. We received a lot of feedback from the open house last Wednesday and are open to more feedback. We can incorporate stonework details along the concrete wall. Some green infrastructure may be incorporated on the inside to improve efficiency within the building. We will work with Saratoga Associates to beautify the wall on the East along the River Walk. We may incorporate murals, a living wall, and a louvered wall for ventilation. We are considering a lattice treatment with a green living wall that may be more appropriate for the River Walk.

Q: Will this tie into the bike paths on City Hall Place or Durkee Street?

A: Saratoga Associates would be better able to answer questions regarding the River Walk, itself.

Q: What are the plans for the area labeled “Future Development Space?”

A: There are no plans for that spot currently.

Q: How would the future parking needs of that space be addressed?

A: It would need to deal with any parking needs relating to its use at that time.

Q: What is your intended schedule?

A: It depends on the timeline and outcome of the GEIS.

No further questions were raised and discussion regarding the item ended.

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5. **PB# 2019-12, 31 Washington Road**

Project Description: Request to place a freestanding identifying sign for the Plattsburgh Air Force Base Museum in rear of building facing NY Road.

Applicant: Battle of Plattsburgh Association

Plan Preparer: Battle of Plattsburgh Association

Mr. Keith Herkalo of the Battle of Plattsburgh Association Museum presented the application. Mr. Herkalo advised the board that an eager member of their board has already placed the sign on the building. The sign is a previously used sign for the building.

Upon motion duly made by Commissioner Perry and seconded by Commissioner Rosenbaum, the Board resolved to adopt Part 2 of the Full Environmental Assessment Form as prepared by the City Planner and determined that the project will result in no significant adverse impacts on the environment and therefore issued a negative declaration.

Roll Call: James Abdallah, Derek Rosenbaum, Richard Perry, Curt Gervich, Reg Carter

Motion Carried: 5-0-0

Upon motion duly made by Commissioner Perry and seconded by Commissioner Rosenbaum, the Board resolved to approve a wall sign with the condition that the Building Inspector approves the sign as not exceeding the allowable size limit for building signage.

Roll Call: James Abdallah, Derek Rosenbaum, Richard Perry, Curt Gervich, Reg Carter

Motion Carried: 5-0-0

6. **PB# 2019-13, 68 Court Street**

Project Description: Request to place a fence along partial perimeter of property located at 68 Court Street.

Applicant: 68 Court Street, LLC.

Plan Preparer: Freedom Fence

Ms. Kathleen Insley represented the application. The height of the fence will be 6'. The purpose is to deter trespassers from cutting through the back yard as a shortcut. The fence will be pressure treated wood without any staining or coloring.

Upon motion duly made by Commissioner Rosenbaum and seconded by Commissioner Carter, the Board resolved to adopt Part 2 of the Full Environmental Assessment Form as prepared by the City Planner and determined that the project will result in no significant adverse impacts on the environment and therefore issued a negative declaration.

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Roll Call: James Abdallah, Derek Rosenbaum, Richard Perry, Curt Gervich, Reg Carter
Motion Carried: 5-0-0

Upon motion duly made by Commissioner Rosenbaum and seconded by Commissioner Gervich, the Board resolved to approve the application as stated.

Roll Call: James Abdallah, Derek Rosenbaum, Richard Perry, Curt Gervich, Reg Carter
Motion Carried: 5-0-0

7. **PB# 2019-14, 2, 4 & 10 George Street**

Project Description: Request to subdivide an existing parcel of 0.41 acres into two parcels of 0.12 acres and 0.29 acres located at 2, 4, and 10 George Street.

Applicant: Allen Mesick

Plan Preparer: Mike Coon, AEDA, P.C.

Chairman Abdallah recused himself from this item. Commissioner Rosenbaum assumed Chair of the item. No alternate was designated.

Mr. Mike Coon of AEDA, P.C. represented the application. The board asked whether any utility easements were necessary. Mr. Coon indicated he had not had the opportunity to check at that time. The board asked for clarification of whether any area or use variances were needed as a result of the proposed subdivision.

Upon motion duly made by Commissioner Gervich and seconded by Commissioner Perry, the Board resolved to table the item until further information is provided by the applicant.

Roll Call: Derek Rosenbaum, Richard Perry, Curt Gervich, Reg Carter
Motion Carried: 4-0-0

8. **PB# 2019-15: 69 Brinkerhoff**

Project Description: Request to replace existing wood siding with vinyl siding on property located at 69 Brinkerhoff Street.

Applicant: Stephen Tahy

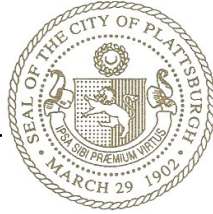
Plan Preparer: Stephen Tahy

Chairman Abdallah resumed Chair.

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Mr. Stephen Tahy presented the application. Mr. Tahy stated that he has painted the wood siding of the house several times, however, the paint keeps peeling within a year. He has tried several approaches and the cost to re-paint the siding increase every year. He would like to upgrade to a vinyl siding with a textured wood grain.

The board discussed that there must be some criteria to evaluate to decide between the existing materials and when there can be a deviation to another material. In the absence of the criteria, the board requires a written statement from the applicant documenting his attempts and efforts to paint several times and preserve the existing material.

Upon motion duly made by Commissioner Rosenbaum and seconded by Commissioner Gervich, the Board resolved to adopt Part 2 of the Full Environmental Assessment Form as prepared by the City Planner and determined that the project will result in no significant adverse impacts on the environment and therefore issued a negative declaration.

Roll Call: James Abdallah, Derek Rosenbaum, Richard Perry, Curt Gervich, Reg Carter
Motion Carried: 5-0-0

Upon motion duly made by Commissioner Gervich and seconded by Commissioner Perry, the Board resolved to conditionally approve the vinyl siding as proposed in the same color and with the aluminum trim and approves the window replacement so long as it has the same appearance as the three-dimensional architectural features, but does not require replacement with the same material noting that the historic building inventory nomination form does not identify any significant historical architectural feature contributing to this historic district. This approval is conditioned upon the applicant furnishing to the City Planner documentation regarding the attempts to preserve the current materials and requires the recommendation of the Planning Staff to accept that the attempts were appropriate.

Roll Call: James Abdallah, Derek Rosenbaum, Richard Perry, Curt Gervich, Reg Carter
Motion Carried: 5-0-0

Upon motion duly made by Commissioner Rosenbaum and seconded by Commissioner Perry, the Board resolved to adjourn the meeting at 10:28pm.

Roll Call: James Abdallah, Derek Rosenbaum, Richard Perry, Curt Gervich, Reg Carter
Motion Carried: 5-0-0