

CITY OF PLATTSBURGH

Planning Commission

James A. Abdallah, Chairman



Malana Tamer, City Planner

Planning Board Meeting Minutes September 23rd, 2019

BOARD MEMBERS PRESENT:

James A. Abdallah, Chairman
John Kanoza
Derek Rosenbaum
Maurica Gilbert
Richard Perry

Curt Gervich, Alternate
Reg Carter, Alternate

ABSENT:

Loretta Rietsema, Alternate

CITY STAFF and OFFICIALS PRESENT:

Malana Tamer, City Planner

OTHERS PRESENT:

Mike Coon, AEDA, P.C.

Chairman James Abdallah called the meeting to order at 7:00pm.

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

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

Upon motion duly made by Commissioner Gilbert and seconded by Commissioner Kanoza, the Board resolved to table the item to the next Planning Board meeting.

Roll Call: James Abdallah, Maurica Gilbert, John Kanoza, Richard Perry, Curt Gervich

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# 2019-16, 98 Boynton Avenue

Project Description: Request to change the use of a historic building from a two-family residence to a law office with two accessory dwelling units. Additional site improvements to include two new asphalt parking spaces and an attached building sign on eastern face of the building.

Applicant: Dean Schneller

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

Chairman Abdallah and Commissioner Rosenbaum recused themselves from this item due to contractual conflicts of interest. Commissioner Gilbert assumed the role of Chairman for this item.

Mike Coon of AEDA, P.C. presented the application. Commissioner Gilbert asked if the applicant is also seeking a freestanding sign for the business on the property. Mr. Coon indicated the applicant has not expressed interest in a freestanding sign. Mr. Coon stated that there are ongoing questions with the Building Inspector regarding whether or not an ADA-accessible ramp is required for the site. If the Building Inspector determines it to be required, it will be located almost exclusively in the rear of the property toward the parking area.

Upon motion duly made by Commissioner Perry and seconded by Commissioner Kanoza, the Board resolved to adopt part two of the full environmental assessment form as prepared by the City Planner to determine that the project will result in no significant adverse impacts on the environment and therefore authorize the City Planner and the Chairman to sign Part 3 of the environmental assessment form to issue a negative declaration.

Roll Call: Maurica Gilbert, John Kanoza, Richard Perry, Curt Gervich, Reg Carter

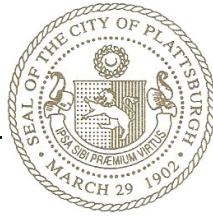
Motion Carried: 5-0-0

Upon motion duly made by Commissioner Gervich and seconded by Commissioner Kanoza, the Board resolved that if the land contract between the current property owner and the applicant were to be completed, that the signage above the door on the porch with the materials as described by the applicant in the current proposal be approved and, if determined by the Building Inspector that a handicapped accessible wheelchair ramp is needed, it will be wood painted white with colonial baluster rails as depicted in the image and as

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described by the plan preparer and that three new asphalt parking spaces as depicted in the plan with one space being an accessible space, if required, are approved.

Roll Call: Maurica Gilbert, John Kanoza, Richard Perry, Curt Gervich, Reg Carter

Motion Carried: 5-0-0

Upon motion duly made by Commissioner Gervich and seconded by Commissioner Kanoza, the Board resolved to adjourn the meeting at 8:06pm.

Roll Call: James Abdallah, Maurica Gilbert, Curt Gervich, John Kanoza, Reg Carter

Motion Carried: 5-0-0