

CITY OF PLATTSBURGH PLANNING BOARD

Meeting Minutes

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

DISCOVER
Monday, November 26, 2018
7:00 p.m.
Regular Meeting

BOARD MEMBERS PRESENT: James Abdallah, Chairman
John Kanoza
Maurica Gilbert
Derek Rosenbaum, Alternate
Richard Perry, Alternate

BOARD MEMBERS ABSENT: William Ferris
Curt Gervich

ALSO PRESENT: Michael Archer
Sylvia Nelson, North Country Workforce
Steve Wilson, Bohler Engineering
Scott Allen; AES Northeast, PLLC

The meeting was called to order by Chairman Abdallah at 7:02 p.m.

A. AGENDA ITEMS

1. PB #2018-16, 66 Court Street

SEQR Motion: *To approve a negative declaration with the Full Environmental Assessment Form modified as follows:*

- *Page 2 of 13, question C2a “Adopted Land Use Plans” changed to Yes.*
- *Page 3 of 13, question C3a, change the answer to include Court Street District.*

Motioned By: Derek Rosenbaum

Seconded By: Richard Perry

Roll Call: James Abdallah, John Kanoza, Maurica Gilbert, Derek Rosenbaum, Richard Perry

(All members voted in the affirmative.)

Motion: *To accept appeal number 2018-16 as described and photographed in the application to repair the encircling classical porch with extenuated Doric columns with like replacing like and having the finished project look exactly the same when complete.*

Motioned By: Maurica Gilbert

Seconded By: John Kanoza

Roll Call: James Abdallah, John Kanoza, Maurica Gilbert, Derek Rosenbaum, Richard Perry

(All members voted in the affirmative.)

2. PB #2018-20, 194 US Oval

SEQR Motion: *To find that there are no adverse environmental impacts and to approve a negative declaration with the Full Environmental Assessment Form modified as follows:*

- *Page 2 of 13, question C2(a) “Adopted Land Use Plans” changed to “Yes” and add a response of “No” to the second part of the question.*
- *Page 2 of 13, question B(g) is changed to “Yes” and the State Historic Preservation Office is added as a State Agency.*
- *Page 3 of 13, question C3(a) is changed to “Yes” and RC2 and The US Oval Historic Districts are added as zoning classifications.*
- *Page 3 of 13, question C4d is changed by the addition of “The Oval” listed as a park.*
- *Page 12 of 13, question E3(e)(ii) is changed to include the name of the district as “US Oval Historic District.”*

Motioned By: Maurica Gilbert

Seconded By: John Kanoza

Roll Call: James Abdallah, John Kanoza, Maurica Gilbert, Derek Rosenbaum, Richard Perry

(All members voted in the affirmative.)

Motion: *To table appeal number 2018-20 until the January 2019 regular meeting awaiting the following information to be provided by the applicant:*

- *Response Letter from the State Historic Preservation Office (SHPO)*

Motioned By: Maurica Gilbert

Seconded By: John Kanoza

Roll Call: James Abdallah, John Kanoza, Maurica Gilbert, Derek Rosenbaum, Richard Perry

(All members voted in the affirmative.)

3. **PB #2018-21, 424 Margaret Street**

Motion: *To postpone appeal number 2018-21 until the next regular meeting awaiting the following information to be provided by the applicant:*

- *Submit a Full Environmental Assessment Form because the property is adjacent to a national historic landmark.*
- *Coordinate with the Building Department on the waterfront overlay and signage laws to ensure compliance.*
- *Complete the City Design Review Checklist*
- *Review and address pedestrian access from the Northwest side of Margaret Street to the building*
- *Provide site alternatives for layout of the building with no parking in the front.*
- *Review on-site stormwater management design and provide to the board.*
- *Provide an alternative to the boxy present proposed building design.*
- *Provide an alternative to the dumpster location or provide details as to what it will look like.*
- *Coordinate with appropriate city departments in writing.*

Motioned By: Maurica Gilbert

Seconded By: Derek Rosenbaum

Roll Call: James Abdallah, John Kanoza, Maurica Gilbert, Derek Rosenbaum, Richard Perry

(All members voted in the affirmative.)

4. **PB #2018-22, 206 US Oval**

Applicant unable to attend

Motion: *To accept the applicant's written request to table appeal number 2018-22 until the next regular meeting.*

Motioned By: Maurica Gilbert

Seconded By: John Kanoza

Roll Call: James Abdallah, John Kanoza, Maurica Gilbert, Derek Rosenbaum, Richard Perry

(All members voted in the affirmative.)

5. **PB #2018-23, 64-70 US Oval**

James Abdallah recuses himself due to involvement with the applicant.
Richard Perry recuses himself due to an employee relationship with the applicant.

Motion: *To postpone appeal number 2018-23 until the next regular meeting awaiting clarification regarding whether the action is a Type 1 or Unlisted Action per SEQRA guidelines.*

Motioned By: Maurica Gilbert

Seconded By: Derek Rosenbaum

Roll Call: John Kanoza, Maurica Gilbert, Derek Rosenbaum

(All members voted in the affirmative.)

The meeting was adjourned at 9:05 p.m.