

October 23, 2015

Kevin R. Farrington, P.E.
City of Plattsburgh Planning Board
City of Plattsburgh
41 City Hall Place
Plattsburgh, New York 12901

RE: COMMONS AT PLATTSBURGH BAY
PROPOSED DEVELOPMENT

Dear Members of the Planning Board:

During the September regular meeting of the Planning Board, the Board determined that the project would not have an adverse environmental impact with respect to the SEQRA. This decision allowed the project to move forward with the necessary area variances and special use authorization with the Zoning Board. At the October 19, 2015 meeting of the Zoning Board, the project received unanimous approval, allowing the project to move forward with site plan approval.

At this point we would ask that the project be placed on the November regular meeting agenda for consideration. Due to the projects proximity to the Town of Plattsburgh, the application must first be reviewed by the Clinton County Planning Board under New York State Town Law 239M.

To assist in your review, we have enclosed fifteen (15) reduced size and one (1) full size copy of the Proposed Site Plan package.

We thank you for your time in the review of this matter and if you have any further questions, please feel free to contact our office.

Respectfully submitted,



Aaron J. Ovios, P.E.

Project Sponsor

CITY OF PLATTSBURGH APPLICATION TO PLANNING BOARD FOR:

PLANNED UNIT DEVELOPMENT	PRELIMINARY SUBMITTAL:	Date:
<u>SITE PLAN REVIEW</u>	FINAL SUBMITTAL:	Date: 9/23/2015

NAME OF PROPOSED DEVELOPMENT: The Commons at Plattsburgh Bay Site Plan 2015

Applicant:

Name TRB Development, LLC
Address P.O. Box 2801
City Plattsburgh
State NY Zip 12901
Telephone#: 518.561.4601
Fax #: _____

Plans prepared by:

Name Robert M. Sutherland, P.C.
Address 11 MacDonough Street
City Plattsburgh
State NY Zip: 12901
Telephone 518.561.6145
Fax #: 518.561.2496

Owner (if different) ((if more than one owner, provide info. for each)

Name TRB Development, LLC
Address 1008 St. Joseph Est.
City Montreal
State Canada Zip PQ H2J 1L1
Telephone _____

Purchase Option: _____

Location of site: 460 Margaret Street

Property description/class: 411 - Apartment

Parcel ID No.: 193.20-1-6 Lot Size: 3.3 acres

Current Zoning District: RC-1 / Waterfront Overlay

Variance #: _____ (if any) Approved: _____ Yes _____ No

City, State and Federal permits needed: _____
City of Plattsburgh - Special Use Permit, Site Plan, Area Variance

Proposed uses(s) of site: Commercial / Multi-Family Residential

Total site area (square feet or acres): 2.8 acres

Anticipated construction time: 3 years (days, months, years)

Will development be Phased: Yes

Current land use of site (agriculture, commercial, undeveloped,):
Multi-Family Residential

Current conditions of site (buildings, brush, etc.):
Buildings and various parking areas

Character of surrounding lands (suburban, agriculture, wetlands, etc.):
Multi-Family Residential, Commercial, and Lake Champlain

Estimated cost of proposed improvement: \$ 6,000,000.00

Anticipated increase in number of residents, shoppers, employees:
Residence - 60 Shoppers - 50 Employees - 40

Describe proposed use, including primary and secondary uses; ground floor area; height; and number of stories for each building:

- for residential buildings include number of dwellings units by size (efficiency, one-bedroom, two-bedroom, three or more bedrooms) and number of parking spaces to be provided.
- for nonresidential buildings, include total floor area and total sales area; number of automobile and truck parking spaces.
- other proposal structures

Commercial / Residential Building - Commercial Space (26,169 sq. ft.) Residential - six 2 bedroom & six 3 bedroom
- 133 parking spaces provided (not including garage for each townhouse unit)
2 Townhouse Buildings - 7,200 sq. ft. 9 unit buildings w/2 car garage for each unit

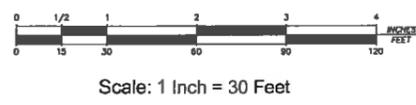
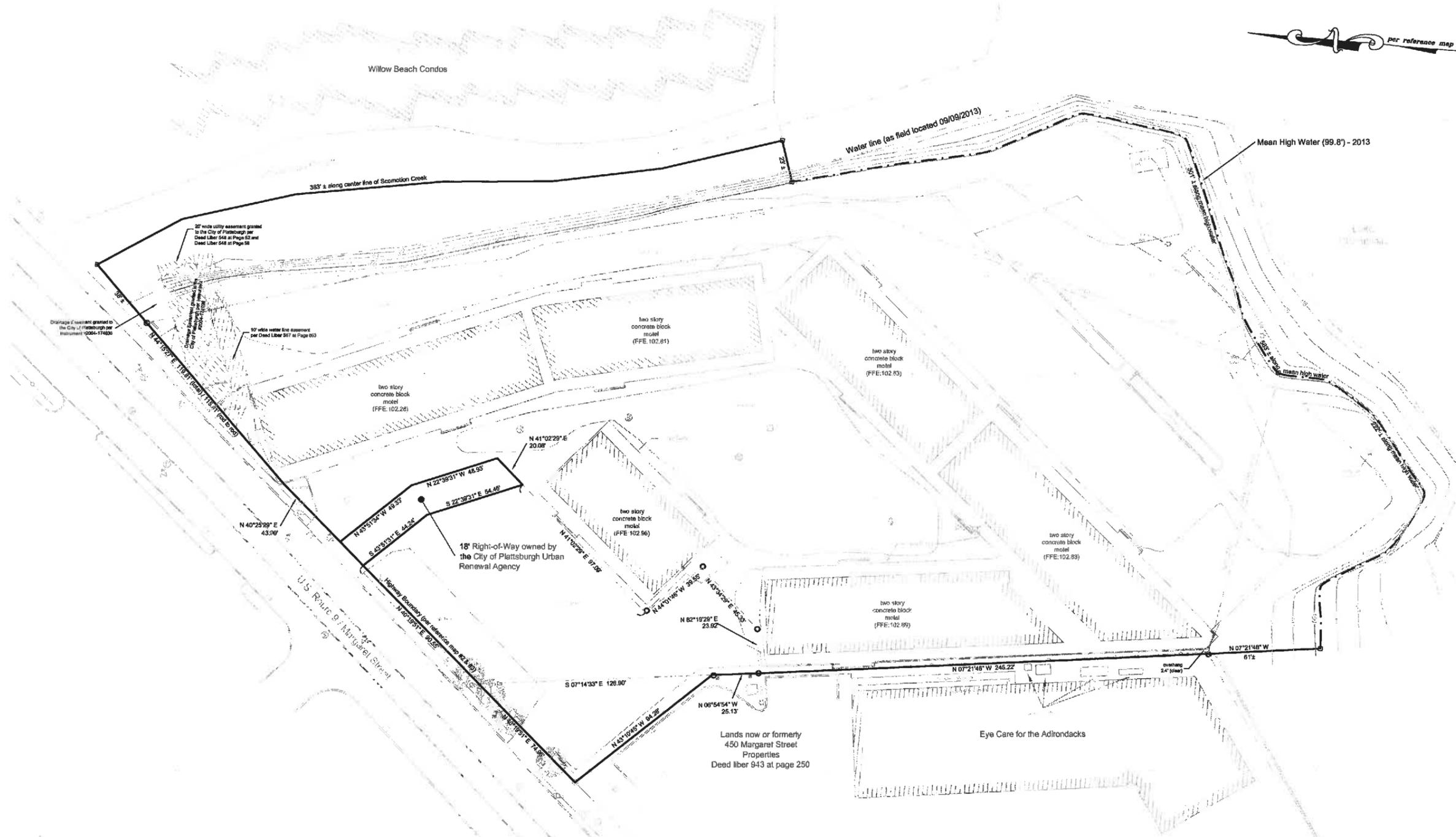
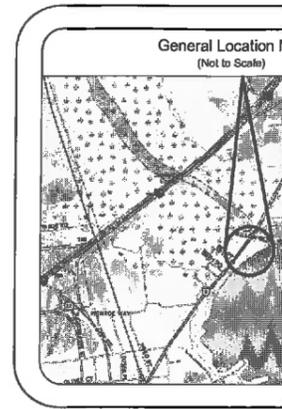
INSTRUCTIONS FOR SUBMITTAL:

1. Type or print neatly. Complete all blanks.
2. Submit completed application and one location map, survey, detailed site plan, typical floor plans, SEQR, and building elevations (indicating finished materials) as required by the Zoning Ordinance Section 270-35. After review and acceptance of the above submittal by the Building Inspector and Engineering and Planning Dept., the approved application will be returned and the applicant is to submit 15 sets of the approved application, SEQR, and drawings to:

Engineering and Planning Dept.
41 City Hall Place
Plattsburgh, N.Y. 12901

(518) 563-7730

NOTE: A site plan review request can not be placed on the Planning Board agenda until the Engineering and Planning Dept. certifies the submittal is complete and contains all information as required.



Zoning Information:

LOCATION: 460 Margaret Street / U.S. Route 9 City of Plattsburgh				
ZONE: RC-1 Recreational and Related Uses				
PROPOSED USE: Residential and retail				
ITEM	REQUIREMENTS		EXISTING	PROPOSED
	R-2 **	Water Front		
MINIMUM LOT AREA	10,000 sq ft	10,000 sq ft	147,301 sq. ft.	147,301 sq. ft.
AREA PER DWELLING UNIT	1,235 sq. ft.	1,235 sq. ft.	1,259 sq. ft. (117 Units)	4,910 sq. ft. (30 Units)
MINIMUM LOT WIDTH	267.2'	100'	270' ±	270' ±
MINIMUM LOT DEPTH	267.2'	100'	620' ±	620' ±
MINIMUM FRONT SETBACK	30'	12'	1.95'	133.8'
MINIMUM SIDE SETBACK	15/35'	12/30'	9.23' one side / 51.68' both	36.7' one side / 66.3' both
MINIMUM REAR SETBACK	35'	10'	64.55'	14.1'
MAXIMUM BUILDING HEIGHT	35' / 2.5 stories	35' / 2.5 stories	<35' / 2.0 stories	35' / 2.0 stories
MINIMUM OPEN SPACE	45%	40%	18.2%	37.5%
MAXIMUM BUILDING COVERAGE	20%	40%	(31,250.8 SF) 21.2 %	(88,538 SF) 28.2%

** Residential use on RC-1 Zone shall be designed for R-2

Parking Tabulation:

- 26,169 sq. ft. of total retail space: $\frac{26,169}{250} = 105$ parking spaces needed
 - 12 Residential apartments: $12 \times 1.75 = 21$ parking spaces needed
 - 20 Town house units with two (2) car garages: 20 parking spaces provided
- Total number of outdoor on-site parking spaces needed = 126 parking spaces
 Total number of outdoor on-site parking spaces provided = 133 parking spaces

Reference Maps:

1. "Property Line Map, The Plattsburgh Urban Renewal Project N.Y.-R-106, City of Plattsburgh, Clinton County, N.Y., Area East of Margaret Street, Revision of Parcels 5 and 6" prepared by Paul E. Cummings, Civil Engineer dated January 19, 1972 and filed in the office of the City of Plattsburgh Engineering Department.
2. "U.S. Route 9 / Margaret Street, Map No. 2 Parcel Nos 2 & 3" prepared by William J. Shover, L.S. dated October 07, 2003 and filed in the office of the New York State Department of Transportation, Region 7, Watertown, N.Y.
3. "U.S. Route 9 / Margaret Street, Map No. 6 Parcel No 7" prepared by William J. Shover, L.S. dated October 07, 2003 and filed in the office of the New York State Department of Transportation, Region 7, Watertown, N.Y.
4. "U.S. Route 9 / Margaret Street, Map No. 7 Parcel No 8 & 9" prepared by William J. Shover, L.S. filed in the office of the New York State Department of Transportation, Region 7, Watertown, N.Y.

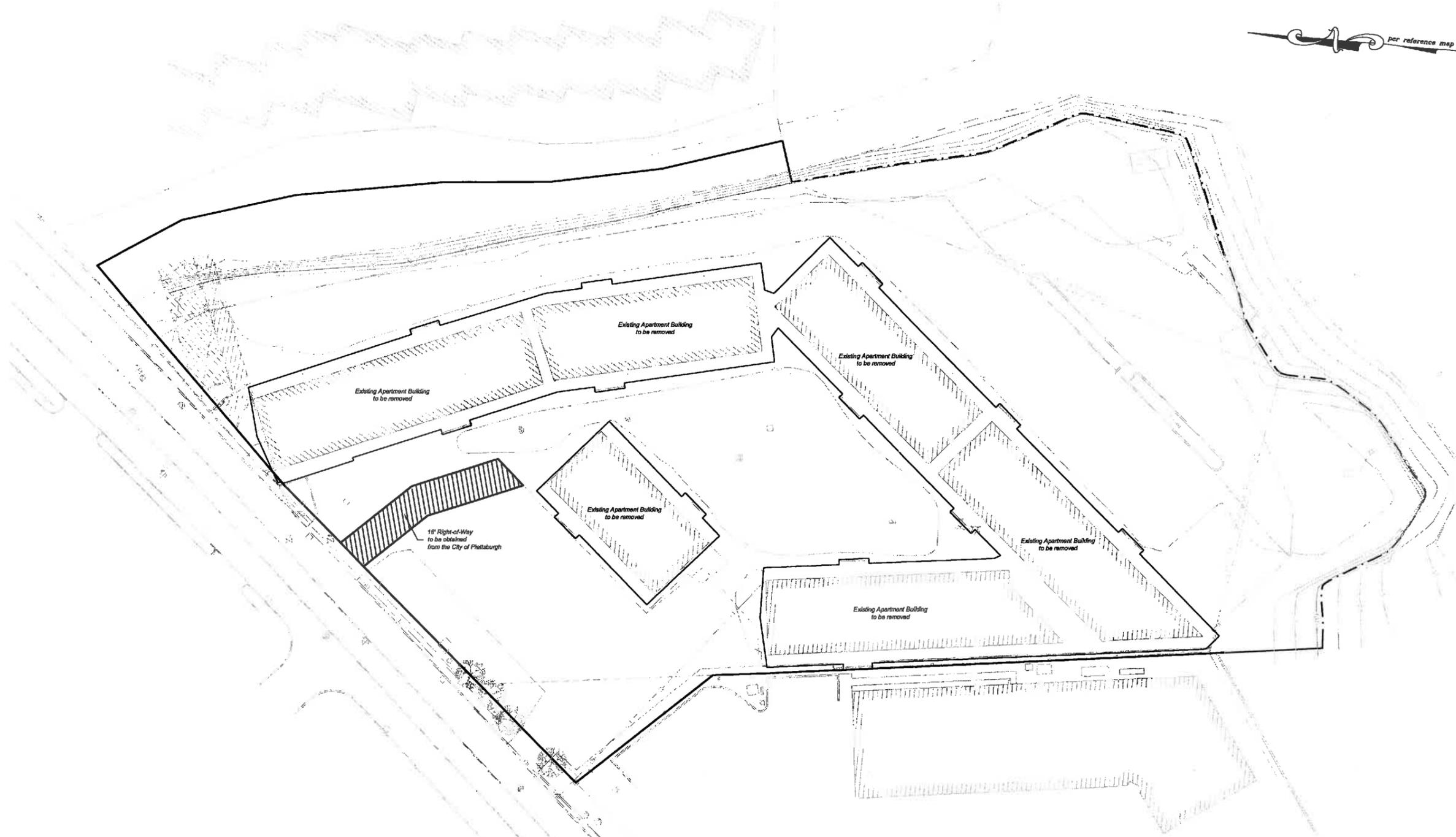
No.	Revision/Iss

R M S
 ROBERT M. SUTHERLAND
 ENGINEERS - PLANNERS
 SOIL & MATERIALS
 11 MADDENBUSH STREET, PLATTSBURGH, NY 12156
 518.561.6145 (PH) 518.561.6145 (FAX)

Project Name & Address
 Map Show
The Comm
Plattsburgh
Site Plan
 - Situati
 City of Plattsburgh
 Clinton County

Project #	15123
Date	09/03/2015
Scale	1" = 30'
Drawn	AJD

per reference map #1



Scale: 1 Inch = 30 Feet

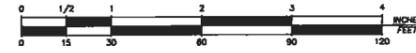
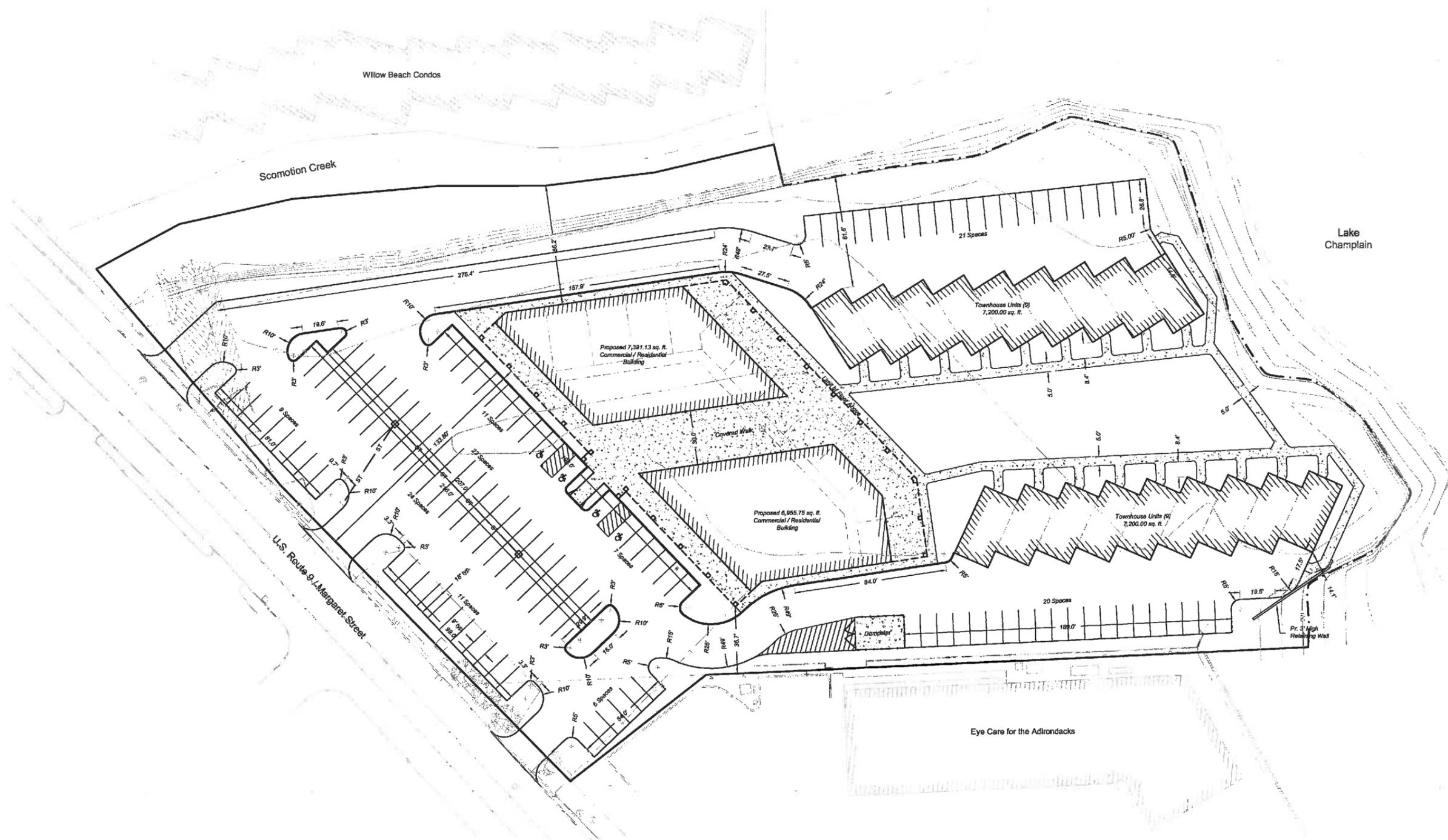
No.	Revision/Iss

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 R M S P C

Project Name & Address
 Map Sheet
The Comm
Plattsburg
Site Plan
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 City of Plattsburgh
 Clinton County

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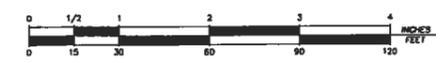
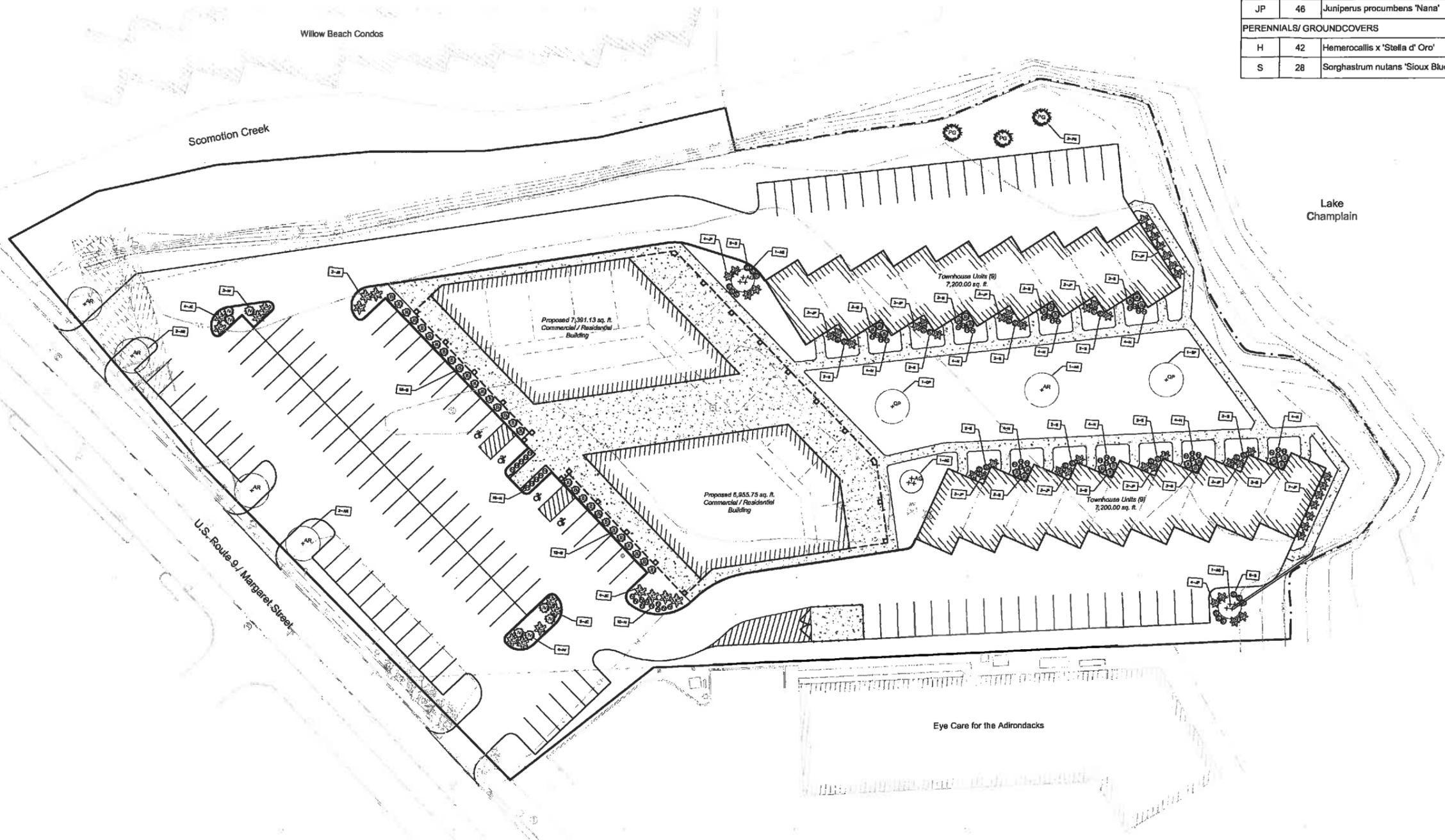
R M S
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 518.561.6145 (PH) 518.561.6146 (FAX)
 R M S P E

Project Name & Address
 Map Sheet
The Commons at Plattsburg
 Site Plan
 - Site Plan -
 City of Plattsburg
 Clinton County

Project #	15123
Date	09/03/2015
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per reference map #1

Key	Q	Botanical Name	Common Name
SHADE TREES			
AR	5	Acer rubrum 'October Glory'	October Glory Red Maple
AG	3	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Amelanchier (C)
QP	2	Quercus palustris	Pin Oak
EVERGREEN TREES			
PG	3	Picea pungens 'Glauca'	Colorado Blue Spruce
SHRUBS			
IV	7	Ilex x verticillata	Winterberry Holly
B	54	Buxus microphylla koreana 'Wintergreen'	Wintergreen Boxwood
JC	16	Juniperus chinensis 'Pfitzeriana Aurea'	Gold Tip Juniper
JP	46	Juniperus procumbens 'Nana'	Procumbens Juniper
PERENNIALS/ GROUNDCOVERS			
H	42	Hemerocallis x 'Stella d' Oro'	Stella D' Oro Daylily
S	28	Sorghastrum nutans 'Sioux Blue'	Sioux Blue Indian Grass



Scale: 1 Inch = 30 Feet

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 R M S P C

Project Name & Address
 Map Sheet
**The Community Center
 Plattsburg
 Site Plan**
 - Situation -
 City of Plattsburg
 Clinton County

Project #	15123
Date	09/03/2015
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Drawn	AJD