

BOOTH INSURANCE AGENCY

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TEL: (518) 561-3290 • FAX: (518) 561-1203
20 BRINKERHOFF STREET • P.O. BOX 990 • PLATTSBURGH, N.Y. 12901

April 30, 2020

Email

cityinfo@plattsburghcitygov.com
Plattsburgh City Planning Board

Subject: Opposition to Prime's Durkee Street Project

Dear Board Members,

I publicly spoke to my opposition of the subject project at the following three open public hearings:

- Monday, February 10, City Zoning Board
- Monday, February 24, City Planning Board
- Wednesday, March 4, County Planning Board

I emailed my opposition to the current "Virtual" meetings due to Covid-19. I strongly believe this needs to be a public open meeting. Here are my comments for your Monday, May 4, Video meeting:

Parking

The Prime project requires approximately 300 parking spaces for their habitational/commercial enterprise. This means the 300 current off street Durkee Street parking spaces are:

	<u>#Parking spaces</u>
Spaces lost @ Durkee Street	300*
Spaces gained @ GFNB Arnie Pavone lot	110
Spaces gained @ Durkee Street South lot	20
Lost off street parking spaces	<hr/> 170*

These 170 lost spaces are critical to the current downtown needs of existing stake holders- businesses, employees, customers, visitors, building tenants and building owners.

Proposed One Way Durkee Street

Prime proposes Durkee Street being changed to one way with angled vehicle parking. I oppose this:

- One way traffic with angled parking will create a significant pedestrian safety issue.
- The 1996 Downtown study commission clearly found one way streets adversely impact downtown, As a result Margaret Street was changed to two way.
- A one way Durkee Street will severely impair the ingress and egress across the Bridge Street and Kennedy bridges.

Open Space and Public Access and View of the Saranac River

The Prime project will visually and physically impair the public's access to one of Downtown's Valuable assets – The Saranac River. The Prime project clearly does not meet city requirements for open space. The building and parking footprints far exceed the amount of open space required.

Financials

As a businessman and taxpayer the Prime proposal flies in the face of financial fairness to Plattsburgh citizens.

- Sale price of \$1 for 3.5 acres of strategic property.
- \$3.5 Million to Prime from NYS taxpayers.
- A sweetheart PILOT agreement for 20 years affecting the current taxpayers

County Planning Board

The County Planning Board unanimously opposed the Prime Project at their March 4, meeting after open public testimony.

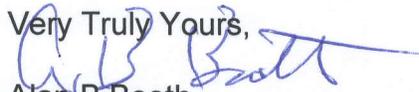
Alternate Site

I am not adverse to habitational/commercial development. I suggest two alternate sites which would serve the Plattsburgh citizens much better:

- The D & H Rail Yard @ Dock Street
- The newly vacant Glens Falls Bank lot on Margaret Street

Thank you for accepting my comments and thank you for your volunteer service.

Very Truly Yours,


Alan B Booth



City Info <cityinfo@plattsburghcitygov.com>

Durkee St.

3 messages

Lisa Contini <lisacontini@gmail.com>

Wed, Apr 29, 2020 at 9:43 AM

To: cityinfo@plattsburghcitygov.com

Thank you for the opportunity to voice my concerns. Whatever is done downtown should be for the benefit of the people that already live here.

Certainly, downtown Plattsburgh can use some sprucing up, but I am opposed to the plan of putting apartments on Durkee Street. Please ask yourselves, "Who in their right mind wants to live in downtown Plattsburgh?" There is always noise. At night people walk around and speak loudly, largely due to the bars and restaurants. Will it be possible to sleep on a hot summer night with windows open? I don't see how you can possibly expect to fill 115 units. If they are super cheap, some will fill, but what kind of transformation will a large apartment dweller population create? What type of population do you expect to attract?

I have lived in the area for 17 years. Plattsburgh is a lovely place, but we must be honest. Except for events like the Battle of Plattsburgh, the Mayor's Cup, etc., Plattsburgh is not a vacation or business "destination". People who enjoy our area are usually passing through on their way somewhere else. You can't change that by adding apartments. And not a lot of people move here from elsewhere to live, and no one is going to move here just so they can live downtown in new apartments. So if by some miracle you actually fill the new apartments, it means existing occupied rental units become empty. This is bad for our local economy. Building a large apartment complex creates a supply that does not have an existing demand! How can it work? What are you thinking?

The Glens Falls bank has just been destroyed for parking for the Strand. What is going to be done with the Key Bank building? Why not put that space to some beneficial use without destroying "prime" parking on Durkee St. You can't expect the elderly, disabled, or mother's with strollers and small children to walk with their groceries from the NC Co op, all the way to the new Strand parking, especially in the winter. In all fairness, changes downtown must be beneficial to the existing population -- a population who relies on parking near the Co op. Parking at the Strand is too far.

What happens to all the revitalization investments once downtown businesses start to fail, one after another? What good is a lovely new apartment building surrounded by empty store fronts? And several are already empty! Take a look at other small and modest size NY cities with lovely apartments downtown woven beautifully next to well preserved older architecture -- and primarily empty today. Lots of cities have



City Info <cityinfo@plattsburghcitygov.com>

Zoning Board Comment 5/4/2020

3 messages

Peggy <peggydegrandpre@yahoo.com>

Thu, Apr 30, 2020 at 7:22 AM

To: cityinfo@plattsburghcitygov.com

Zoning Board....I request you Consider the following opinion note although I guess I am a little tardy in submitting it.
Thank you.

Subject: Fwd: "Down by the River Side" on a windy, Wednesday afternoon. (4-22-20)

Date: April 22, 2020 at 2:55:22 PM EDT

Subject: "Down by the River Side" on a windy, Wednesday afternoon. (4-22-20)





These photos of our “downtown” were taken just within the past week on one of our afternoon walks throughout the downtown area.....this is off City Hall Place and as we meandered through this disgusting parking area in back of one of the old buildings we found we were actually overlooking the winding river and the paved pathway that leads around to the McDonough Monument and the river front. From the street front one would never expect this ghetto level

display but there it was....one of many disgraceful properties that have unfortunately festered in the city.

This is one of the “vistas” we encounter on our almost daily walks and is one of the reasons why Art and I have supported the cause of trying to clean up the decay right here in the Center City area. Who owns these buildings and rents to people....I have never searched to find out. It is not that far from where we live...which makes this all the more

Frightening.

It is a blight, for sure, and it affects all of us. I suppose that is one reason aesthetics have come to mean so much to both of us.

I show this because while many in your group focus on Parking as your main concern with the downtown revitalization I must be honest in saying it is not my 100% main focus.

My focus is sustainability.....May I dare to hope for Prosperity?

I am in support of new development because the base of our city is getting pretty shaggy and decrepit....beyond repair. I am fully in support of new building...and I believe occupancy will be no issue. I look at the demographics of us as a society and I see a multitude of changes. The younger generation is much more mobile....they are not inclined to plant roots in their 20s or 30s. They are not in one job for 25 or 30 years...they are more nomadic changing employment and life styles at whim. They do not want to be saddled with cumbersome houses that restricts their movement and pocketbooks. I look at the already in place rental "conglomerates" here in the city.....from Catherine Gardens that spans between Court and Brinkerhoff Streets to all the apartment/Condo style living that erupted on the old base property the instant it became available.....the huge apartment complexes on and off Rugar Street in the back of Walmart and also going out of the City on Rt 9 South heading toward Valcour. One might ask Who are these people? Where did they come from?

We see retired people who live here approximately 1/2 to 2/3 of the year then escape the cold for the winter months. We see young people out of college or entering their 30s, 40's...some do have families although the past few years the Plattsburgh City School District reports a small decline in enrollment....despite their raising our school taxes each and every year!!

I think you get my drift.....these are my thoughts on the status of the citizenry in the City of Plattsburgh. I believe the Durkee Street Project is a viable idea. I am not really concerned with Parking because.....they are adding in underground parking plus existing parking is not being taken away but will be spread out, redistributed which actually is more convenient for people. I do not feel I would boycott eateries in the downtown area because parking is no longer "free".....my only stipulation would be the meters are credit card compatible and fees are kept minimal. You cite Winoski in Vermont.

I would like to point out Glens Falls, south of us in the Lake George area. I grew up south of Saratoga closer to Schenectady in the hamlet of Burnt Hills.

Glens Falls was Nothing years ago.....you passed thru it on Rt 9 or around it via the new Adirondack Northway going to or from the Capital District or heading north toward the Adirondacks. Today it is a charming little community with outdoor eateries, a clean wide sidewalk for meandering, some shopping, a hospital, a nearby Mall, an active Theatre Group and basically surrounded with multi level apartment buildings. They are prospering because it has become a desirable place to gather.

These are my thoughts and Why I support and encourage the redevelopment of our downtown. I can "see" an extension of such downtown rehabilitation all the way past the Train Station to the shores of the Lake. We have a beautiful gift given to us with our location and the beauty of Lake Champlain.

City Info <cityinfo@plattsburghcitygov.com>

Thu, Apr 30, 2020 at 9:08 AM

To: mcmahonj@cityofplattsburgh-ny.gov, Matthew <MillerMa@cityofplattsburgh-ny.gov>, marbutts@cityofplattsburgh-ny.gov

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City Info <cityinfo@plattsburghcitygov.com>

Thu, Apr 30, 2020 at 9:27 AM

To: Peggy <peggydegrandpre@yahoo.com>

Hi Peggy,

Thank you for your comments and photos. I have passed them on to the Community Development and Building Inspector's offices.

Hope you and Art are well and staying safe,
Beth

Beth A Carlin

Assistant to Mayor Read

41 City Hall Place

Plattsburgh, NY 12901

518-563-7701 ph

518-561-7367 fax

carlinb@cityofplattsburgh-ny.gov

www.cityofplattsburgh.com

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City Info <cityinfo@plattsburghcitygov.com>

Zoning Board Comment 5/4/2020

4 messages

marino5143@charter.net <marino5143@charter.net>

Thu, Apr 30, 2020 at 1:34 PM

Reply-To: marino5143@charter.net

To: "cityinfo@plattsburghcitygov.com" <cityinfo@plattsburghcitygov.com>

Good morning:

I saw in the PR, the article that indicates that Plattsburgh Prime is still interested in their project. There have been many comments made to the IDA, the City and the County, both for and against the project. Most of those in favor of the project consider it a "revitalization" of the downtown. If it means bringing more people to hit the bars and the restaurants, that in itself won't do it. I don't think there's going to be a massive number of visitors whose main purpose is to see the 114 apartment house downtown. As we are in a different place now, with the COVID-19, it changes everything. With the city furloughing (possibly laying-off) some 80 workers, and the county accomplishing the same thing with 150 employees, that tells us financially, things are good. Now, taking into consideration, both entities are forgiving fees, taxes, etc, where are either entity going to get the money to support this project. It would seem the never-ending source of funds for both parties are, you guessed it, --- the taxpayers. Now, add the approximation of 25 additional students going to PCSD, yes, another burden to, you guessed it --- the taxpayers. Things are going to get worse before they get better, both health wise and financially. This is NOT what this community needs right now, regardless what Bob Smith and Rachelle Armstrong say. The city's and the county's monies are drying up from reduction in sales taxes. Those that are out of work, or that will be, will have a tough time paying for utilities, rents, taxes, etc. This is not the time for a "pie in the sky" project.

Ronald A. Marino
47 Sandra Ave
Plattsburgh, NY 12901

City Info <cityinfo@plattsburghcitygov.com>

Thu, Apr 30, 2020 at 3:41 PM

To: mcMahonj@cityofplattsburgh-ny.gov, Matthew <MillerMa@cityofplattsburgh-ny.gov>, marbut@cityofplattsburgh-ny.gov, "Beebie, Lisa" <BeebieL@cityofplattsburgh-ny.gov>

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City Info <cityinfo@plattsburghcitygov.com>

Thu, Apr 30, 2020 at 3:43 PM

To: marino5143@charter.net

Good afternoon Mr. Marino,

Thank you for your comments, we have passed them on to the Community Development and Building Inspectors offices to be passed on to the Zoning Board.

Thank you, Beth

Beth A Carlin
Assistant to Mayor Read
41 City Hall Place
Plattsburgh, NY 12901
518-563-7701 ph
518-561-7367 fax
carlinb@cityofplattsburgh-ny.gov

www.cityofplattsburgh.com

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marino5143@charter.net <marino5143@charter.net>

Fri, May 1, 2020 at 9:36 PM

Reply-To: marino5143@charter.net

To: City Info <cityinfo@plattsburghcitygov.com>

You're welcome, Beth.

Ron

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