

1. PBA 9/28/2020

Documents:

[PBA 09 28 2020.PDF](#)

2. Public Notice/Zoom Instructions

Documents:

[NOTICE 9 28 20.PDF](#)

3. Agenda Items

- 2020-13: [120 COURT STREET - GRIMSHAW \(HISTORIC SITE REVIEW\) \[TABLED\]](#)
- 2019-11: [22 DURKEE STREET - CITY OF PLATTSBURGH - PUD SUBDIVISION](#)
- 2019-10: [22 DURKEE STREET - PRIME PLATTSBURGH, LLC - SITE PLAN REVIEW](#)
- 2020-16: [12 ALLEN STREET - BENNETT - MINOR SUBDIVISION](#)
- 2020-17: [72 BRINKERHOFF STREET - DUESBERG - HISTORIC SITE REVIEW](#)
- 2020-20: [114 CORNELIA STREET - ST. PETERS CHURCH - HISTORIC SITE REVIEW](#)



CITY OF PLATTSBURGH
PLANNING BOARD
COMMUNITY DEVELOPMENT OFFICE

James A. Abdallah, Chairman
Maurica Gilbert, Member
Derek Rosenbaum, Member
Richard Perry, Member
Reginald Carter, Member

Curt Gervich, Alternate
Loretta Rietsema, Alternate
Malana Tamer, Planner
Shelise Marbut, Secretary

Planning Board Agenda
Monday, September 28, 2020

A. Call Meeting to Order

B. Pledge of Allegiance

C. Other Business

1) None

D. Monthly Project Review

1) PB # 2020-13, 120 Court St., TABLED

Project Description: Request to replace wooden clapboard and shake style siding with vinyl clapboard and shake style siding in the Court St. Historic District. Zoned RH. Tax Map Parcel ID #207.19-1-6

Applicant: Charles Grimshaw

Plan Preparer: Charles Grimshaw

(1) Public Hearing

(2) SEQR

(3) Historic Site Review

2) PB# 2019-11, 22 Durkee Street PUD Subdivision

Project Description: Request to create a new Planned Unit Development (PUD) by subdividing and amending the boundaries of an existing Planned Unit Development. Zoned C. Tax Map Parcel ID #207.20-7-15

Applicant: City of Plattsburgh

Plan Preparer: Jeffrey Burns, RMS, P.C.

(1) Information Only

3) PB# 2019-10, 22 Durkee Street Site Plan

Project Description: Request to construct a mixed-use development consisting of 104 residential units and 17,900 sq. ft. of commercial space. Additional site improvements to include 290 parking spaces, open space, and access to the Saranac River waterfront. The proposed development is located within a new Planned Unit Development. Special Use Permit Required. Zoned C. Tax Map Parcel ID #207.20-7-15

Applicant: Prime Plattsburgh, LLC

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

(1) Information Only

4) PB # 2020-16, 12 Allen St. Minor Subdivision

Project Description: Request for a 2 lot minor subdivision of Tax Map Parcel ID # 221.7-6-1.1 creating an approximately .23 acre new buildable lot and an approximately .30 lot to be retained. Zoned R1. Tax Map Parcel ID # 221.7-6-1.1

Applicant: Warren and Kathy Bennett

Plan Preparer: Dean Lashway

- (1) Public Hearing
- (2) SEQRA
- (3) Final Plat Review

5) PB # 2020-17, 72 Brinkerhoff St. Historic Site Review

Project Description: Request to construct a single family colonial revival style residence in the Brinkerhoff St. Historic District; Zoned RH. Tax Map Parcel ID # 207.19-2-43

Applicant: Gary and Kathy Duesberg

Plan Preparer: Gary and Kathy Duesberg

- (1) Public Hearing
- (2) SEQR
- (3) Historic Site Review

6) PB # 2020-20, 114 Cornelia St. Historic Site Review

Project Description: Request to replace a concrete staircase on the front façade of the St. Peter’s church rectory; District. Zoned R2. Tax Map Parcel ID # 207.15-6-34

Applicant: St. Peter’s Church

Plan Preparer: Ray Burns, JFP Enterprises

- (1) Public Hearing
- (2) SEQR
- (3) Historic Site Review

E. Adjournment

James A. Abdallah, Chairman

NOTICE OF PUBLIC MEETING

Please take notice that a meeting of the City of Plattsburgh Planning Board will take place via the Zoom videoconferencing platform on **Monday, September 28th, 2020** beginning at 6:00 p.m. and will be preceded by a preliminary meeting/work session at 5:30 p.m. that will also take place via a Zoom videoconference and which will be held for the purpose of reviewing applications before the Planning Board. The meeting will not be held at City Hall, access to which is presently restricted.

Pursuant to Governor Cuomo's Executive Order 202.1, the public will have the ability to view and/or listen to the proceedings, the meeting will be recorded, and a transcription will be made available to the public at a later date. The videoconference will be available live on the City of Plattsburgh's YouTube channel at: <https://www.youtube.com/channel/UC7H36PiuYNJkZpczbLvCbw>. In-person attendance of the meeting will not be permitted.

Public Hearings will be held pursuant to Governor Cuomo's Executive Order 202.15 which allows public hearings to be convened remotely through the use of telephone conference, video conference, and/or other similar service. For those items subject to a public hearing, members of the public shall have multiple options for participation including live web commenting and telephonic commenting via Zoom, written comment via email, and pre-recorded voice comments. Members of the public are asked to select only one of the above listed options for communication of their comments.

For live web commenting on items subject to a public hearing, members of the public may join the Zoom meeting at 6:00 p.m. on September 28th, 2020 and will be provided an opportunity to make comments verbally in real time by utilizing Zoom's "Attendee" feature. Please use the following link to participate live via Zoom, [https://zoom.us/j/991 2785 4280](https://zoom.us/j/99127854280). Additional information and links to instructions for using the Zoom platform can be found in the *Temporary Board Procedures* document on the Planning Board webpage of the City's website at www.cityofplattsburgh.com.

Members of the public without access to a computer who wish to comment live via telephone during a public hearing may call into the Zoom meeting's conference line at US: **1-646-558-8656** and enter Webinar ID: **991 2785 4280**

Members of the public may also provide written public comment that must be received no later than **12:00 p.m. on September 25th, 2020**. Please note that written comments received after that deadline will not be made a part of the official record. All written comments must be emailed to cityinfo@plattsburghcitygov.com and must include "Planning Board Comment 9/28/2020" in the Subject line of the email.

Lastly, to leave a pre-recorded voice message please dial call the City Community Development Office at **(518) 563-7642**. Please limit voice messages to no more than three (3) minutes.

A public hearing will be held for the following items:

2020-16: a request for a 2-lot minor subdivision located at 12 Allen Street.

2020-17: a request to construct a colonial revival-style single family residence located at 72 Brinkerhoff Street in the Brinkerhoff Street Historic District.

2020-20: a request to replace a concrete staircase on the front façade of the St. Peter's church rectory, which is listed on the National Register of Historic Places.

Items for which no public hearing is scheduled may be included on the agenda. Please review the full agenda on the City of Plattsburgh website at the following web address: <http://www.cityofplattsburgh-ny.gov/agendacenter>.

It is the policy of the City of Plattsburgh that all City-sponsored public meetings are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please email cityinfo@plattsburghcitygov.com at least three (3) business days prior to the scheduled meeting to request an accommodation.