Beebie, Lisa

From: City Info <cityinfo@plattsburghcitygov.com>
Sent: Friday, April 10, 2020 1:15 PM
To: Beebie, Lisa
Subject: Fwd: Message for zoning board

---------- Forwarded message ---------
From: **City Info** <cityinfo@plattsburghcitygov.com>
Date: Mon, Apr 6, 2020 at 8:13 AM
Subject: Fwd: Message for zoning board
To: Matthew <MillerMa@cityofplattsburgh-ny.gov>

---------- Forwarded message ---------
From: **Kelly, Michael** <KellyM@cityofplattsburgh-ny.gov>
Date: Sat, Apr 4, 2020 at 9:16 PM
Subject: Message for zoning board
To: cityinfo@plattsburghcitygov.com <cityinfo@plattsburghcitygov.com>

Hi,

I am writing to express my wholehearted support for the Prime Durkee Street development plan. The project has been closely scrutinized by the GEIS process and has passed with flying colors. Prime Companies, for its part, is developing quality apartment units all over the capital district and will be a good corporate citizen in Plattsburgh, just like they are wherever else they have built apartments.

A handful of misguided and disgruntled citizens are opposed to the Durkee Street development project, but the truth is most of this small group of people don't even live in the city and have little or no stake in the city's future. We citizens do have a stake, though, and we want to see our city grow.

There is no other project planned for Durkee Street! If this does not go through, then there will not be another chance, at least in the framework of the DRI. The State will take their money back and move it to a more deserving location. This will also harm our relationship with Albany, and future monies will be less available for Plattsburgh. That valuable piece of property with so much potential will remain a parking lot.

On the other hand, if the Prime project is approved and built, it will be just the beginning for downtown Plattsburgh. This project, when successfully completed, will spark development and improvements all over downtown and the harborside area. Developers are interested in downtown Plattsburgh, and they are eagerly waiting to see how we as a city handle the Durkee Street project. Please, let's not let this golden opportunity pass us by. Our children and grandchildren will thank us.

Michael Kelly
Plattsburgh City Councilor - Ward 2
44 City Hall Place
Plattsburgh, NY 12901
518-561-0072

---------- Forwarded message ---------
From: **City Info** <cityinfo@plattsburghcitygov.com>
Date: Mon, Apr 6, 2020 at 8:36 AM
Subject: Fwd: ZONING BOARD SPECIAL MEETING AGENDA
To: Matthew <MillerMa@cityofplattsburgh-ny.gov>

---------- Forwarded message ---------
From: <sunshine19542@charter.net>
Date: Sun, Apr 5, 2020 at 4:49 PM
Subject: ZONING BOARD SPECIAL MEETING AGENDA
To: <cityinfo@plattsburghcitygov.com>

Dear Zoning Board:

In all the years I did minutes for the zoning board – the Special Use Permits were always explained as a "Matter of Right."

Appeal #2232 – 22 Durkee Street:

I ask that you approve the SUP for Durkee Street. Durkee Street has been dragged on long enough and needs to be approved. If ever we need a shot in the arm for development, this is the time.

I'm sorry that the Building Inspector's Office, along with the Community Development Office, and Zoning and Planning Boards have to deal with "unfounded and false accusations."

Please continue your hard work and diligence of enforcing the zoning code.

Thank you for listening to my concerns.

Denise Nephew

Plattsburgh

Beebie, Lisa

From: City Info <cityinfo@plattsburghcitygov.com>
Sent: Monday, April 6, 2020 12:05 PM
To: McMahon, Joe
Cc: Beebie, Lisa
Subject: Fwd: Zoning Board Comment

---------- Forwarded message ---------
From: **Peggy** <peggydegrandpre@yahoo.com>
Date: Mon, Apr 6, 2020 at 11:08 AM
Subject: Zoning Board Comment
To: <cityinfo@plattsburghcitygov.com>

I support the DRI
Sent from Peggy's iPad

Beebie, Lisa

From: City Info <cityinfo@plattsburghcitygov.com>
Sent: Monday, April 6, 2020 12:28 PM
To: McMahon, Joe
Cc: Beebie, Lisa
Subject: Fwd: Zoning Board comment

---------- Forwarded message ---------
From: <sun85@aol.com>
Date: Mon, Apr 6, 2020 at 11:57 AM
Subject: Zoning Board comment
To: cityinfo@plattsburghcitygov.com <cityinfo@plattsburghcitygov.com>

I'd like to express my support for the long-anticipated Durkee Street redevelopment project. While I believe it is wise to take a measured approach in order to achieve the best outcome for everyone who will be affected, I look forward to the revitalized downtown that will result from the plans currently in place. As a long-time user of the Farmer's Market, I look forward to its new, expanded location by the lake. The vendors' enthusiasm for the new space makes it all the more appealing for customers to follow them there.

It appears that much of the new design for Durkee Street will improve use of existing space, including some features that have been underused, like the green space currently used for the walkway from Margaret to Durkee. My hope is that the influx of residents downtown will result in increased traffic for the existing variety of businesses in that locale, and perhaps a few new ones.

Thank you and best of luck as you move forward.

Steve Patnode

Beebie, Lisa

From: McMahon, Joe
Sent: Monday, April 6, 2020 11:44 AM
To: Beebie, Lisa
Subject: FW: Public Comment for April 6 Zoning Board and April 7 Planning Baord
Attachments: City DRI Letter Henry 4-6-20.pdf

fyi

From: City Info <cityinfo@plattsburghcitygov.com>
Sent: Monday, April 6, 2020 11:36 AM
To: Miller, Matthew <MillerMa@cityofplattsburgh-ny.gov>; McMahon, Joe <McMahonJ@cityofplattsburgh-ny.gov>
Subject: Fwd: Public Comment for April 6 Zoning Board and April 7 Planning Baord

---------- Forwarded message ---------
From: **Brown, Rodney** <Rodney.Brown@clintoncountygov.com>
Date: Mon, Apr 6, 2020 at 10:49 AM
Subject: Public Comment for April 6 Zoning Board and April 7 Planning Baord
To: cityinfo@plattsburghcitygov.com <cityinfo@plattsburghcitygov.com>
Cc: Henry, Mark <Mark.Henry@clintoncountygov.com>

Please provide copies of the attached letter to both the City Zoning Board of Appeals and City Planning Board for their respective meetings on April 6th and 7th. On behalf of Legislator Henry, I ask that the letter be formally recorded as public comment for both meetings, and if possible, be read at the meetings. Thank you.

Rodney L. Brown, Deputy Administrator

Clinton County Legislature

137 Margaret Street – Suite 208

Plattsburgh, NY 12901

Tel. 518-565-4709

Email: Rodney.Brown@clintoncountygov.com

Mark R. Henry
Clinton County Legislator, Area 3
6 Church Street
Chazy, NY 12921
Phone: (518) 578-4359 (cell)
mhenry2@twcny.rr.com

April 6, 2020

TO: City of Plattsburgh Zoning Board of Appeals; and
City of Plattsburgh Planning Board

Dear Board Members:

I have recently received information that your respective Boards will be voting on various actions related to the Prime Companies Mixed Use Residential/Commercial project proposed for the Durkee Street Parking Lot, and partially funded by the Downtown Revitalization Imitative (DRI) grant.

By this letter, I express my wholehearted and unconditional support for this project. In many ways the City of Plattsburgh is the lifeblood of Clinton County. A strong downtown will lift up the entire County. I truly believe that stagnant downtowns result in a slow deterioration of the economic, cultural and emotional vigor of a City. Alternatively, a downtown that continues to grow and adapt will remain vital and energize a community.

The downtown for the City of Plattsburgh, in my opinion, needs the invigoration of downtown residents that will result from the Prime Companies' proposed project. The project will bring renewed life to the day-to-day flow of activities downtown, including most importantly business and recreational activities. While some have decried the supposed negative impacts of this project, focusing on the loss of parking, I believe the City of Plattsburgh has taken the steps necessary to provide alternative parking opportunities to prevent any negative impacts. This project has so much promise for the City of Plattsburgh and County of Clinton. I urge you to focus on all the positive impacts that would result from this project, and take the steps necessary to approve the project and usher in a renewed era of optimism and economic growth for the City.

The views expressed in this letter are mine alone, and I do not speak for the Clinton County Legislature as a whole. While the short notice involved does not permit the Legislature to deliberate and provide a collective response, I will encourage my colleagues to provide their own statements as time allows. I wish you the best of luck in guiding the City of Plattsburgh during these trying times.

With best regards,

Mark R. Henry
County Legislator

CLINTON COUNTY PLANNING DEPARTMENT

135 Margaret Street – Suite 124 · Plattsburgh, New York 12901
Planning (518) 565-4711 • C.C.P.T. (518) 565-4713 • Facsimile (518) 565-4885

March 13, 2020

TO: City of Plattsburgh Common Council
City of Plattsburgh Zoning Board of Appeals
City of Plattsburgh Planning Board

41 City Hall Place
Plattsburgh, NY 12901

Dear Council/Board Members:

The purpose of this letter is to provide my professional and personal opinion regarding the proposed Prime Plattsburgh LLC mixed use development project to be located in the Durkee Street parking lot. I respectfully request that this letter be presented and be recorded on the official record for your respective bodies.

I possess a Masters of Regional Planning Degree from the University of Massachusetts at Amherst, and have served as the Clinton County Planning Director for over 29 years. During that time I have worked on multiple planning initiatives in the City of Plattsburgh, most of them focused on the downtown core of the City. The downtown core of the City of Plattsburgh languished in the period following the intensive commercial and retail development of upper Cornelia Street in the Town of Plattsburgh in the 1970s and 1980s. The downtown core has rebounded to an extent, but still lacks the retail base and steady presence of residents necessary to truly prosper.

The downtown core needs a reinvigoration of people that would be provided by the residential proposal presented by the Prime Plattsburgh LLC at the location of the Durkee Street parking lot. It is my opinion that this project will greatly contribute to the value of the City, enhance the financial strength and resilience of the City, and provide the steady residential base that will uplift and expand the retail offerings located downtown. The proposed project is a classic urban infill project in that it involves the development of underutilized or vacant space within a downtown core already served by existing transportation, water, wastewater and other utilities. Infill projects involve little additional cost to the municipality, while contributing financial productivity and revitalization.

Downtown Plattsburgh would be helped immensely by an increase of residents that will live, recreate, purchase and generally spend time in the downtown core. This project would provide such a benefit of a magnitude that the City has not seen in decades.

Regarding the specifics the project site plan, I find that the proposed structure is compatible in size, scale and design to adjacent structures, and while the design details are subject to personal taste, I believe they would enhance, not detract from existing development. I also find that the plan would enhance and promote walkability given the designed connection

with the proposed Arts Park and Riverwalk, fostering a greater pedestrian flow to those amenities.

The most credible potential negative impact I have heard voiced to date is that of parking availability. The Durkee Street parking lot is the primary source of off-street parking downtown, and publicly available parking in the parking lot will be significantly reduced as a result of the project. I serve on the Plattsburgh Parking Advisory Committee, and the Committee has reviewed relevant parking studies and plans, parking counts and reports of parking violations from the City Police Department. I have been particularly interested and involved in this matter as the County Department of Social Services is and will continue to be the largest single user of off-street parking in the downtown core. Upon review of relevant information and after considerable discussion, the parking committee provided the Common Council with several recommendations that, I believe, will mitigate the most serious parking concerns presented by the project. That is not to say that the location and convenience of off-street parking after the project will be equal to that which exists now with the Durkee Street parking lot, however, I am confident that sufficient parking will continue to exist if the City implements the Advisory Committee's recommendations.

In summary, I strongly believe the proposed Prime Plattsburgh LLC would be an overwhelmingly positive development for the City of Plattsburgh and would contribute greatly to the reinvigoration and revitalization of the downtown. The City has worked diligently with the developers to mitigate the most significant negative impacts of the project, and any impacts that may remain are greatly outweighed by the positive attributes provided by the project.

Yours sincerely,

Rodney L. Brown

Rodney L. Brown
Director

cc: Matt Miller, City of Plattsburgh